



**STAFF REPORT – SUBDIVISION (SKETCH PLAN)**  
**PREPARED BY: Shawn Putnam**  
**DATE: November 16, 2023**

General Information

Property Owner: Carlyle Development, LLC

Applicant (if other than owner):

Project Name: The Paddocks at Camden

Requested Action: Major subdivision

Reason for Request: Residential development consisting of single-family houses and townhomes

Location: 1128 Chesnut Street, 1130 Chesnut Street, 2200 Carter Street, 1886 Greene Street Extension

Existing Zoning: R-10 (1886 Greene Street Extension), R-15 (2200 Carter Street), R-6 in county (1128 Chesnut Street, 1130 Chesnut Street).

Size: All parcels combined = 310.88 acres

Existing Land Use: Equestrian training facility

Surrounding Land Uses:      North: Undeveloped  
   South: Residential, recreation  
   East: Residential, golf course  
   West: Residential, Park

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: A portion of property is in AE flood zone

Description of Project: Construct a development that contains a total of 795 lots; project includes single-family homes and townhomes.



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Analysis

Compliance with Design Standards and Required Improvements

156.41	General Site Design Standards	OK
156.42	Streets	OK
156.43	Curb and Gutter	OK
156.44	Signage and Names	N/A
156.45	Easements	OK
156.46	Blocks	OK
156.47	Lots	OK
156.48	Sidewalks	OK
156.52	Sanitary Sewer and Water Supply Systems	OK
156.53	Fire Hydrants & Fire Department Access	OK
156.54	Surveys and Markings	OK

Review Committee Comments

Fire: OK  
 Historic Landmarks Commission: N/A  
 Planning: OK  
 Planning Commission: OK  
 Public Works: OK

Facts & Findings

The proposed development is comprised of four parcels: 1128 Chesnut Street, 1130 Chesnut Street, 2200 Carter Street, 1886 Greene Street Extension. These parcels combined are approximately 310.88 acres. The developer requested to convert the property into a residential development using the Master Planned District (MPD) zoning classification. The MPD designation provides flexibility in the development of land through an approved site plan.

Overview

The proposal calls for a total of 795 lots, which includes 140 townhomes and 655 single-family homes. Based on the total acreage of the site, this will result in a density of 2.56 units/acre. This density is comparable to the 2.5 units/acre maximum density in an R-15 zoning district. This is also a lower density than other developments recently approved, such as Meadow Springs (4.01 units/acre), Carriagebrook (2.87 units/acre), and Oldfield Plantation (4.52 units/acre). The



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development would be built in five phases as follows: Phase 1 (134 lots), Phase 2 (201 lots), Phase 3 (192 lots), Phase 4 (131 lots), and Phase 5 (124 lots). The developer expects a 7-10 year period for total build out of the project. Lots for the single-family homes will range from approximately 7,000 square feet to 12,420 square feet.

The proposed minimum setbacks for the single-family homes are 15 feet (front), 5 feet (side) and 20 feet (rear). The MPD zoning requires a minimum 20 foot natural buffer around the perimeter of the entire project site. The site plan complies with that requirement, and the buffer exceeds 20 feet in several areas.

Open Space

The development includes approximately 111.59 acres of open space, which includes approximately 37.58 acres of wetlands. This is approximately 35% of the total area of the site. Section 157.140(A)(1) requires developments with more than 20 single-family dwellings to have a minimum of 10% of the total area as open space. None of the development encroaches into the wetlands or floodplain area. Not counting the wetlands, the site include approximately 74.01 acres of open space, which is more than double the required amount. The open space also include approximately 2.36 miles of trails, and this will include a connection to the trail in Scott Park. The development will also include a clubhouse, pool and pickleball courts. All amenities and open space will be maintained by an established homeowners association.

Traffic Impacts

A traffic impact analysis was conducted for the development by a professional engineering firm. Traffic to and from the site will use a proposed extension of Chesnut Street (S-76); a proposed access (Access 1) on Battleship Road (S-194) approximately 2900 feet south of Carter Street (S-393) aligned with Five Bridge Road (S-198); a proposed access (Access 2) on Carter Street (S-393) about 2650 feet north of Chesnut Street (S-76); and a proposed access (Access 3) on Carter Street (S-393) approximately 2650 feet north of Chesnut Street (S-76) aligned with Access 2. The analysis determined that a right-turn lane would be required on Battleship Road at Access 1, a dedicated left turn signal would be required at the intersection of Battleship Road and Dekalb Street, and an additional right only turn lane would be required on the southbound side of Battleship Road at the intersection with Dekalb Street. The analysis states that with these improvements the existing roads can accommodate the anticipated traffic volumes produced by the development.



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Utilities

The City will be the provider for electric, water and sewer utilities. Access to water and sewer lines is currently available at the project site. Electric lines will need to be upgraded from single phase to three phase service to provide looped service to the site, which will provide enough power for the site and increase reliability for the site and the surrounding areas. Nearly all of the utilities installed for the project site will be located underground. The City has sufficient capacity to provide adequate water service. There is sufficient capacity to provide sewer service for the initial phases of the project. A proposed upgrade to the sewer treatment plant is pending state approval that would increase the capacity of the treatment plant to meet the needs of this and other developments. The developer is responsible for the costs of installing all water, sewer, stormwater and streets improvements within the development site. The City would assume maintenance responsibility for streets and water, sewer, electric, and stormwater infrastructure within the street ROW after full build out of the development.

