

**City of Camden  
Planning Commission  
October 16, 2018**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on October 16, 2018 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chair; Mr. Johnny Deal, Mr. Charles Wood, Mr. Brandon Moore, Ms. Peggy Ogburn and Mr. Shawn Putnam, Secretary. Commission members Mr. Kevin Culp and Mr. Byron Johnson were absent. Mr. Mitch McGuirt was also present.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the July 17, 2018, July 31, 2018 and September 18, 2018 meetings. Mr. Deal made a motion to accept the minutes with the following corrections: revise July 31 minutes to show all members present, and revise the September 18 minutes to show that Mr. Ligon was absent and Mr. Deal chaired the meeting. Ms. Ogburn seconded the motion, which was approved unanimously.

**Review of major subdivision for portion of 921 John G. Richards Road**

Mr. Putnam referred commission members to the sketch plan provided in the agenda packet. The proposal is for a single family residential development of 28 lots. The property is an 18.95-acre portion of 921 John G. Richards Road. Mr. Putnam noted that the property is currently in the process of being annexed, so approval of the annexation must be a condition of the sketch plan approval. Additionally, Mr. McGuirt has requested a variance to the requirement that a dead end street cannot be longer than 500 feet. Due to the configuration of the property, there is simply not enough room to design a street network without the long dead end street. Mr. McGuirt stated that currently the proposal is to have septic tanks for each lot but he is continuing discussion with the Public Works Department on the possibility of connecting to the city sewer system.

Mr. Ligon entertained a motion to conditionally approve the sketch plan with the condition that the annexation of the property is approved, and to approve a variance to the maximum length of a dead end street. Ms. Ogburn made the motion, and Mr. Wood seconded the motion which was approved unanimously.

**Review of preliminary plat for major subdivision at 491 Campbell Street**

Mr. Putnam requested the commission defer review of the preliminary plat for a future meeting. It was determined that Public Works did not receive a full set of plans until the day before the meeting and that this created some concerns regarding utility easements that need to be worked out before approval could be given. The commission agreed to defer review of the preliminary plat to a future meeting.

## **Review of request for consultation on replacement of a communication antenna**

Mr. Putnam stated he received a letter from Environmental Corporation of America asking if the Planning Commission would like to be a consulting party as part of the environmental review to replace a communication antenna on the city water tower on Church Street. After some discussion Mr. Wood made a motion that the Planning Commission not be a consulting party in the review. Mr. Moore seconded the motion which was approved unanimously.

There being no further business, Mr. Wood made a motion to adjourn, and Mr. Moore 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