

**City of Camden  
Planning Commission  
April 15, 2014**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on April 15, 2014 at 6:00 PM in the Large Conference Room at City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Brandon Moore, Mr. Johnny Deal, Ms. Joanna Craig, Mr. Charles Wood, Mr. Byron Johnson, Ms. Peggy Ogburn and Mr. Shawn Putnam, Secretary.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the February 18, 2014 meeting. Ms. Craig moved to accept the minutes, and Mr. Deal seconded the motion, which was approved unanimously.

**Zoning Ordinance Update – Design Standards**

Mr. Putnam explained that the purpose of the design standards was to provide requirements for commercial developments in the overlay districts. He explained that the initial staff discussions involved including standards from the Smartcode to entire zoning districts instead of narrow corridors. After several discussions it became apparent that applying standards for entire districts was not going to be appropriate. Therefore, the document shows design standards, including some from the Smartcode, being applied to the overlay districts.

Mr. Putnam stated that the document outlines four different categories of standards; those for all commercial properties, corridor overlay district, commercial overlay district, and a new downtown core area. The downtown core would consist of a few blocks of Broad Street between Dekalb Street and York Street to ensure that future development is complementary with the existing buildings which primarily have a shopfront style façade on the ground floor. The document is also in a table format to be easier to use. The Commission agreed that they preferred the table format to the text format in the current ordinance.

Ms. Ogburn stated that she did not want the standards to be so detailed that buildings on Broad Street would look exactly the same. Mr. Putnam explained the purpose of the standards would be to require the same style but be flexible so they would not look exactly the same.

Ms. Craig referred to the section on exterior materials and asked if wood should be allowed. Mr. Putnam noted that wood is very rarely used downtown for commercial buildings. Ms. Craig asked about the requirements for colors of asphalt shingles. After a brief discussion the Commission agreed to leave the standards as written.

Ms. Craig asked whether or not the corridor overlay district on Dekalb Street should extend to Mill Street just as it does on York Street. After a brief discussion the Commission agreed to the change.

Mr. Putnam stated that he would fill in the columns on which requirements would be applied to each district and provide that for review at the next meeting.

**Review of antennas on existing communication tower**

Mr. Putnam explained that the Commission had received a letter asking if they would be interested in being a consulting party under the environmental review for a new antenna being installed on the communication tower next to the detention center. This antenna would replace the existing antenna and would not extend the height of the tower or require any construction on the ground. After a brief discussion Ms. Craig made a motion for the Commission to not be considered a consulting party for the environmental review of the project. Ms. Ogburn seconded the motion which passed unanimously. Mr. Ligon asked Mr. Putnam to send notification to the company completing the project.

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.

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Shawn Putnam  
Secretary

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Bill Ligon  
Chairman