



Agenda
Planning Commission
Tuesday, September 22, 2026 – 6:15 PM
Liberty Hall, 212 Broad Street

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Approval of minutes for the June 18, 2026 meeting
4. _____ Public Comment
5. _____
 - (a) Presentation of a request amending section 157.081(C) of the Zoning Ordinance regarding awnings in the Central Business District
 - (b) Open Public Hearing
 - (c) Close Public Hearing
 - (d) Consideration of a request amending section 157.081(C) of the Zoning Ordinance regarding awnings in the Central Business District
6. _____ Adjourn

Anyone having questions about the content of the agenda or needing assistance due to sight impairment, hearing impairment or disability should contact Shawn Putnam at 803-432-2421 prior to the date of the meeting so that arrangements can be made to provide the specific assistance required.



Public Comment Rules

The agenda shall include a provision for general public comment. This will be a time for the public to speak on any topic but is not a question and answer session with the commission or staff. The public comment session will have the following rules:

1. The comment period will last a maximum of thirty (30) minutes. If there are six or fewer speakers, each person will receive five minutes. If there are more than six speakers, each person will receive three minutes.
2. Only persons that sign in on the sign in sheet prior to the start of the meeting will be allowed to speak.
3. Each person may only speak once.
4. Signing up to speak and deferring that time to another person is not allowed.
5. People not able to speak due to the public comment exceeding the 30-minute limit will be given the opportunity to speak first at the next meeting.

**City of Camden
Planning Commission
June 18, 2026**

Minutes

The City of Camden Planning Commission met for a regular meeting on June 18, 2026 at 6:15 PM. Commission members present were Mr. Mark Chickering, Vice-Chair; Mr. Jay Hudson, Ms. Connie Rouse, Mr. Travis Hall, Mr. Randy Wiglis and Mr. Shawn Putnam, Secretary. Commission member Mr. Mark Mohr was absent.

Mr. Chickering 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. Hall seconded the motion, which passed unanimously.

Mr. Chickering entertained a motion to approve the minutes from the May 26, 2026 meeting. Mr. Hall made a motion to accept the minutes as presented and Mr. Wiglis seconded the motion, which passed unanimously.

Public Comment

Shelia Farmer is a resident of the Kirkwood community and spoke in opposition to the rezoning request for properties on Lyttleton Street and Railroad Avenue.

Phyllis Dye is a resident of the Kirkwood community and spoke in opposition to the rezoning request for properties on Lyttleton Street and Railroad Avenue.

Robert Reese spoke in opposition to the rezoning request for properties on Lyttleton Street and Railroad Avenue.

Consideration of a request to rezone property at 2300 Lyttleton Street, 324 Railroad Avenue, 326 Railroad Avenue, and 328 Railroad Avenue from R-6S to Limited Business District

Mr. Putnam explained that the property owner Dr. Ronnie Fulmer requested rezoning the properties from R-6S to Limited Business District. The request was a general request; no specific uses were included in the application.

Mr. Chickering opened the public hearing. Dr. Fulmer stated that he did not have a specific use planned for the properties, but that he thought small-scale commercial use such as a dentist office would be appropriate for the area. He stated that all the other properties on that section of Lyttleton Street are zoned commercial, and he did not believe a commercial use would cause any traffic problems.

Travis Williams stated he opposed rezoning the property to allow a commercial use. He explained that there were traffic problems when the diner was located on the property previously.

Peggy Cook stated that she lived in the Kirkwood neighborhood and was opposed to the rezoning.

Angel Macklin stated she was opposed to the rezoning of the properties. She had concerns about a commercial use being so close to the railroad tracks and was concerned about the potential traffic problems a commercial use would cause.

Mr. Chickering closed the public hearing. Following discussion, Mr. Hall made a motion to recommend City Council deny the rezoning request. Mr. Hudson seconded the motion, which was approved unanimously.

Consideration of a request to rezone property at 1009 Rippondon Street from Industrial to General Business District

Mr. Putnam stated the request was to rezoning the property from Industrial to General Business District. The request was a general request; no specific uses were included in the application.

Mr. Chickering opened the public hearing. Mr. Jamie Guy explained that the property has been in his family for many years and previously had a lumber mill on the site that closed 70 years ago. The property has been vacant ever since. The family is in the process of marketing the property, and felt it would be easier to sell with a general business zoning versus an industrial zoning.

Mr. Chickering closed the public hearing. Following discussion, Mr. Hudson made the motion to recommend City Council approve the rezoning request. Mr. Hall seconded the motion, which was approved unanimously.

Consideration of a request to add new section 157.118 concerning requirements for billboards, add new section 157.119 concerning digital signs, and amend sections 157.112 and 157.220 related to billboards and digital signs

Mr. Putnam explained the city was approached by the company that owns billboards in town and asked for an agreement that would allow them to convert one billboard to a digital billboard in exchange for removing the other two billboards. City Council expressed interest in this idea, so staff is proposing requirements for billboards that would allow an existing billboard to be converted to a digital billboard. No new billboards would be allowed. These requirements were based on requirements used in other cities and on feedback from the billboard company. The request also included an amendment to create a section on digital message signs that would allow these signs for facilities owned by governmental entities.

Mr. Chickering opened the public hearing. No one from the public requested to speak. Mr. Chickering then closed the public hearing.

Following discussion, Mr. Chickering entertained a motion to recommend City Council approve the zoning ordinance amendments. Mr. Parks made the motion, and Ms. Rouse 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 Chickering
Chair

157.081(C)

Awnings in the CBD District, provided they extend over a sidewalk; provided that they consist of light gauge frame; are covered with canvas, vinyl, or similar material; ~~are no closer than two feet to the curb and do not extend more than eight feet from the awning's point of attachment;~~ are no closer than six feet to the trunk of any tree; have a minimum clearance of eight feet above the sidewalk; and a maximum height of 12 feet. The distance an awning can extend from a building shall be approved by the Zoning Administrator.