

Annexation and Rezoning Request: 1128 & 1130 Chesnut

Rezoning Request: 1886 Greene & 2200 Carter



Planning Commission

11-21-2023

**Strong Towns**

~230 acres in County

~30 Acres Wetlands

~230 Acres

R-6 (6.71 Units/Acre)  
SF detached homes, duplexes,  
triplexes, quadplexes,  
townhomes, apartments, and  
manufactured homes.  
15,000 ft<sup>2</sup> lots + 5,000 ea unit

~1,000 + units over +/- 191  
Acres with 10% open space



~90 acres in City

R-15 (2.5 Units/Acre)  
15,000 ft<sup>2</sup> lots  
~107 Units

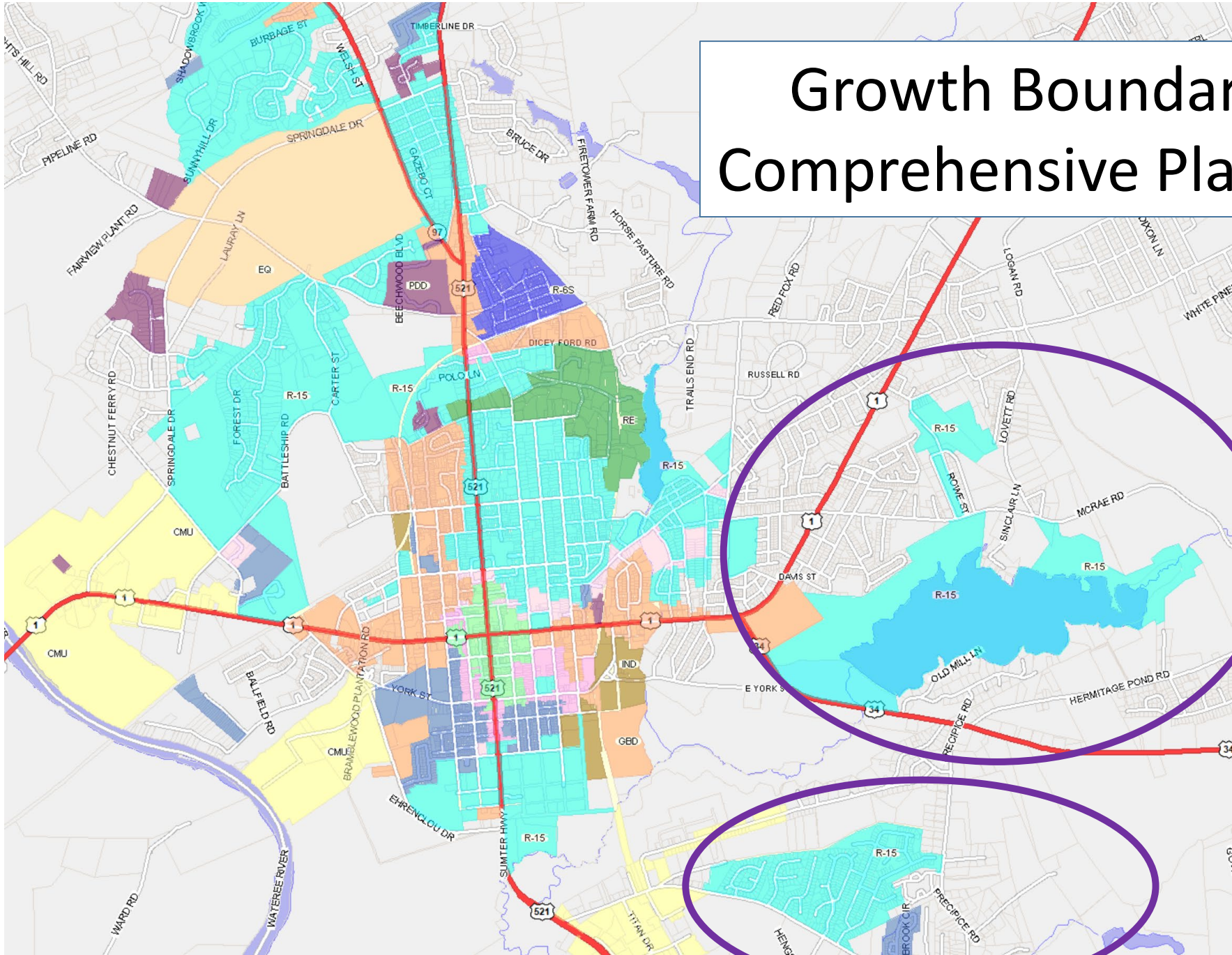
R-10 (5 Units/Acre)  
10,000 ft<sup>2</sup> lots  
~20 Units

