

**City of Camden
Planning Commission
May 26, 2026**

Minutes

The City of Camden Planning Commission met for a regular meeting on May 26, 2026 at 6:15 PM. Commission members present were Mr. Mark Mohr, Chair; Mr. Mark Chickering, Mr. Jay Hudson, Ms. Connie Rouse, Mr. Travis Hall, and Mr. Shawn Putnam, Secretary. Commission members Mr. Randy Wiglis 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. Chickering seconded the motion, which passed unanimously.

Mr. Mohr entertained a motion to approve the minutes from the April 28, 2026 meeting. Mr. Hall made a motion to accept the minutes as presented and Mr. Hudson seconded the motion, which passed unanimously. Mr. Mohr and Mr. Parks abstained from the vote.

Public Comment – None

Consideration of a request to amend 157.026 and add new section 157.033 regarding a new Historic Camden zoning district

Mr. Putnam explained that the revisions requested to the new zoning district language were made and the ordinance amendments were ready to be approved.

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

Following discussion, Mr. Mohr entertained a motion to recommend to City Council approve the amendments to the Zoning Ordinance to create a new zoning district for Historic Camden. Mr. Hudson made the motion and Mr. Parks seconded the motion, which was approved unanimously.

Consideration of request to rezone properties (see attached list) from R-15 to Historic Camden (HC)

Mr. Putnam explained that the following properties were proposed to be rezoned from R-15 to the new Historic Camden zoning district:

- 212A Broad Street, C299-00-00-005
- 212B Broad Street, C299-00-00-009

- 216 Broad Street, C298-08-00-013
- 222 Broad Street, C298-08-00-012
- 222A Broad Street, C298-08-00-014
- 416 Broad Street, C298-08-00-022
- 399 Bull Street, C299-00-00-001
- 399A Bull Street, C299-00-00-003
- 399B Bull Street, C299-00-00-006
- 401 Bull Street, C298-08-00-009
- 606 Bull Street, C284-20-00-324
- 611 Bull Street, C298-08-00-007
- 321 Church Street, C298-08-00-006
- 513 Fair Street, C285-17-00-056
- 601 Meeting Street, C298-08-00-011
- 200B Sumter Highway, C298-00-00-007
- 220 Sumter Highway, C298-00-00-012
- 220A Sumter Highway, C298-00-00-008

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

Following discussion, Mr. Mohr entertained a motion to recommend to City Council to approve rezoning the properties listed above from R-15 to Historic Camden. Mr. Parks made the motion and Mr. Hall seconded the motion, which was approved unanimously.

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

Shawn Putnam
Secretary

Mark Mohr
Chair