

**City of Camden  
Planning Commission  
November 19, 2013**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on Tuesday, November 19, 2013 at 6:00 PM in the City Council Chambers, Second Floor, City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Brandon Moore, Mr. Johnny Deal, Mr. Byron Johnson, Mr. Charles Wood, Ms. Joanna Craig and Mr. Shawn Putnam, Secretary. Commission member Ms. Peggy Ogburn was absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the August 20, 2013 meeting. Mr. Wood moved to accept the minutes, and Mr. Moore seconded the motion, which was approved unanimously.

**Comprehensive Plan Update**

Mr. Putnam stated that the element up for review was the Priority Investment element. This element is new to the plan as one of the elements required by the amendment to the state planning enabling act. The Priority Investment Element facilitates the coordination of major capital improvements and provides direction for implementing recommended strategies of the other elements of the Comprehensive Plan that call for capital improvements. The Priority Investment Element encourages local governments to examine future capital improvement needs, and coordinate them with adjacent and relevant agencies.

Mr. Putnam noted that Table 40 in the document lists all the agencies that were coordinated with in the development of this element. Based on the coordination with city departments and other agencies, the following priorities were identified for capital improvements:

1. Provision and maintenance of and improvements to public facilities to accommodate the needs of residents and businesses and meet applicable local, federal and state requirements.
2. Provision of quality water, sewer and electric services to existing and future customers.
3. Improvement and maintenance of police and fire service and facilities to increase public safety, protect properties, and lower ISO ratings.
4. Support for the expansion, improvement and maintenance of transportation facilities and service to meet the needs of City residents and promote economic growth and development.
5. Promotion of economic growth and development to create jobs, increase sustainability and strengthen the local tax base.
6. Support for education including Pre-K through 12 and Central Carolina Technical College.

Mr. Putnam then explained that capital improvements identified in the element include facilities and expensive equipment such as fire trucks. The plan identifies projects for city departments and other agencies that identified capital improvements they may undertake in the next five years. Mr. Putnam noted that including projects in the element does not obligate that agency to complete it; the purpose is to identify needs and coordinate with other agencies.

Mr. Putnam then reviewed the goals, objectives, and strategies for the element and the accountable agencies for each strategy. The goals identified are:

- Goal PI.1: Identify and prioritize public infrastructure and facilities needs.

- Goal PI.2: Pursue funding and partnerships to support identified public infrastructure and facilities needs.
- Goal PI.3: Coordinate with adjacent jurisdiction and relevant agencies in planning for capital improvements.

After a discussion on the element, Ms. Craig made a motion to accept the element. Mr. Deal seconded the motion, which was approved unanimously. Mr. Putnam indicated that the entire updated plan would be on the agenda at the next meeting for the Commission to consider recommending to City Council.

#### **Discussion on zoning ordinance requirements for chickens**

Mr. Putnam indicated that the city has received a few complaints regarding roosters in the past few weeks. Currently the noise ordinance is being used to address the complaints. The current zoning ordinance states a property owner may have up to ten chickens on a residential lot, but it does not specifically address roosters. In reviewing the draft conditional use section of the updated zoning ordinance, the Commission voted to increase the maximum number of chickens to twenty and prohibit roosters. The increase in the number of chickens allowed was based on a request from property owners that were losing chickens due to predators such as foxes. Ms. Craig asked if the existing roosters would be grandfathered in. Mr. Putnam indicated that they would be under the nonconforming section. Mr. Putnam noted that the primary complaint seemed to be due to multiple roosters, and suggested that maybe limiting each lot to one rooster could solve the problem.

After a lengthy discussion, Ms. Craig made a motion to change the requirement in the draft ordinance to allow a maximum of ten chickens and prohibit roosters. Mr. Moore seconded the motion, which was approved unanimously.

#### **Continuing education**

Mr. Putnam reminded Commission members about the requirement for three hours of continuing education, and that the county would be scheduling some sessions in December. He said he would send out the dates as soon as they were set.

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

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Shawn Putnam  
Secretary

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Bill Ligon  
Chairman