~127 Units over +/- 43  
Acres with 10% Open  
Space

The biggest development in City of Camden or is it 5 smaller developments



# Growth Boundaries Comprehensive Planning





# Sustainable Value/Acre

52

42

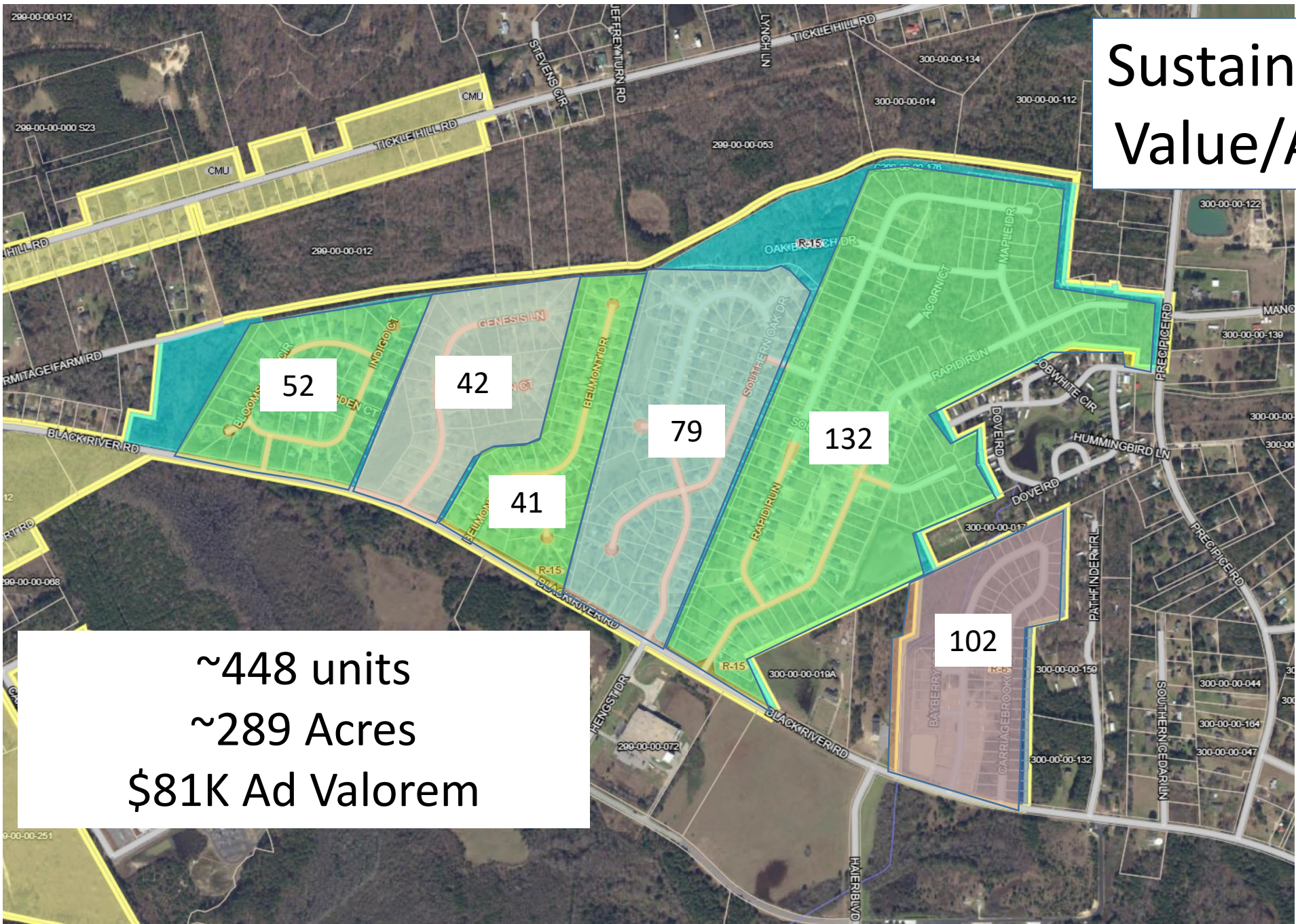
79

132

41

102

~448 units  
~289 Acres  
\$81K Ad Valorem







# Request

*Donut Hole*

Annexation is not a right or entitlement

Annexation should be in the best interest of City Residents and Shareholders (business)

“Donut Hole” surrounded by city limits with COC Zoning

Should be a net positive for municipal residents by expanding the city tax base.

