

**City of Camden
Planning Commission
February 20, 2018**

Minutes

The City of Camden Planning Commission met for a regular meeting on February 20, 2018 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chair; Mr. Johnny Deal, Mr. Byron Johnson, Mr. Brandon Moore, Mr. Kevin Culp, Mr. Charles Wood, Ms. Peggy Ogburn and Mr. Shawn Putnam, Secretary.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the February 20, 2018 meeting. Mr. Deal made a motion to accept the minutes and Ms. Ogburn seconded the motion, which was approved unanimously.

Consideration of final zoning classification for 559 Sumter Highway

Mr. Putnam explained annexation of the property was approved by City Council so the next step was to finalize the zoning classification. The recommendation from staff is that the final zoning classification for the property be Commercial Mixed Use (CMU).

Mr. Ligon entertained a motion to open the public hearing. Mr. Deal moved to open the public hearing, and Mr. Moore seconded the motion. The motion passed unanimously. No one from the public asked to speak. Mr. Ligon entertained a motion to close the public hearing. Ms. Ogburn moved to close the public hearing and Mr. Culp seconded the motion. The motion was approved unanimously.

Mr. Culp made a motion to recommend to City Council that the final zoning classification for 559 Sumter Highway be Commercial Mixed Use (CMU). Mr. Wood seconded the motion which was approved unanimously.

Review of elements of new Comprehensive Plan

Mr. Putnam explained that the housing and community facilities elements had been reviewed by staff and stakeholder committees and were ready for the commission to review. Highlights from each element were as follows:

Housing

- Housing unit supply grew by 8% from 2000 to 2010 but slowed to 0.9% from 2010 to 2014
- Largest increases occurred in the southeastern area along Black River Road
- From 2007-2016, 80.1% of residential permitting was for single-family units and 19.8% for duplexes or multi-family units
- The majority (80.8%) of housing units are single-family, detached homes, a much higher

percentage than the County at 68.2%

- Median age of housing in Camden is 1961
- Median owner-occupied homes and median monthly rents are considerably higher than the rest of the county
- 26% of homeowners with mortgages are cost-burdened; 46% of renters are cost-burdened (“cost-burdened” means paying more than 30% of their income for housing costs)

Community Facilities

- 32 annexations into the City since 2007 totaling more than 1,128 acres
- Review of city services including water, sewer, electricity, fire protection, police protection, and solid waste collection
- Review of other public services from county, state and federal agencies
- 28 public parks and recreation facilities in Camden encompassing 337.52 acres
 - 21 (168.42 acres) facilities owned by the City
 - 7 (169.1 acres) facilities owned by the County
- Park and recreation facilities include an outdoor swimming pool, ball fields, basketball and volleyball courts, playgrounds, walking trails, Kendall Lake, and new Camden Tennis Complex

The commission discussed each element and reviewed the goals and objectives. After discussions the commission concurred on the elements. Mr. Putnam explained that a formal vote would be taken on all elements once they were ready.

There being no further business, Mr. Moore made a motion to adjourn, and Mr. Deal seconded the motion. The motion was approved unanimously and the meeting was adjourned.

Shawn Putnam
Secretary

Bill Ligon
Chair