

**City of Camden
Planning Commission
July 16, 2013**

Minutes

The City of Camden Planning Commission met for a regular meeting on Tuesday, July 16, 2013 at 6:00 PM in the City Council Chambers, Second Floor, City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Jim Burns, Mr. Brandon Moore, Mr. Johnny Deal, Mr. Byron Johnson and Mr. Shawn Putnam, Secretary. Commission members Ms. Joanna Craig and Mr. Charles Wood were absent. Also present were Mr. Henry Walker, Mr. Mac Willetts, and Ms. Peggy Ogburn.

Mr. Ligon entertained a motion to accept the minutes from the June 18, 2013 meeting. Mr. Deal moved to accept the minutes, and Mr. Moore seconded the motion, which was approved unanimously.

Recommendation for annexation and interim zoning – 2175 West Dekalb Street

Mr. Putnam provided a map showing the property proposed for annexation. Mr. Putnam introduced Mr. Mac Willetts to give a brief presentation on the request. Mr. Willetts explained that the property is currently zoned General Development (GD) and was formerly used as part of an industrial park. The property is just over 16 acres in size. He indicated that water and sewer is available and the stormwater system is nearly complete. Mr. Moore asked what zoning classification was being recommended for the property. Mr. Putnam indicated that staff was recommending a zoning classification of General Development (GD).

Mr. Ligon entertained a motion to open the public hearing. Mr. Johnson moved to open the public hearing, and Mr. Burns seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Ligon entertained a motion to close the public hearing. Mr. Deal moved to close the public hearing and Mr. Burns seconded the motion. The motion was approved unanimously.

Mr. Burns made a motion to recommend to City Council to annex the property located at 2175 West Dekalb Street with an interim zoning classification of General Development (GD). Mr. Moore seconded the motion, which was approved unanimously.

Extension Request for Beechwood PDD

Mr. Putnam referenced a letter provided to Commission members from Mr. Ed Royall requesting a one year extension to the approved PDD for the Beechwood development. He said this would be the fourth of five one-year extensions allowed by the ordinance.

Mr. Moore made a motion to approve the request for a one year extension to the approved PDD for the Beechwood development. Mr. Johnson seconded the motion, which was approved unanimously.

Comprehensive Plan Update – Population and Housing Elements

Mr. Putnam reviewed the scope of work for the plan update, which includes updating Census data, updating goals and objectives in the plan, adding information to the housing element regarding affordable housing, and developing two new elements on priority investment and transportation.

The update to the population elements primarily involved updating Census data and using that data to make some population projections. Rather than go through each page, Mr. Putnam reviewed the summary of conditions included in the document. Mr. Putnam indicated that based on the data the population of Camden is growing and that trend is expected to continue. The percentage of the population that is Caucasian is increasing and the percentage of the African-American population that is decreasing, which is opposite of the statewide trend. The population of the county is expected to continue to grow, although at a slower rate. Education attainment levels have measurably improved in the city and county, and this has positive impacts on the earning potential of residents. Per capita, median family and median household incomes in Camden are notably higher than the county and State, and the poverty rate in the city is lower than in the county and State.

Mr. Putnam then reviewed the goals and objectives for the population element. The primary change to the goals and objectives was adding in timeframes for completion and to list agencies and organizations that are responsible for helping achieve the goals.

Mr. Putnam explained that the housing element reviews housing data and trends and project future housing needs and concerns. He then reviewed the summary of conditions in the document. The housing stock in Camden is projected to increase 8% from 2011 to 2018. The housing market is starting to gain some momentum. The median year of construction in Camden is 1959, which is older than in Kershaw County and the State. More than half of the city's housing stock was built before 1960. Housing values and gross rents are significantly higher in the city than in Kershaw County and the State. Median homeowner costs are only 23% of household income in the city, which is below the threshold of 30% set by HUD for affordable housing. However, one-fourth of homeowners and one-third of renters in the city are cost-burdened, which means they are spending more than 30% of their income on housing.

Mr. Burns referred to the goal that mentions Habitat for Humanity. He indicated the sentence after mentioning Habitat makes it sounds like Habitat should be investigated. He said that does not give a good image of the work Habitat is doing and would like a more positive statement. Mr. Putnam stated that was not the intent and that the sentence would be reworded to indicate that overall more work needs to be done to provide resources to those in need. Mr.

Putnam asked how many houses Habitat has built in the city. Mr. Burns said he would research that number.

Mr. Putnam noted that minor word changes were made to the goals section, and that timeframes and accountable agencies were added.

Mr. Burns announced that his current term was set to expire in August, and that he was not going to asked to not be reappointed. Mr. Ligon noted that he had served on the Commission a long time. The Commission thanked Mr. Burns for his long service to the City.

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

Shawn Putnam
Secretary

Bill Ligon
Chairman