



Ordinance # 2014-O-03
Amendment to the Camden Zoning Ordinance Revising the Review
and Approval Process for Changes to the Text of the Zoning
Ordinance and the Zoning Map

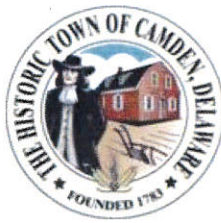
WHEREAS, The Zoning Ordinance of the Town of Camden was officially adopted on February 7, 2011, and

WHEREAS, this amendment revises the review and approval process for changes to the text of the aforementioned Zoning Ordinance and the Zoning Map of the Town of Camden by repealing Section 240-46 (Changes and Amendments) of Article V (Administration and Enforcement) in its entirety, and replacing it with the following:

Section 240-46 Changes and Amendments

The Town of Camden may, from time to time, amend, supplement, change or modify by ordinance the number, shape, area or boundaries of the districts or the regulations herein established. Any such amendment may be initiated by the Town Council or by motion of the Planning Commission or by petition of any property owner addressed to the Town Council.

- A. All proposed amendments whether an amendment in text or a modification in districts (rezonings), shall be first submitted to the office of the Town Manager in writing at least 30 days in advance of the next meeting of the Planning Commission. The Town Manager may assign other town employees to process and /or review a proposed amendment. The Planning Commission shall review the proposal at the next meeting, at which time consideration shall be given to the relation of the proposed change to the general purpose and intent of this Zoning Ordinance, the Land Use and Subdivision Regulations, and the Comprehensive Plan, and the facts existing in the vicinity of the proposed change which may warrant a change to the district boundaries (rezoning) or to the rules and regulations (text) of the Zoning Ordinance.
- B. Subsequent to the Planning Commission's review and recommendation to the Town Council, a notice shall be published in a newspaper of general circulation in the Town of Camden setting forth the time and place of public hearing by the Town Council. The newspaper notice shall be published not later than 15 days prior to the Town Council's hearing date. A similar notice shall be posted on the Town website and bulletin board.
- C. Review of Amendment
 - (1) The Planning Commission's recommendation shall accompany the amending ordinance proposing an amendment to the text of this Zoning Ordinance or the Zoning Map when it is presented to the Camden Town Council for official action. No amendment, supplement, change or modification or repeal by the Camden Town Council shall become effective until after a Public Hearing has been held at which time all interested parties and citizens shall have an opportunity to be heard.



(2) Following its public hearing, the Town Council may make appropriate changes or corrections in an ordinance or proposed amendment, provided however, that no additional land may be zoned to a different classification than as contained in the public notice without an additional public hearing after notice as required in parts A and B of this Section.

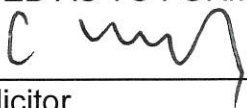
D. Reapplication for Amendment: No application for an amendment, supplement, change or modification or repeal requesting the same relief in regard to the same property shall be received for a period of one (1) year following the decision in the matter by the Camden Town Council.

WHEREAS, the Town of Camden Mayor and Council held a public hearing on November 3, 2014, soliciting public comment relative to the aforementioned text changes to the existing Zoning Ordinance, and

WHEREAS, the Town of Camden Mayor and Council held first and second readings of this ordinance at their regular monthly meetings on November 3, 2014, and December 1, 2014 respectively.

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Mayor and Council of the Town of Camden on this 1st day of December, 2014, that this public body adopts this amendment to the Town of Camden Zoning Ordinance thus revising the review and approval process for changes to the Text of the Zoning Ordinance and the Zoning Map. **THE CAMDEN MAYOR AND COUNCIL** further ordains that this ordinance shall take effect upon adoption.

APPROVED AS TO FORM:



Town Solicitor

ATTEST:



Town Manager

11-03-14

First Reading Date

12-01-14

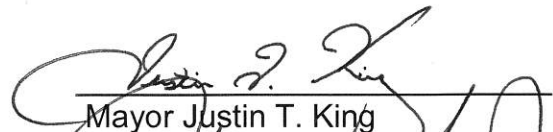
Second Reading Date

11-03-14

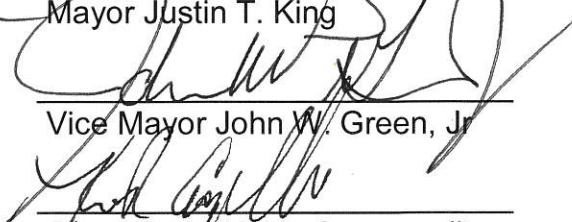
Public Hearing Date

12-01-14

Adoption Date




Mayor Justin T. King



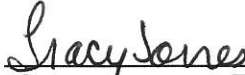
Vice Mayor John W. Green, Jr.



Councilman Kevin Casquarelli



Councilman Larry Dougherty, Sr.



Councilwoman Tracy Torres