

**City of Camden
Planning Commission
February 24, 2026**

Minutes

The City of Camden Planning Commission met for a regular meeting on February 24, 2026 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Jay Hudson, Mr. Mark Mohr, Ms. Connie Rouse, Mr. Travis Hall, and Mr. Shawn Putnam, Secretary. Commission members Mr. Mark Chickering and Mr. Wes Parks were absent.

Mr. Deal called the meeting to order and entertained a motion to approve the meeting agenda. Mr. Hall 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 January 27, 2026 meeting. Mr. Hudson made a motion to accept the minutes as presented and Mr. Hall seconded the motion, which passed unanimously.

Public Comment

Mayor Vincent Sheheen thanked the commission members for their service to the city and for their work on the amendments to the city's development requirements related to the development moratorium. He gave a brief explanation of the annexation covenant program and explained why the City Council had decided to move forward with starting the process of annexing some properties into the city limits.

Consideration of a request for zoning classifications to annex multiple addresses

Mr. Putnam explained 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 as part of the annexation covenant process are as follows:

- 35 Black River Road, Tax Map No. 299-13-00-012
- 110 Battleship Road, Tax Map No. 284-00-00-004
- 112 Battleship Road, Tax Map No. 284-00-00-003
- 117 Welsh Street, Tax Map No. 242-18-0C-006-SP5
- 124 Battleship Road, Tax Map No. 284-00-00-022
- 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
- 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
- 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
- 1307 Chestnut Ferry Road, Tax Map No. 284-10-00-027
- 2001 West Dekalb Street, Tax Map No. 284-00-00-016
- 2039 West Dekalb Street, Tax Map No. 283-00-00-018

Mr. Putnam stated that staff provided a list of zoning recommendations for each property (see attached). Most of the recommendations were for zoning that is similar to the existing county zoning. The exception is for 35 Black River Road. The property is zoned R-15, but staff recommended a Commercial Mixed Use (CMU) zoning since all of the surrounding property in the city was zoned CMU.

Following discussion, Mr. Deal entertained a motion to recommend to City Council the proposed zoning classifications for the properties listed above. Mr. Hudson made the motion and Mr. Hall seconded the motion, which was approved unanimously.

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



Shawn Putnam
Secretary



Johnny Deal
Chair