Should not place a financial burden on existing municipal residents to expand services

The revenues, taxes (LOST, Htax), and fees should be **“adequate”** to fund the ongoing maintenance liability of second life cycle costs.

The legislative body (council) has the duty to weigh all the relevant factors and make an informed decision regarding long range benefits.





*Donut Hole*

Voluntary Annexation of ~230 Acres  
into City Limits using 100% method of annexation.

Existing Land Use: Equestrian Training Facility

City of Camden provides water, electric, fire protection  
City does not provide Road, sidewalk, stormwater, or sanitation

~230 Acres

**R-6** (6.71 Units/Acre) Kershaw County Zoning

Permitted by right Development

SF detached homes, duplexes, triplexes, quadplexes,  
townhomes, apartments, and manufactured homes.  
15,000 ft<sup>2</sup> lots + 5,000 ea unit

~1,000 + units over +/- 191 Acres with sewer  
( Excluding wetlands and 10% open space)



~230 acres in County

~90 acres in City



Rezoning?



~90 acres in City

~127 Units over +/- 43 acres

Current City Ad Valorem ~\$56.00

**Permitted by right development**

107 Move up Homes \$483K-\$698K( \$590K Avg.)

Ad Valorem ~\$ 60,000 Annually

Water Revenue ~\$ 50,000 Annually

Sewer Revenue ~\$ 79,000 Annually

Electric Revenue ~\$209,000 Annually (1,000kWh)

Current City Ad Valorem ~\$2.32

**Permitted by right development**

20 Townhomes \$ 267K-\$312K ( \$289K Avg.)

Ad Valorem ~\$ 5,440 Annually

Water Revenue ~\$ 9,000 Annually

Sewer Revenue ~\$ 14,600 Annually

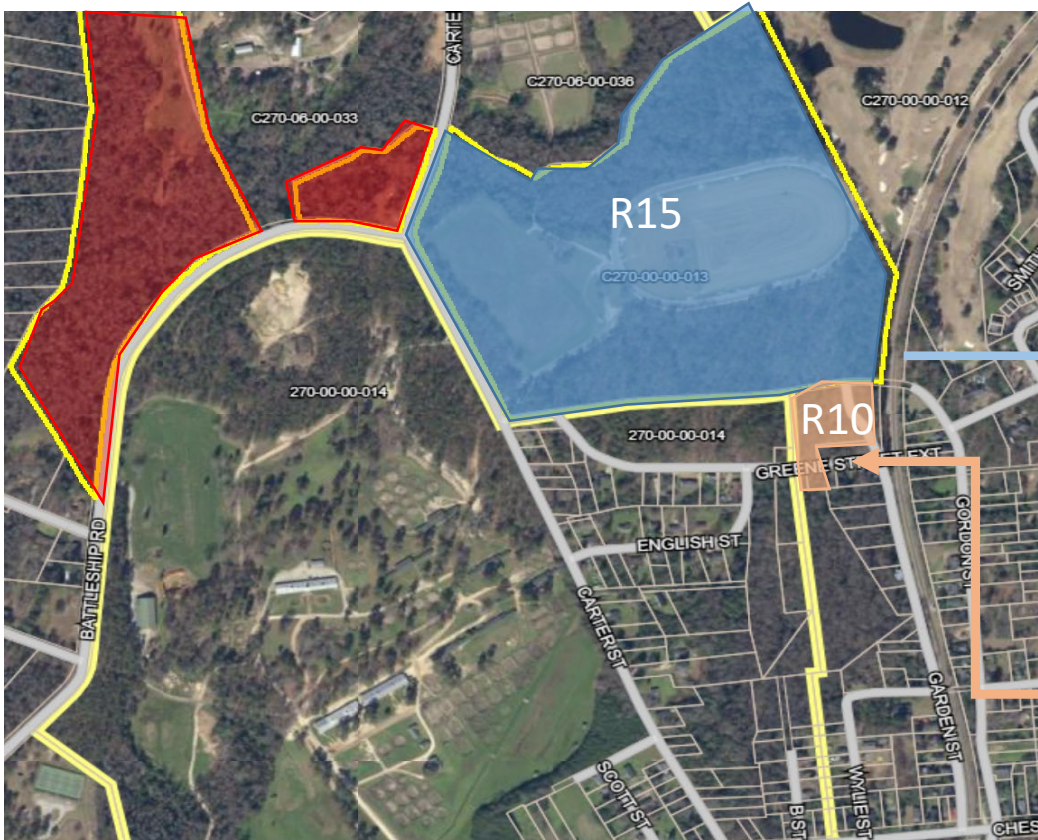
Electric Revenue ~\$ 40,000 Annually (1,000kWh)

