

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

Minutes

The City of Camden Planning Commission met for a regular meeting on August 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. Byron Johnson, Ms. Peggy Ogburn, Mr. Johnny Deal, Ms. Joanna Craig, Mr. Charles Wood and Mr. Shawn Putnam, Secretary. Also present was Ms. Amy Stenger.

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

Zoning Ordinance Update – Design Standards

Mr. Putnam referred to a discussion from the April meeting where the Commission discussed the requirements included in the design standards section. The discussion in this meeting was focused on where the standards for non-residential development would be applied. The section includes requirements for all non-residential development and standards that only apply to properties located in overlay districts. Mr. Putnam referred members to a map provided showing where the different overlay districts are. The Corridor Overlay and Commercial Overlay districts are the same; however there is a new Downtown Overlay District that includes Broad Street from Dekalb Street to Clyburn Lane. This is being proposed to maintain the shopfront type of façade that is most prevalent in this area. Mr. Putnam worked with Mr. John Burns to fill in the table to show where standards would be applied.

Mr. Putnam then reviewed several changes made to the standards since the last discussion.

- In standard D.1, deleted references to streets for standard requiring a shopfront style façade because it was being required in the Downtown Overlay District;
- In standard D.2, deleted reference to requiring an awning on a shopfront façade;
- In standard D.5, changed standard to only require a parapet along the front facade of the building instead of requiring the parapet to enclose the entire roof of building;
- In standard E.1 relating to size and scale, changed area included on Dekalb Street to extend from Fair Street to Mill Street. This is the same requirement currently for the Corridor Overlay District that new or renovated buildings have to be architecturally compatible with surrounding buildings.

Ms. Craig asked about the requirement regarding colors of asphalt shingles. The requirement states that any color is allowed except red and blue. After a brief discussion the Commission agreed that this requirement was acceptable as written.

Ms. Ogburn referred to standard E.1 and asked why section of York Street only includes the part east of Broad Street. Mr. Putnam indicated that section of York Street west of Broad Street is primarily residential except for the corner lots.

Commission members asked for clarification on various standards. Following a brief discussion the Commission members agreed on the section.

Recommendations to Land Development Regulations

Mr. Putnam introduced Ms. Amy Stenger, Grants Writer for the City, who will be assisting with this project. Mr. Putnam explained that the Complete Streets policy approved by City Council tasked the Planning Commission with reviewing the land development regulations and making recommendations to incorporate complete streets techniques into the regulations. After the policy was approved, a consulting firm working on a countywide bicycle, pedestrian and greenway plan for Eat Smart Move More Kershaw County conducted a review of the regulations and made recommendations on changes to the regulations.

Mr. Putnam then reviewed each section of the recommendations with the Commission. The recommendations were in the following categories: definitions, street elements and configuration, pedestrian friendly building and site design standards, pedestrian facility design, bicycle facility design, and supporting policies and manuals. The Commission discussed the recommendations and agreed for staff to move forward on proposing changes to the regulations based on the recommendations.

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

Shawn Putnam
Secretary

Bill Ligon
Chairman