The developer has consulted with the Kershaw County School District on effects the development would have on the school system. The district indicated that the schools in the city (Camden Elementary, Camden Middle, and Camden High) would be able to accommodate the estimated number of students from the development in the initial phases. The middle and high schools have capacity to absorb more students and could possibly have additions added to absorb the additional growth after the initial phases. Camden Elementary is more problematic due to the location and small site size. Camden Elementary would not be able to be expanded to accommodate the growth after the initial phases. This situation might then lead to redrawing attendance lines to shift enrollment to Jackson Elementary and Pine Tree Elementary where there is more capability for expansion or possibly bring about the need for an additional elementary school. The district has also reminded the City of Camden and the developer that the proposed owner occupied homes do not generate operational taxes for the school district due to Act 388 and could lead to additional strain on the General Fund budget similar to the impact seen due to development all across the county.

Compliance with Comprehensive Plan

The proposed development is consistent with several goals, objectives and strategies in the Comprehensive Plan. These goals and objectives are listed below.

Goal 3.1. Encourage a broad range of housing opportunities and a balance of housing types to meet the current and future needs of Camden residents.



**STAFF REPORT – SUBDIVISION (SKETCH PLAN)**  
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Objective 3.1.1. Promote the development of a diverse housing stock to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and lifestyle preferences.

Strategy 3.1.1.1. Promote housing choice throughout the City to include single-family homes, town homes, patio homes, and multi-family developments in appropriate areas.

Goal 10.2. Enable and promote land use development that meets the current and future needs of Camden residents and businesses.

Objective 10.2.1. Remove barriers and promote development of a broad range of housing choices to meet the needs of residents and accommodate a variety of economic levels, age groups, and preferences.

Strategy 10.2.1.2. Encourage new and innovative approaches to residential development that will expand housing options.

The development meets these goals, objectives and strategies by using the flexibility provided by the Master Planned District (MPD) zoning classification to provide single-family detached homes of varying sizes as well as townhomes. The development will include housing units that range in size from 1,500 – 4,500 square feet in size. This will provide a wide variety of housing types within the same development, which will allow for families of differing income levels to have access to housing options.

Goal 10.1. Protect and preserve the rich history and unique character of the City while encouraging complimentary and appropriate growth.

Objective 10.1.2. Preserve and build upon Camden’s established and successful development patterns.

Strategy 10.1.2.1. Promote sustainability by encouraging or requiring new development to utilize existing infrastructure and providing pedestrian and vehicular connectivity to existing residential developments and commercial and recreational uses where possible.

Strategy 10.1.2.4. Promote and facilitate compatible infill development where appropriate.

Promoting development in areas where infrastructure already exists is the most responsible way for a city to grow. This development is in an area where the city already has water, sewer and electric infrastructure in place. The only utility need will be to upgrade the electric infrastructure from single phase to three phase service. This will provide enough electricity to the development while providing additional redundancy in the electric grid for the surrounding area. The city has sufficient capacity to provide water and sewer service for the development. The site is surrounded by existing roads, so the only new roads needed are those internal to the development.



**STAFF REPORT – SUBDIVISION (SKETCH PLAN)**  
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**DATE: November 16, 2023**

Goal 5.2. Protect and preserve the land resources of the City.

Objective 5.2.4. Establish, protect and expand natural area and open spaces of the City.

Strategy 5.2.4.5. Continue to require open space in larger multi-family residential developments, manufactured home parks, and single-family residential developments, while exploring expanded requirements to apply to additional types of new developments and uses.

Goal 5.3. Preserve and protect the water resources of the City of Camden.

Objective 5.3.4. Protect the existing wetland resources of the City.

Goal 10.4. Expand and promote opportunities for recreation.

Objective 10.4.1. Expand public access to parks, trails, and greenways.

The development proposal includes approximately 111 acres of open space. This is more than three times the amount of open space required by the zoning ordinance. The open space areas will include a clubhouse, pool, pickleball courts, and approximately 2.3 miles of trails. The trails within Phase 1 of the project will include a connection to the trail around the perimeter of Scott Park. This will allow residents to go from the development to Scott Park, then to Woodward Park via the Sweet Gum Trail. From Woodward Park residents can access the sidewalk along Dekalb Street. The open space in the development include approximately 37 acres of wetlands, and the project is designed to not allow any encroachment into the wetland or floodplain areas.

### Annexation

Two of the parcels included in this development, 1128 and 1130 Chesnut Street, would need to be annexed into the city limits to be included in the project. These parcels are part of an area not in the city but surrounded by property that is in the city limits. This is commonly referred to as a “donut hole.” Annexation of these parcels would reduce the size of this donut hole by 67%. It is in the best interest of the city to reduce donut holes in order to provide services in the most efficient manner possible.

The property is currently zoned R-6 in the county. The R-6 zone allows for single-family detached homes, duplexes, triplexes, quadplexes, townhomes, apartments, and manufactured homes. The maximum density allowed in this zoning district is 6.71 units/acre. The City has a policy to not extend new sewer service to properties outside the city limits, so all of these units would be on septic systems. The minimum lot size in the R-6 zone for any lot on a septic sewer system is one-half acre, or 21,780 SF.



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Fiscal Analysis

City staff conducted a fiscal analysis of this development. The findings are as follows:

Estimated capacity fees at buildout

Water capacity fees: \$1,667,000

Sewer capacity fees: \$3,126,000

Estimated Development Impact Fees at buildout

Parks and Recreation: \$2,700,000

Fire Protection: \$976,000

Municipal Facilities: \$316,000

Estimated utility revenue at buildout

Water: \$371,000

Sewer: \$580,000

Electric: \$1,900,000

Estimated city property tax revenue: \$497,000

Staff Recommendation

Based on the information above staff recommends the following:

- Planning Commission recommends that City Council not annex the property until such time that a Development Agreement is ready for approval.