**Fees/Unit**

Water \$2,100 /Unit X 127 Units= \$266,700

Sewer \$3,937 /Unit X 127 Units= \$499,999

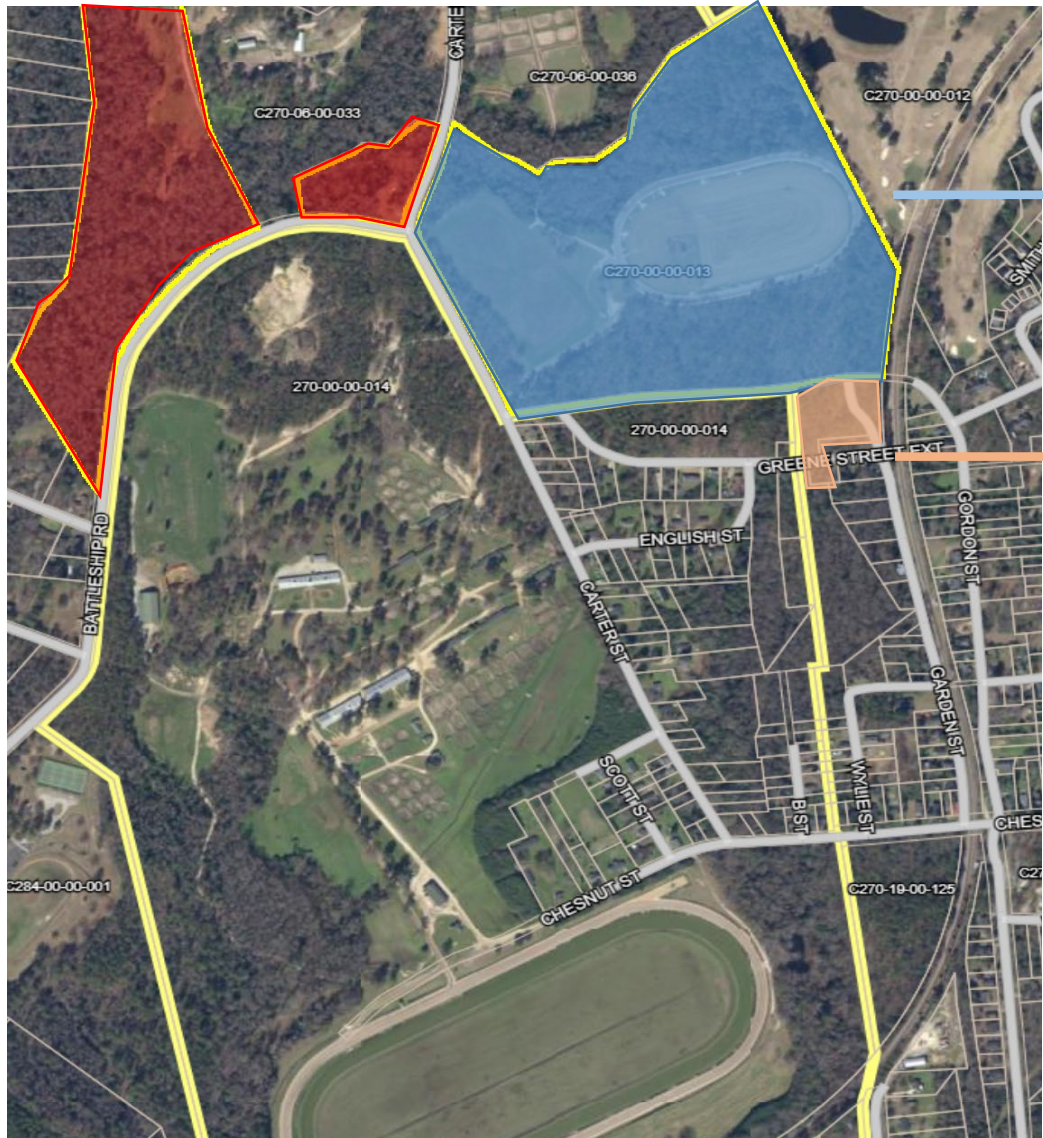
Impact Fee \$5,074 /Unit X 127 Units= \$644,398



