

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

Minutes

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

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the October 21, 2014 meeting. Mr. Ligon noted that in the last paragraph on page three that the word 'is' should be deleted. Ms. Ogburn stated that in the last paragraph on page two the word 'they' should be deleted. Ms. Craig moved to accept the minutes with the corrections noted by Mr. Ligon and Ms. Ogburn. Mr. Moore seconded the motion which was approved unanimously.

Zoning Ordinance Update

Mr. Putnam indicated that there were two sections of the ordinance to be reviewed during the meeting. The first section covers requirements for general provisions. Mr. Putnam explained that as the title suggested this section contains general requirements that apply in all zoning districts unless otherwise noted. The Commission then engaged in a discussion of the following changes to the requirements.

- ❖ Requirements scattered throughout current ordinance were moved to this section. These include requirements for grading permits, street frontage and access requirements, number of buildings per lot, lot size, allowable building types, construction standards, visibility at intersections, measurement standards, nonconformities, affordable housing incentives and murals.
- ❖ The section on nonconformities was divided into separate requirements for lots, structures, uses, and features.
- ❖ A new section on low impact design was added to identify requirements on handling stormwater runoff for development sites. The section also requires a fifty-foot buffer on perennial streams, lakes and ponds.
- ❖ A new section was added to allow for cluster developments, which is the grouping of residential, commercial, or industrial uses within a subdivision or development site, permitting a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel.

Mr. Putnam noted the current ordinance states that a nonconforming use cannot be reopened if it is closed for a period of 365 days. Staff is proposing reducing the time period to 180 days. After some discussion the Commission agreed to the revision.

Mr. Putnam explained the section on low impact design would be required for all non-residential uses and residential uses containing more than ten dwelling units. The purpose is to manage stormwater better by promoting infiltration into the ground by using bioretention cells, swales and other techniques and reducing the use of large detention ponds. The ordinance references best management practices published by SC DHEC as a reference for developers. Ms. Ogburn requested that rain gardens be included in the list of allowed techniques. The Commission agreed to the change. After a brief discussion the Commission agreed to the section.

Mr. Putnam explained the last section to be reviewed is the section on definitions. The largest change was to add definitions for new terms related to landscaping and tree conservation requirements. Ms. Craig noted that there are two definitions for the term 'public property.' The Commission agreed to delete the second definition. Ms. Craig also pointed out a typo in the word 'condition' under the definition for tree maintenance.

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