

**City of Camden
Planning Commission
June 19, 2014**

Minutes

The City of Camden Planning Commission met for a regular meeting on June 19, 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, Ms. Peggy Ogburn and Mr. Shawn Putnam, Secretary. Also present was Ms. Carol Holloman. Commission member Mr. Byron Johnson was absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the April 15, 2014 meeting. Mr. Deal moved to accept the minutes, and Ms. Ogburn seconded the motion, which was approved unanimously.

Consideration of rezoning of 906 Church Street, 910 Church Street, 618 Clyburn Lane

Mr. Ligon asked Mr. Putnam to give a presentation on the request for rezoning the properties from B-3 to B-1. Mr. Putnam explained that the properties included in the request were being considered for a business that would provide energy efficiency and construction training services. Discussions with the proposed owner included direction that the entrance to the property would be from Commerce Alley and not from Church Street. Mr. Putnam noted that the property is classified as mixed use in the Comprehensive Plan, and according to the Compliance Index, B-1 is not a recommended zoning district. However, the property on the east side of Commerce Alley is classified as Community Scale Commercial, where the B-1 zoning district is recommended. Mr. Putnam commented that because the parcels were on the border of two land use classification areas, that there were some considerations that should be taken into account.

First, several parcels within the same block as the three properties in the request have already been rezoned to B-1. This provides precedence for this type of action. Second, all of the property across Commerce Alley is zoned B-1. Third, the new use would not be more intense than the current use. The owner does not expect any large increase in traffic to the property, and all traffic would enter on Commerce Alley, thereby directing traffic away from residential properties on Church Street. Mr. Putnam stated that for these reasons staff recommended approval of the request.

Ms. Craig asked if rezoning these properties would constitute spot zoning. Mr. Putnam responded that it would not because the properties across Commerce Alley are zoned B-1, and that a road does not prohibit property from being contiguous.

Ms. Ogburn asked about the appearance of the potential business and expressed concerns about possible traffic concerns on Church Street. Mr. Ligon noted that the Commission could

not deny a request for rezoning based on the possible appearance of the structure. Mr. Putnam stated that traffic would not be allowed to enter the property on Church Street.

Mr. Deal moved to open the public hearing and Ms. Ogburn seconded the motion. The motion was approved unanimously. Ms. Holloman indicated that she lives at 912 Church Street and asked if this meant there would be a building on the vacant property at 910 Church Street. No one else spoke during the hearing. Mr. Deal moved to close the public hearing and Ms. Ogburn seconded the motion. The motion was approved unanimously. Mr. Putnam commented that it was possible a structure would be built at 910 Church Street, but that the zoning ordinance would require a buffer between her property and any commercial structure.

Mrs. Craig made a motion to recommend rezoning the properties located at 906 Church Street, 910 Church Street and 618 Clyburn Lane from B-3 to B-1. Ms. Ogburn seconded the motion, which was approved unanimously.

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