Proposed Product Information

Unit Count	Proposed Product Type	Square Footage		Bedroom Count		Bathroom Count		Garage Bays		Target Sales Price	
		From	To	From	To	From	To	From	To	From	To
1	140 Town Homes	1,500	1,750	2	3	2.5	3.0	1	2	\$267,750	\$312,375
2	111 Cottage Homes	1,750	2,750	2	3	2.5	3.0	1	2	\$312,375	\$490,875
3	114 Value Homes	2,000	2,750	3	4	2.5	3.5	1	2	\$357,000	\$490,875
4	143 Move-up Homes	2,250	3,250	3	4	2.5	3.5	2	3	\$483,750	\$698,750
5	161 Luxury Homes	2,500	3,500	4	5	3.5	4.5	2	3	\$543,750	\$761,250
6	100 Estate Homes	3,000	4,000	4	5	3.5	4.5	3	4	\$660,000	\$880,000
7	13 Equestrian Homes	3,500	4,500	4	5	3.5	4.5	3	4	\$770,000	\$990,000
	782 Weighted Average	2,176	3,006	3	4	3	4	2	3	\$441,927	\$610,655





~90 acres in City

R-15 (2.5 Units/Acre)  
15,000 ft<sup>2</sup> lots  
~107 Units

R-10 (5 Units/Acre)  
10,000 ft<sup>2</sup> lots  
~20 Units

~127 Units over +/- 43  
Acres with 10% Open  
Space

Rezoning Request: 1886 Greene & 2200 Carter  
Master Plan District



~230 acres in County

~230 Acres

R-6 (6.71 Units/Acre)

SF detached homes, duplexes,  
triplexes, quadplexes,  
townhomes, apartments, and  
manufactured homes.

15,000 ft<sup>2</sup> lots + 5,000 ea unit

~1,000 + units over +/- 191

Acres with 10% open space



Annex and Rezone 1128 & 1130 Chesnut to  
Master Plan District



# Paddock Oaks

SITE DATA	
TAX MAP NO.:	270-00-00-014 & 270-19-00-001 (KERSHAW COUNTY) C270-00-00-013 & C270-15-00-003 (CITY OF CAMDEN)
SITE AREA:	±310.88 AC
EXISTING ZONING:	R-6 (KERSHAW COUNTY) & R-15 (CITY OF CAMDEN)
PROPOSED ZONING:	MPD (RESIDENTIAL)
<b>SETBACKS &amp; BUFFERS:</b>	
EXTERIOR PERIMETER BUFFER:	20'
FRONT:	15' MINIMUM
SIDE:	5' MINIMUM
REAR:	20' MINIMUM
<b>PROPOSED ROADWAY:</b>	
	±33,582 LF (50' PUBLIC R.O.W.)
	± 853 LF (66' PUBLIC R.O.W.)
	±34,435 TOTAL LF
<b>PROPOSED LOTS/UNITS:</b>	
	140 TH UNITS (18' X 100' INT. W/ 30' END UNITS)
	111 SFR LOTS (52' X 135' TYP.) (COTTAGE)
	114 SFR LOTS (52' X 120' TYP.) (VALUE)
	143 SFR LOTS (62' X 120' TYP.) (MOVE UP)
	161 SFR LOTS (72' X 135' TYP.) (LUXURY)
	100 SFR LOTS (92' X 135' TYP.) (ESTATE)
	13 OR 26 SFR LOTS (104' OR 52' X 135' TYP.) (EQUESTRIAN OR VALUE)
	782 OR 795 TOTAL LOTS/UNITS
<b>PROPOSED DENSITY:</b>	
	±2.52 OR 2.56 UNITS/ACRE
<b>PROPOSED OPEN SPACE:</b>	
	±111.59 AC (±35%)

