

**City of Camden
Planning Commission
February 18, 2014**

Minutes

The City of Camden Planning Commission met for a regular meeting on February 18, 2014 at 6:00 PM in the Large Conference Room, Second Floor, City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Brandon Moore, Mr. Johnny Deal, Ms. Joanna Craig, Mr. Charles Wood and Mr. Shawn Putnam, Secretary. Commission members Mr. Byron Johnson and Ms. Peggy Ogburn were absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the December 17, 2013 meeting. Ms. Craig moved to accept the minutes, and Mr. Moore seconded the motion, which was approved unanimously.

Election of Officers

Mr. Ligon asked for nominations for officers. Mrs. Craig made a motion to nominate Mr. Ligon as Chairman. Mr. Deal seconded the motion, which was approved unanimously. Mr. Wood made a motion to nominate Mr. Deal as Vice-Chairman. Mr. Moore seconded the motion, which was approved unanimously. Mr. Deal made a motion to appoint Mr. Putnam as Secretary. Ms. Craig seconded the motion, which was approved unanimously.

Zoning Ordinance Update

Mr. Putnam stated that he and Mr. Burns had reviewed the section on conditional uses again and discovered some additional changes to be made. He then reviewed the proposed changes.

The first change was to add language for approval of a site plan by the Planning Commission for the following uses: manufactured home parks, townhouses, patio homes, recreational vehicle parks, commercial equine uses, and animal production uses. The commission agreed to these proposed changes.

A change was made to the section on communication towers to have a maximum height of 300 feet in the CMU district and 200 feet in any other zoning district where a tower is allowed. The heights were selected based on a survey of existing towers in the city. The commission agreed to these changes.

The section on residential uses in the B-1 district was changed to revert back to the language uses in the current ordinance and to delete the proposed section on mixed use buildings. Staff felt the language in the new section on mixed use buildings was too restrictive on the types of non-residential uses allowed. After a brief discussion the commission agreed to the change.

Mr. Putnam referred to the section on temporary uses. The proposed language prohibits using temporary uses as living quarters, but Mr. Burns has suggested adding an exception for fairs and carnivals since staff for those uses tend to live on site. After a brief discussion the commission agreed to the change.

Mr. Putnam stated that the proposed language would allow sales of temporary produce and seasonal goods but not cooked or prepared food. After a discussion, the Commission agreed to allow cooked or prepared foods and to allow it in the B-1 district.

Mr. Putnam referred to the section on domestic animals and said that it was suggested goats, sheep and fowl such as ducks be allowed. The commission agreed that they did not want to allow those types of animals in residential areas. Mr. Putnam noted that the ordinance states that the maximum number of dogs allowed is three, but another requirement adds additional requirements if a resident has more than three dogs. These requirements are in conflict and needs to be resolved. After some discussion the commission agreed to leave the maximum number of dogs at three and delete the additional requirement relating to having more than three dogs.

The section on stables states that they must be at least 100 feet from the nearest adjacent primary residence, 50 feet from an adjacent guest house and 35 feet from a swimming pool or tennis court. The proposed language states stables must be at least 10 feet from the nearest property line of a non-residential use and 100 feet from the property line of an adjacent residential use or vacant residential lot. The commission agreed to use the proposed language instead of the current language.

Mr. Putnam noted that staff was recommending to add requirements on fences and walls to the accessory use section. These would include requirements on maximum heights, materials and design standards. The commission requested to change a requirement on electric fences to prohibit them in all zoning districts. Staff also proposed to include requirements on swimming pools in this section. They would be only allowed in a side or rear yard and must be at least 20 feet from a property line. The commission agreed to the proposed requirements for swimming pools.

The section on solar panels originally proposed is now recommended to not be included. Staff felt they were too complicated and unnecessary. Any requests could be covered under the building code. After some discussion the commission agreed to the change.

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

Shawn Putnam
Secretary

Bill Ligon
Chairman