

**City of Camden
Planning Commission
December 17, 2019**

Minutes

The City of Camden Planning Commission met for a regular meeting on December 17, 2019 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chair; Mr. Johnny Deal, Mr. Brandon Moore, Mr. Mark Chickering, Mr. Greg Younghans and Mr. Shawn Putnam, Secretary. Commission members Mr. Charles Wood and Ms. Peggy Ogburn were absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the October 15, 2019 meeting. Mr. Deal made a motion to accept the minutes and Mr. Moore seconded the motion, which was approved unanimously.

Consideration of a request to rezone property at 600 Firetower Road

Mr. Putnam explained a request was submitted to rezone the property at 600 Firetower Road from R-15 to Limited Business District. He introduced Mrs. Kimberly Gagliardi to present the request. Mrs. Kimberly Gagliardi described the rezoning request. Her and her husband were proposing to renovate the former school buildings into a restaurant and event space. She described the condition of the existing structures and explained how they would be renovated. The project would take place in three phases. Phase one would involve constructing five single family homes on the portion of the property fronting on Alexander Street and renovating the auditorium building for a restaurant. Phase two would involve either renovating or demolishing the school building for an event space. Phase three would involve additional parking and landscaping.

Mr. Ligon entertained a motion to open the public hearing. Mr. Younghans moved to open the public hearing, and Mr. Deal seconded the motion. The motion passed unanimously.

Ms. Britt Graham expressed concerns about traffic that would be generated by the commercial uses of the property. She stated she felt there were plenty of other vacant property in the city that were better suited for the proposed use. She also asked whether or not the utility vehicles being stored on the property was consistent with the current zoning.

Mr. Franklin Alexander said he was there representing the Kirkwood community and was very concerned about negative impacts to the historic nature of the property. He stated he thought there were other places in town or this type of use.

Mr. Hampton Wright stated he was opposed to the request and did not want any businesses in the Kirkwood area. He did not want a restaurant that would be allowed to serve alcohol in the neighborhood. He is okay with the residential part of the proposal but no the restaurant.

Mr. Darrell Drakeford stated he was opposed to the request and concerned about losing the historic school buildings. He did not want any businesses in the neighborhood and was concerned about negative impacts from traffic that businesses would create. He said he would like to see historic markers on the property.

Ms. Phyllis Hampton Dye said she attended Kirkwood Elementary School and did not want to see the property used as a restaurant. She would prefer to preserve the school buildings as historic properties. She was opposed to any commercial development of the property but residential development would be acceptable.

Ms. Sylvia Warren said that the neighborhood did not want a restaurant on the property. She expressed concern about restaurant being a block from a minister's house.

Mr. Joe Tate stated he lives across from the property and was concerned about traffic from the proposed restaurant. He would prefer to have only residential development on the site. He stated it would be better to have the restaurant on Broad Street.

Mr. Ligon entertained a motion to close the public hearing. Mr. Moore moved to close the public hearing and Mr. Deal seconded the motion. The motion was approved unanimously.

Mr. Putnam asked to clarify some concerns raised during the hearing. He explained that according to the ordinance a restaurant is a permitted use in the Limited Business District. Regarding the concern about the vehicles currently stored on the property, the owner has agreed to let a contractor hired by the city store vehicles and materials on the property that are being used to complete utility upgrades in the Kirkwood neighborhood. Following discussion Mr. Deal made a motion to call the question. Mr. Younghans seconded the motion which was approved unanimously. Mr. Younghans made a motion to recommend City Council deny the request to rezone the property at 600 Firetower Road from R-15 to Limited Business District. Mr. Deal seconded the motion which was approved unanimously.

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

Shawn Putnam
Secretary

Bill Ligon
Chair