

**City of Camden
Planning Commission
January 27, 2026**

Minutes

The City of Camden Planning Commission met for a regular meeting on January 27, 2026 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Jay Hudson, Mr. Mark Mohr, Ms. Connie Rouse, Mr. Wes Parks, Mr. Travis Hall ,and Mr. Shawn Putnam, Secretary. Commission member Mr. Mark Chickering was absent.

Mr. Deal called the meeting to order and entertained a motion to approve the meeting agenda. Mr. Parks made a motion to approve the agenda as presented. Mr. Mohr seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to approve the minutes from the November 25, 2025 meeting. Mr. Parks made a motion to accept the minutes as presented and Mr. Hudson seconded the motion, which passed unanimously.

Election of Officers

Mr. Deal entertained a motion to be re-elected as Chair and elect Mark Mohr as Vice-Chair. Mr. Hudson made the motion and Mr. Parks seconded the motion which was approved unanimously.

Public Comment – None

Consideration of a request for zoning classifications to annex multiple addresses

Mr. Putnam explained that the city has a policy that for properties outside the city limits to receive new water and sewer service, the owner must sign an annexation covenant that states they agree to be annexed into the city once their property becomes adjacent to the city limits. The City has collected these over the past 15 years, and City Council has decided to begin annexing some of these properties. The Planning Commission is required to make a recommendation on zoning for any properties that are proposed to be annexed into the city limits. The addresses to be annexed are as follows:

- 15 Battleship Road Ext, Tax Map No. 283-00-00-036
- 34 Chestnut Ferry Road, Tax Map No. 284-05-00-004
- 35 Black River Road, Tax Map No. 299-13-00-012
- 38 Black River Road, Tax Map No. 299-13-00-003
- 48 Black River Road, Tax Map No. 299-13-00-004
- 80 Campus Drive, Tax Map No. 299-00-00-085
- 96 Black River Road, Tax Map No. 299-14-00-011

- 110 Battleship Road, Tax Map No. 284-00-00-004
- 112 Battleship Road, Tax Map No. 284-00-00-003
- 114 Battleship Road, Tax Map No. 284-00-00-002
- 117 Welsh Street, Tax Map No. 242-18-0C-006-SP5
- 124 Battleship Road, Tax Map No. 284-00-00-022
- 128 Black River Road, Tax Map No. 299-14-00-002
- 149 Knights Hill Road, Tax Map No. 257-19-00-005
- 153 Knights Hill Road, Tax Map No. 257-19-00-003
- 176 Black River Road, Tax Map No. 299-14-00-009
- 205 Sumter Highway, Tax Map No. 298-00-00-005
- 406 Black River Road, Tax Map No. 300-00-00-156
- 1039 West Dekalb Street, Tax Map No. 284-10-00-009
- 1039A West Dekalb Street, Tax Map No. 284-10-00-022
- 1114 Chestnut Ferry Road, Tax Map No. 284-15-00-017
- 1116 Chestnut Ferry Road, Tax Map No. 284-15-00-016
- 1200 Duell Street, Tax Map No. 284-10-00-018
- 1201 Duell Street, Tax Map No. 284-10-00-026
- 1207 Chestnut Ferry Road, Tax Map No. 284-14-00-020
- 1213 Chestnut Ferry Road, Tax Map No. 284-14-00-012
- 1220 Ehrenclou Drive, Tax Map No. 298-00-00-011
- 1299 Chestnut Ferry Road, Tax Map No. 284-14-00-009
- 1301 Chestnut Ferry Road, Tax Map No. 284-14-00-008
- 1303 Chestnut Ferry Road, Tax Map No. 284-10-00-033
- 1305 Chestnut Ferry Road, Tax Map No. 284-10-00-032
- 1307 Chestnut Ferry Road, Tax Map No. 284-10-00-027
- 1979 West Dekalb Street, Tax Map No. 284-00-00-034
- 2001 West Dekalb Street, Tax Map No. 284-00-00-016
- 2029 West Dekalb Street, Tax Map No. 284-00-00-007
- 2039 West Dekalb Street, Tax Map No. 283-00-00-018
- 2039 West Dekalb Street 2, Tax Map No. 283-00-00-018-B02
- 2039 West Dekalb Street 3, Tax Map No. 283-00-00-018-B03
- 2050 West Dekalb Street, Tax Map No. 283-00-00-002

Mr. Deal entertained a motion to open the public hearing. Mr. Mohr moved to open the public hearing, and Mr. Hudson seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Parks moved to close the public hearing and Mr. Hudson seconded the motion. The motion was approved unanimously.

Mr. Putnam stated that staff requested the Commission postpone a vote on the zoning recommendations until our attorneys could make sure the paperwork was in order. Following discussion, Mr. Deal entertained a motion to postpone a vote on the zoning recommendations to a future meeting. Mr. Hudson made the motion and Mr. Mohr seconded the motion, which was approved unanimously.

Consideration of a request to amend section 157.029(D) of the Zoning Ordinance regarding transportation manufacturing uses

Mr. Putnam explained that the proposed amendments would allow motor vehicle electrical and electronic equipment manufacturing, motor vehicle steering and suspension components manufacturing, motor vehicle brake system manufacturing, motor vehicle seating and interior trim manufacturing, and other motor vehicle parts manufacturing as conditional uses in the General Business District, Commercial Mixed Use, and Industrial zoning districts. This would position the city to be prepared for these types of businesses to locate in Camden as the Scout Motors factory in Blythewood becomes operational. These uses have minimal impact as far as issues like sound, traffic, etc. They only include uses that make parts for vehicles, and do not include any partial or full vehicle assembly.

Mr. Deal entertained a motion to open the public hearing. Mr. Hudson moved to open the public hearing, and Mr. Parks seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Parks moved to close the public hearing and Mr. Hall seconded the motion. The motion was approved unanimously.

Following discussion, Mr. Deal entertained a motion to recommend City Council approve the zoning ordinance amendments to section 157.029(D) as presented. Mr. Mohr made the motion and Mr. Parks seconded the motion, which was approved unanimously.

Consideration of a request to rezone property at 112 York Street from Limited Business District (LBD) to General Business District (GBD)

The City received a request from a developer to rezone the property at 112 York Street from LBD to GBD for the purposes of building a multifamily affordable housing development. The developer intends to apply for low income housing tax credits for the project. This would be a similar project to the adjacent Villages on Mill multifamily development.

Mr. Deal entertained a motion to open the public hearing. Mr. Hall moved to open the public hearing, and Mr. Hudson seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Hall moved to close the public hearing and Mr. Hudson seconded the motion. The motion was approved unanimously.

Following discussion, Mr. Deal entertained a motion to recommend City Council approve the request to rezone property at 112 York Street from LBD to GBD. Mr. Parks made the motion and Mr. Hall seconded the motion, which was approved unanimously.

Discussion of possible zoning ordinance amendments related to zoning for Historic Camden

Mr. Putnam explained that all of the Historic Camden property is zoned R-15, and this is creating issues with future plans that the Historic Camden Foundation has for the property. After discussions with the executive director of Historic Camden, we agreed that it is time to have a separate zoning district for Historic Camden. Mr. Putnam introduced Carey Briggs, Executive Director of Historic Camden, to answer questions from the Commission regarding the zoning and future plans for the historic park. Following discussion, the Commission asked Mr. Putnam to draft requirements regarding parking, design standards, animals, and restrictions on lodging.

There being no further business, Mr. Parks made a motion to adjourn, and Ms. Rouse seconded the motion. The motion passed unanimously and the meeting was adjourned.



Shawn Putnam
Secretary



Johnny Deal
Chair