

**City of Camden
Planning Commission
November 20, 2018**

Minutes

The City of Camden Planning Commission met for a regular meeting on November 20, 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, Mr. Kevin Culp, Mr. Greg Younghans and Mr. Shawn Putnam, Secretary. Mr. Mitch McGuirt was also present.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the October 16, 2018 meeting. Mr. Deal made a motion to accept the minutes and Mr. Wood seconded the motion, which was approved unanimously.

Consideration of annexation request for property on John G. Richards Road

Mr. Putnam referred Commission members to the annexation petition included in their packets. The annexation consists of four parcels; a portion of 242-00-00-036 approximately 18.95 acres in area, a portion of 242-00-00-036 approximately 120 acres in area, 817 John G. Richards Road and 819 John G. Richards Road. The applicant, Mr. McGuirt, has requested the 18.95 portion have the R-10 zoning classification and the other parcels have the R-15 zoning classification.

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. Ms. Ogburn moved to close the public hearing and Mr. Wood seconded the motion. The motion was approved unanimously.

Mr. Deal made motion to recommend City Council annex the properties as follow: a portion of 242-00-00-036 approximately 18.95 acres in area with an interim zoning classification of R-10, and a portion of 242-00-00-036 approximately 120 acres in area, 817 John G. Richards Road and 819 John G. Richards Road with an interim zoning classification of R-15. Mr. Wood seconded the motion which was approved unanimously.

Review sketch plan for major subdivision for an 18.95-acre portion of 921 John G. Richards Road

Mr. Putnam referred commission members to the sketch plan provided in the agenda packet. This is the same property the Commission approved a subdivision for at the October meeting. However, Mr. McGuirt has revised the proposal to increase the number of lots from 28 to 39 after working with the Public Works Department to be able to connect to the city sewer system instead of using septic tanks. Mr. McGuirt has requested two variances for this plan. One is for

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. The second variance is to the requirement to require two entrances for a development containing more than 30 lots. There is no feasible way to add an additional entrance due to the configuration of the property.

Mr. Moore made a motion to approve the sketch plan with two variances: to the requirement regarding the maximum length of a dead end street, and to the requirement that a development with more than 30 lots must have more than one entrance. Ms. Ogburn seconded the motion which was approved unanimously.

Presentation of amendment to Zoning Ordinance regarding Master Planned District

Mr. Putnam explained that the Master Planned District (MPD) is an alternative to using a Planned Development District (PDD) for developments that do not fit neatly into a standard zoning district. The use of a PDD is more restrictive now after the state Supreme Court ruled that a PDD must be a mixed use development. The MPD would be similar to a PDD but have three main differences. First, there would not be a mixed use requirement. This would allow a residential development with different types of housing and different densities to be allowed. Second, private roads would not be allowed as they are in a PDD. Last, the types of uses allowed would be more restrictive. In a PDD it is up to the applicant to decide which uses are allowed. In a MPD the allowed uses would be restricted by the underlying zoning of the property and the adjacent property.

Mr. Ligon entertained a motion to open the public hearing. Ms. Ogburn moved to open the public hearing, and Mr. Deal 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. Wood moved to close the public hearing and Mr. Culp seconded the motion. The motion was approved unanimously.

Ms. Ogburn made a motion to recommend approval of the amendment to the zoning ordinance to add a Master Planned District as presented. Mr. Moore seconded the motion which was approved unanimously.

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

Shawn Putnam
Secretary

Bill Ligon
Chair