

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

**Minutes**

The City of Camden Planning Commission met for a regular meeting on July 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. Byron Johnson, Ms. Peggy Ogburn and Mr. Shawn Putnam, Secretary. Also present was Mr. Bob Vaughn. Commission members absent were Mr. Johnny Deal, Ms. Joanna Craig and Mr. Charles Wood.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the June 19, 2014 meeting. Mr. Johnson requested that the minutes be corrected to show he was absent from the meeting. Ms. Craig moved to accept the minutes with the amendment requested by Mr. Johnson, and Mr. Johnson seconded the motion, which was approved unanimously.

**Extension Request for Beechwood PDD**

Mr. Putnam stated that the developer of the Beechwood PDD, which is located at 100 Knights Hill Road, has requested an extension of one year. He noted that the zoning ordinance states that five one-year extensions may be given, and that this would be the fifth and final extension.

Mr. Johnson made a motion to approve the extension. Mr. Moore seconded the motion, which was approved unanimously.

**Request for a minor subdivision – 411 Pine Street**

Mr. Putnam distributed maps showing the lot where the proposed subdivision was located. The property is located to the west of the Catholic Church that fronts on Lyttleton Street. The owner, Mr. Vaughn, has requested to subdivide the property to create a lot adjacent to the rear of the church property. Mr. Putnam noted that the proposal was reviewed by the Review Committee and that no concerns were raised by the committee.

Ms. Ogburn indicated she was concerned how developing the property would affect stormwater runoff. Mr. Putnam noted that there are city requirements that state the development could not increase stormwater runoff. Mr. Johnson asked if the subdivision would impact the existing driveway. Mr. Vaughn said an easement would be put in place to use the driveway for access to both lots.

Ms. Ogburn made a motion to approve the minor subdivision of 411 Pine Street as presented. Mr. Moore seconded the motion, which was approved unanimously.

### **Consideration of a preliminary plat for a road connecting Southern Oaks and Black River Place**

Mr. Putnam stated that a sketch plan was approved for this road last year, and now the developer was requesting approval of the preliminary plat so construction of the road can begin. The road would connect Southern Oaks and Black River Place as well as provide a required second entrance for Black River Place to be allowed to have more than 30 houses. Mr. Putnam noted that the Review Committee reviewed the drawing and had no concerns.

After a brief discussion Ms. Ogburn made a motion to approve the preliminary plat for the road connecting Southern Oaks and Black River Place. Mr. Johnson seconded the motion which was approved unanimously.

There being no further business, Mr. Moore 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