

**City of Camden  
Planning Commission  
May 15, 2018**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on May 15, 2018 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chair; Mr. Johnny Deal, Mr. Byron Johnson, Mr. Brandon Moore, Mr. Kevin Culp, Mr. Charles Wood, Ms. Peggy Ogburn and Mr. Shawn Putnam, Secretary. Also present were Mr. Robert Horton, Mr. Keith Uthiem and James Arthur, Tonya McGirt and Doug Jones from the Cedars Cemetery Association.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the March 20, 2018 meeting. Mr. Wood noted a change to indicate he was absent instead of present at the meeting. Ms. Ogburn made a motion to accept the minutes as corrected and Mr. Moore seconded the motion, which was approved unanimously.

**Consideration of request for annexation of 430 Black River Road**

Mr. Putnam explained that Mr. Horton requested to annex the property located at 430 Black River Road. The property is approximately 35 acres and is being proposed for a new single family residential development. Mr. Horton has requested an interim zoning classification of R-6, and staff recommends the zoning classification of R-6.

Mr. Ligon entertained a motion to open the public hearing. Mr. Deal moved to open the public hearing, and Mr. Wood seconded the motion. The motion passed unanimously. No one from the public asked to speak. Mr. Ligon entertained a motion to close the public hearing. Mr. Deal moved to close the public hearing and Ms. Ogburn seconded the motion. The motion was approved unanimously.

After some discussion Mr. Deal made a motion to recommend City Council annex the property into the city limits with an interim zoning classification of R-6. Ms. Ogburn seconded the motion which was approved unanimously.

**Review of sketch plan for major subdivision at 430 Black River Road**

Mr. Putnam referred commission members to the copies of the sketch plan and introduced Mr. Horton to explain the proposal. Mr. Horton stated the intent was to develop the property into a single family neighborhood with 105 lots. The lots range in size between 8,300 SF and 16,000 SF with one lot approximately 31,000 SF in size. Mr. Horton said he expected homes built to be in the 2,000 – 2,500 SF range in area.

Mr. Putnam reviewed the following comments from the Technical Review Committee:

- The sketch plan calls for two cul-de-sac roads. Section 156.42(E) states that if dead end streets are allowed they should end with a close instead of a cul-de-sac. Mr. Putnam indicated that the two cul-de-sacs are close enough that they could be connected.
- Public works has concerns that the elevations of the property may not allow gravity sewer lines and a lift station may be required. They asked the developer to verify elevations on the property to the nearest manhole.
- The fire department raised concerns that the two entrances on Black River Road may be too close together and that an accident may block both entrances.
- Public Works requested the water lines in the development be looped to provide consistent water pressure.

Mr. Putnam explained that normally an analysis of traffic data would be required, but in this instance it was not due to the recently completed traffic study of the entire Black River Road corridor. He also indicated that because the annexation of the property is still in process that approval of the annexation request by City Council should also be a condition of the approval.

After some discussion Mr. Deal made a motion to conditionally approve the sketch plan for 430 Black River Road pending meeting the following conditions:

- The annexation is approved with the requested zoning of R-6;
- The cul-de-sacs are removed and replaced by either connecting the two dead end streets (preferred option) or ending each street with a close; and
- Verify the distance between the two entrances is adequate with SCDOT.

Ms. Ogburn seconded the motion and the motion was approved unanimously.

### **Review of sketch plan for major subdivision at 491 Campbell Street**

Mr. Putnam referred to the sketch plan drawing provided and introduced Mr. Uthiem to describe the proposal. Mr. Uthiem explained the proposal was for a single family development consisting of 68 lots that would be divided into two phases; 23 lots in phase one and 45 lots in phase two. The average lot size of the development is 10,664 SF, or 0.24 acres. The development has one primary entrance on Ehrenclou Drive and an emergency access onto the portion of Bull Street adjacent to Cedars Cemetery.

Mr. Putnam reviewed the following comments from the Technical Review Committee:

- The sketch plan calls for two dead end roads. Section 156.42(E) states that if dead end streets are allowed they should end with a close instead of a cul-de-sac.
- The proposed plans only call for one primary entrance with an emergency entrance along the extended portion of Bull Street. Section 156.42(A)(2) of the Land Development Regulations requires developments with more than 30 lots to have two primary entrances. The committee also did not approve of having an entrance road that went through a portion of Cedars Cemetery.

- Public Works requested the developer connect the proposed water system to the 6-inch line at Bull and Campbell Streets.
- Public Works also noted that water and sewer service to the property has not been completed.

The commission discussed the emergency entrance to the neighborhood. The proposed emergency access would go through a section of Cedars Cemetery and the road would be within 15-20 feet of marked and unmarked grave sites. Commission members agreed that this location would be inappropriate for a road into the property. Commission members recommended the second access road go through the narrow strip of land that connected with Campbell Street at the intersection of the section of Bull Street adjacent to Trinity Apartments. Commission members also agreed that a fence should be installed to separate the property from the Cedars Cemetery property.

After further discussion, Ms. Ogburn made a motion to conditionally approve the sketch plan for 491 Campbell Street pending meeting the following conditions:

- The street network must be redesigned to remove the dead end streets or to have a close at the end;
- The plan must be redesigned to have the second entrance to the site exiting to the east to Campbell Street to line up with Bull Street and not use the proposed emergency access through Cedars Cemetery;
- The developer must install a fence approximately 110 feet in length to provide separation between the property and the cemetery;
- Water lines installed must connect to the existing 6-inch line at Campbell & Bull Streets to provide a looped system; and
- Construction of any infrastructure may not begin until the City of Camden has determined that water and sewer service is available to the site.

Mr. Moore seconded the motion and the motion was approved unanimously.

### **Review of elements for the Comprehensive Plan**

Mr. Putnam reviewed draft versions of the Cultural Resources, Transportation, and Priority Investment elements of the Comprehensive Plan. Mr. Putnam went through presentations on each element (see attached) and reviewed the goals and objectives of each element.

### **Discussion of possible amendment to the Zoning Ordinance regarding campers**

Mr. Putnam explained the Zoning Administrator had requested the ordinance be amended to prohibit people from living in campers. There are problems with a camper in a residential zoning district, and part of the problems involves someone living in a camper. The commission agreed to review a proposed amendment to prohibit living in campers at the next meeting.

There being no further business, Mr. Deal made a motion to adjourn, and Mr. Culp 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  
Chair