

**City of Camden
Planning Commission
July 16, 2019**

Minutes

The City of Camden Planning Commission met for a regular meeting on July 16, 2019 at 6:00 PM at City Hall. Commission members present were Mr. Johnny Deal, Ms. Peggy Ogburn, Mr. Brandon Moore, Mr. Charles Wood, Mr. Mark Chickering and Mr. Shawn Putnam, Secretary. Commission members Mr. Bill Ligon and Mr. Greg Younghans were absent.

In the absence of the Chair, Mr. Deal called the meeting to order and entertained a motion to accept the minutes from the June 18, 2019 meeting. Ms. Ogburn made a motion to accept the minutes and Mr. Wood seconded the motion, which was approved unanimously.

Consideration of a preliminary plat for a major subdivision at 921 John G Richards Road

Mr. Putnam explained that the property is the Bellehaven neighborhood on SC Highway 97. The sketch plan was originally approved with 28 lots. This proposal included each lot being served by a septic tank. Following that approval discussions were held with the developer regarding providing sewer service to the property. The developer then submitted an alternate sketch plan for 39 lots which was approved that included connection to the city sewer system. After that sketch plan was approved the city discovered that the property is actually in the service area for Cassatt Water Company. The city was unable to negotiate a settlement to allow the city to provide water service, so the developer decided to not connect to the sewer system and go back to the original plan with 28 lots.

Mr. Putnam stated the review committee had concerns regarding sidewalks and storm water infrastructure. Based on these staff recommended a conditional approval with the following conditions: revise drawing to show sidewalks and both sides of the streets; relocate the storm water pipe and easement shown in lot 18 to run along the side lot line on the north side of the lot; and provide a recorded easement along the drainage swale in lots 7-9 and 13-18 if the city will be responsible for maintenance of the swale.

Following discussion Mr. Moore made a motion to issue a conditional approval with the following conditions: revise drawing to show sidewalks and both sides of the streets; relocate the storm water pipe and easement shown in lot 18 to run along the side lot line on the north side of the lot; and provide a recorded easement along the drainage swale in lots 7-9 and 13-18 if the city will be responsible for maintenance of the swale. Ms. Ogburn seconded the motion which was approved unanimously.

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

Shawn Putnam
Secretary

Johnny Deal
Vice-Chair