PROPOSED DEVELOPMENT PHASE SCHEDULE:	
PHASE I:	09/2025 - 04/2029
PHASE II:	09/2026 - 02/2032
PHASE III:	09/2028 - 11/2029
PHASE IV:	05/2028 - 09/2032
PHASE V:	07/2029 - 11/2032

(SEE PHASING PLAN AND APPENDIX F OF STATEMENT OF INTENT FOR MORE DETAILS ON PROPOSED PROJECT CLOSINGS TIMELINE)

SITE LEGEND	
	18' & 30' TOWNHOME UNITS (140 UNITS)
	52' COTTAGE LOTS (111 LOTS)
	52' VALUE LOTS (114 LOTS)
	62' MOVE UP LOTS (143 LOTS)
	72' LUXURY LOTS (161 LOTS)
	92' ESTATE LOTS (100 LOTS)
	FLEX LOTS: (113) 104' WIDE EQUESTRIAN OR (26) 52' WIDE VALUE LOTS)
	OPEN SPACE
	ASPHALT PAVEMENT SECTION
	20' VEGETATIVE BUFFER
	SIDEWALK
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	FLOODPLAIN
	PROPOSED R/W
	PROPOSED C/L ROAD
	PROPOSED E.O.P.
	PROPOSED WALKING TRAIL

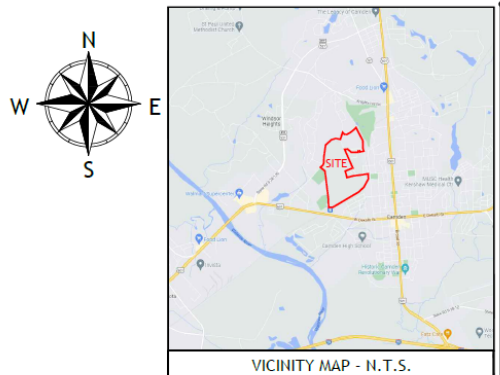
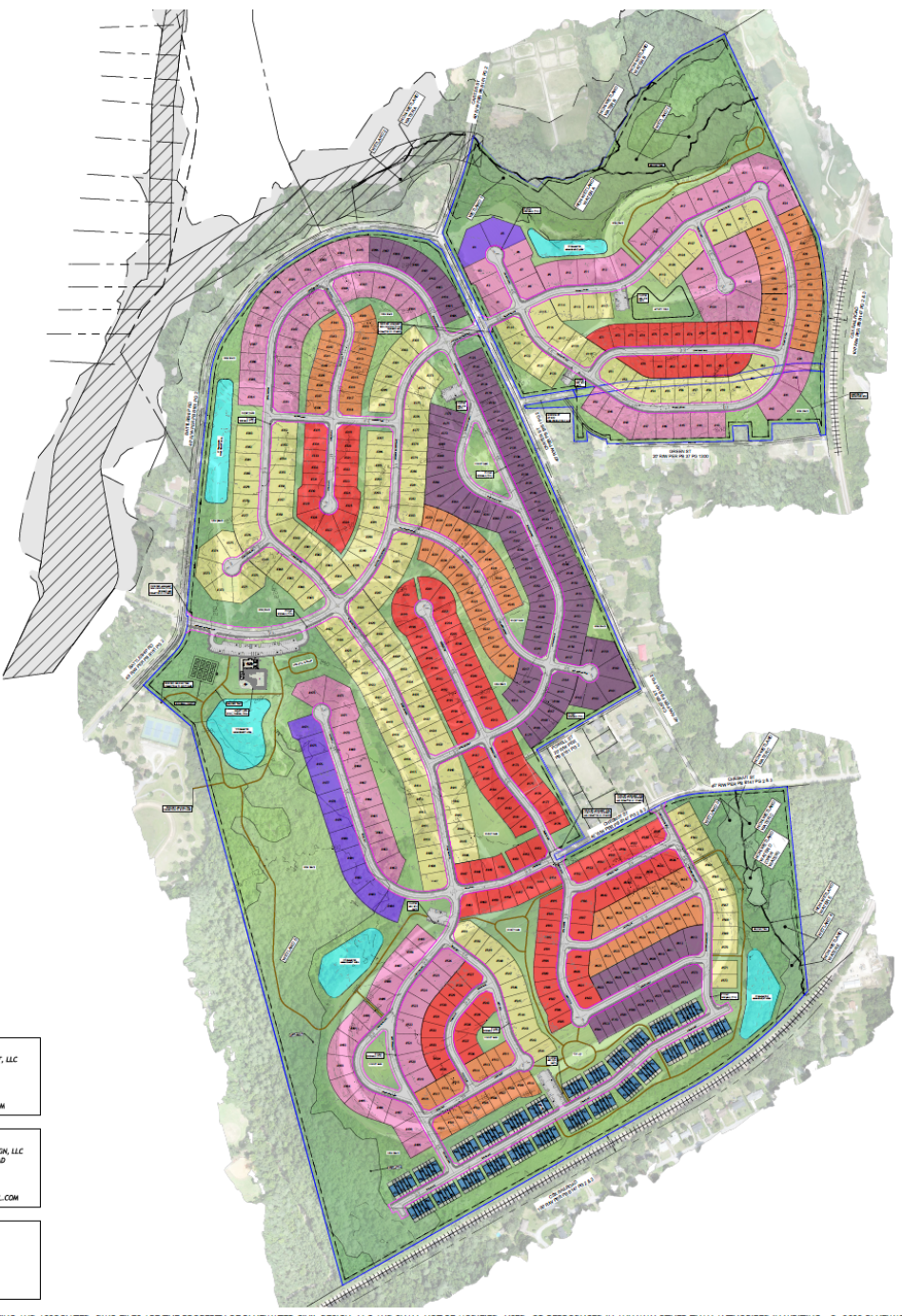
DEVELOPER	
COMPANY:	CARLYLE DEVELOPMENT, LLC
ADDRESS:	11 SUMMIT LANE GREENVILLE, SC 29607
PHONE:	303-528-1200
CONTACT:	STUART GRANT
EMAIL:	SGRANT@CDGMAIL.COM

