

**City of Camden
Planning Commission
February 16, 2016**

Minutes

The City of Camden Planning Commission met for a regular meeting on February 16, 2016 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Brandon Moore, Ms. Peggy Ogburn, Mr. Byron Johnson, Mr. Charles Wood, Mr. Johnny Deal and Mr. Shawn Putnam, Secretary. Commission member Ms. Joanna Craig was absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the January 19, 2016 meeting. Mr. Deal made a motion to accept the minutes and Ms. Ogburn seconded the motion, which was approved unanimously.

Amendments to Zoning Ordinance

Mr. Putnam stated that the Commission would be voting on the zoning ordinance amendments discussed at the previous two meetings. These amendments included allowing signs for non-residential uses in residential districts and adding language to enforce expired building permits.

Mr. Deal moved to open the public hearing and Mr. Wood seconded the motion. The motion passed unanimously. No one spoke during the hearing. Ms. Ogburn moved to close the public hearing and Mr. Wood seconded the motion. The motion was approved unanimously.

Ms. Ogburn made a motion to recommend to City Council to adopt the proposed amendments to the Zoning Ordinance as presented. Mr. Moore seconded the motion, which was approved unanimously.

Discussion on amendments to Land Development Regulations

Mr. Putnam stated that the Commission would be voting on amendments to the Land Development Regulations discussed at the previous two meetings. These amendments included requirements related to Complete Streets. The only change to the amendments from the previous meeting was to increase the maximum length of a cul-de-sac from 250 feet to 500 feet. Mr. Putnam noted that state law requires City Council to hold the public hearing on Land Development Regulations, so the Commission would not hold a hearing.

Ms. Ogburn made a motion to recommend to City Council to adopt the proposed amendments to the Land Development Regulations as presented. Mr. Moore seconded the motion, which was approved unanimously.

Discussion on amendments to the Zoning Ordinance regarding mobile food vendors

Mr. Putnam referred to the requirements presented for mobile food vendors. There are three areas where the ordinance needs to be amended. The first change is to add a line item for mobile food vendors into the table of uses as a conditional use. Second is to add a new section in Article 4 to outline the conditions, and the third change would be to add definitions for mobile food vendor and mobile food vending unit.

The conditions include, but are not limited to, requiring a city business license and zoning permit, require applicable DHEC permits, permission of property owner, and requirements relating to signage, garbage and recycling, utensils, and disposal of fat, grease and other waste.

Mr. Ligon asked if a vendor would be allowed on a sidewalk. Mr. Putnam responded that this amendment would not address that because the requirements only apply to private property. Allowing vendors in the public right-of-way would need to be addressed in a separate ordinance. The Commission requested that Mr. Putnam research requirements that would allow mobile food vendors to operate on the sidewalk.

After further discussion, the Commission requested Mr. Putnam schedule a public hearing on the amendments.

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.

Shawn Putnam
Secretary

Bill Ligon
Chairman