

**City of Camden
Planning Commission
April 28, 2026**

Minutes

The City of Camden Planning Commission met for a regular meeting on April 28, 2026 at 6:15 PM. Commission members present were Mr. Mark Mohr, Vice-Chair; Mr. Jay Hudson, Ms. Connie Rouse, Mr. Travis Hall, Mr. Randy Wiglis, and Mr. Shawn Putnam, Secretary. Commission members Mr. Mark Chickering and Mr. Wes Parks were absent.

Mr. Mohr 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. Hudson seconded the motion, which passed unanimously.

Mr. Mohr entertained a motion to approve the minutes from the February 24, 2026 meeting. Mr. Hall made a motion to accept the minutes as presented and Mr. Hudson seconded the motion, which passed unanimously.

Election of Officers

Mr. Hall made a motion to elect Mark Mohr as Chair. Mr. Hudson seconded the motion which was approved unanimously. Mr. Hudson made a motion to elect Mark Chickering as Vice-Chair. Mr. Hall seconded the motion which was approved unanimously.

Public Comment – None

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.

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

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

Creation of a new zoning district for Historic Camden

Commission members reviewed a revised version of the proposed new zoning district for Historic Camden. The primary changes from the prior version were to limit the total number of lodging rooms for the entire property to fifteen, and to add a section on design standards to ensure new buildings were built with architecture that is appropriate for the 18th century. Following discussion, the Commission requested Mr. Putnam schedule a public hearing for the zoning ordinance amendments, and for rezoning the property at Historic Camden to the new zoning district.

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



Shawn Putnam
Secretary



Mark Mohr
Chair