CIVIL ENGINEER	
COMPANY:	BLUEWATER CIVIL DESIGN, LLC
ADDRESS:	718 LOWMEDE HILL ROAD GREENVILLE, SC 29607
PHONE:	864-234-4202
CONTACT:	PAUL HARRISON, P.E.
EMAIL:	PAUL@BLUEWATERCIVIL.COM

SURVEYOR	
COMPANY:	EAS PROFESSIONALS
ADDRESS:	9 PINEBARK ROAD GREENVILLE, SC 29607
PHONE:	864-234-7368
CONTACT:	DANIEL STILES
EMAIL:	DSTILES@EASPRO.COM

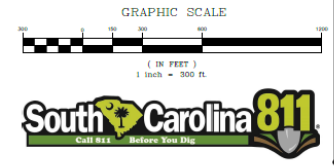


Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
1	3000.00 SF	21	3000.00 SF	41	1800.00 SF
2	1800.00 SF	22	1800.00 SF	42	1800.00 SF
3	1800.00 SF	23	1800.00 SF	43	3000.00 SF
4	1800.00 SF	24	1801.12 SF	44	3000.00 SF
5	3000.00 SF	25	3039.72 SF	45	1800.00 SF
6	3000.00 SF	26	3000.00 SF	46	1800.00 SF
7	1800.00 SF	27	1800.00 SF	47	1800.00 SF
8	1800.00 SF	28	1800.00 SF	48	1800.00 SF
9	1800.00 SF	29	1800.00 SF	49	3000.00 SF
10	3000.00 SF	30	1800.00 SF	50	3000.00 SF
11	3000.00 SF	31	3000.00 SF	51	1800.00 SF
12	1800.00 SF	32	3000.00 SF	52	1800.00 SF
13	1800.00 SF	33	1800.00 SF	53	1800.00 SF
14	1800.00 SF	34	1800.00 SF	54	1800.00 SF
15	3000.00 SF	35	1800.00 SF	55	3000.00 SF
16	3000.00 SF	36	1800.00 SF	56	3000.00 SF
17	1800.00 SF	37	3000.00 SF	57	1800.00 SF
18	1800.00 SF	38	3000.00 SF	58	1800.00 SF
19	1800.00 SF	39	1800.00 SF	59	1800.00 SF
20	3000.00 SF	40	1800.00 SF	60	1800.00 SF

Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
61	3000.00 SF	81	1800.00 SF	101	1800.00 SF
62	3000.00 SF	82	1800.00 SF	102	1800.00 SF
63	1800.00 SF	83	1800.00 SF	103	3000.00 SF
64	1800.00 SF	84	1800.00 SF	104	3000.00 SF
65	1800.00 SF	85	3000.00 SF	105	1800.00 SF
66	1800.00 SF	86	3000.00 SF	106	1800.00 SF
67	3000.00 SF	87	1800.00 SF	107	1800.00 SF
68	3000.00 SF	88	1800.00 SF	108	3000.00 SF
69	1800.00 SF	89	1800.00 SF	109	3000.00 SF
70	1800.00 SF	90	1800.00 SF	110	1800.00 SF
71	1800.00 SF	91	3000.00 SF	111	1800.00 SF
72	1800.00 SF	92	3000.00 SF	112	1800.00 SF
73	3000.00 SF	93	1800.00 SF	113	1800.00 SF
74	3000.00 SF	94	1800.00 SF	114	3011.46 SF
75	1800.00 SF	95	1800.00 SF	115	1817.87 SF
76	1800.00 SF	96	1800.00 SF	116	1826.12 SF
77	1800.00 SF	97	3000.00 SF	117	1833.78 SF
78	1800.00 SF	98	3000.00 SF	118	3087.87 SF
79	3000.00 SF	99	1800.00 SF	119	3000.00 SF
80	3000.00 SF	100	1800.00 SF	120	1800.00 SF

Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
121	1800.00 SF	141	1800.00 SF	161	1800.00 SF
122	1800.00 SF	142	1800.00 SF	162	1800.00 SF
123	3000.00 SF	143	3000.00 SF	163	1800.00 SF
124	3000.00 SF	144	3000.00 SF	164	1800.00 SF
125	1800.00 SF	145	1800.00 SF	165	1800.00 SF
126	1801.12 SF	146	1800.00 SF	166	1800.00 SF
127	1814.16 SF	147	1800.00 SF	167	1800.00 SF
128	3101.67 SF	148	1800.00 SF	168	1800.00 SF
129	3000.00 SF	149	1800.00 SF	169	1800.00 SF
130	1800.00 SF	150	1800.00 SF	170	1800.00 SF
131	1800.00 SF	151	1800.00 SF	171	1800.00 SF
132	1800.00 SF	152	1800.00 SF	172	1800.00 SF
133	1800.00 SF	153	1800.00 SF	173	1800.00 SF
134	3000.00 SF	154	1800.00 SF	174	1800.00 SF
135	3000.00 SF	155	1800.00 SF	175	1800.00 SF
136	1800.00 SF	156	1800.00 SF	176	1800.00 SF
137	1800.00 SF	157	1800.00 SF	177	1800.00 SF
138	1800.00 SF	158	1800.00 SF	178	1800.00 SF
139	1800.00 SF	159	1800.00 SF	179	1800.00 SF
140	3000.00 SF	160	1800.00 SF	180	1800.00 SF



Project Number: 2023-021  
 The Paddock at Camden  
 SP-1.dwg  
 Drawing Date: 08/16/2023  
 Issue of Revision: 10/23/2023  
 Engineer of Record:  
 Paul J. Harrison, P.E.  
 864-234-4202  
 718 Lowmede Hill Road  
 Greenville, SC 29607

**bluewater**  
 civil design  
 BLUEWATER CIVIL DESIGN, LLC  
 718 Lowmede Hill Road • Greenville, SC 29607  
 www.bluewatercivil.com • info@bluewatercivil.com

Certificate of Authorization  
 SC 02422 - GA PE00060  
 NC 98068 - AL CA4062



THE PADDOCKS AT CAMDEN  
 (SFR) Subdivision - Preliminary  
 Battleship Road & Carter Street  
 Camden, SC

DATE	BY	REVISION
10/16/2023		Issue for Review

OVERALL SKETCH PLAN  
 SP-1



# SITE DATA

TAX MAP NO.: 270-00-00-014 & 270-19-00-001 (KERSHAW COUNTY)  
C270-00-00-013 & C270-15-00-003 (CITY OF CAMDEN)

SITE AREA: ±310.88 AC

EXISTING ZONING: R-6 (KERSHAW COUNTY) & R-15 (CITY OF CAMDEN)  
PROPOSED ZONING: MPD (RESIDENTIAL)

## SETBACKS & BUFFERS:

EXTERIOR: 20'  
PERIMETER BUFFER: 20'  
FRONT: 15' MINIMUM  
SIDE: 5' MINIMUM  
REAR: 20' MINIMUM

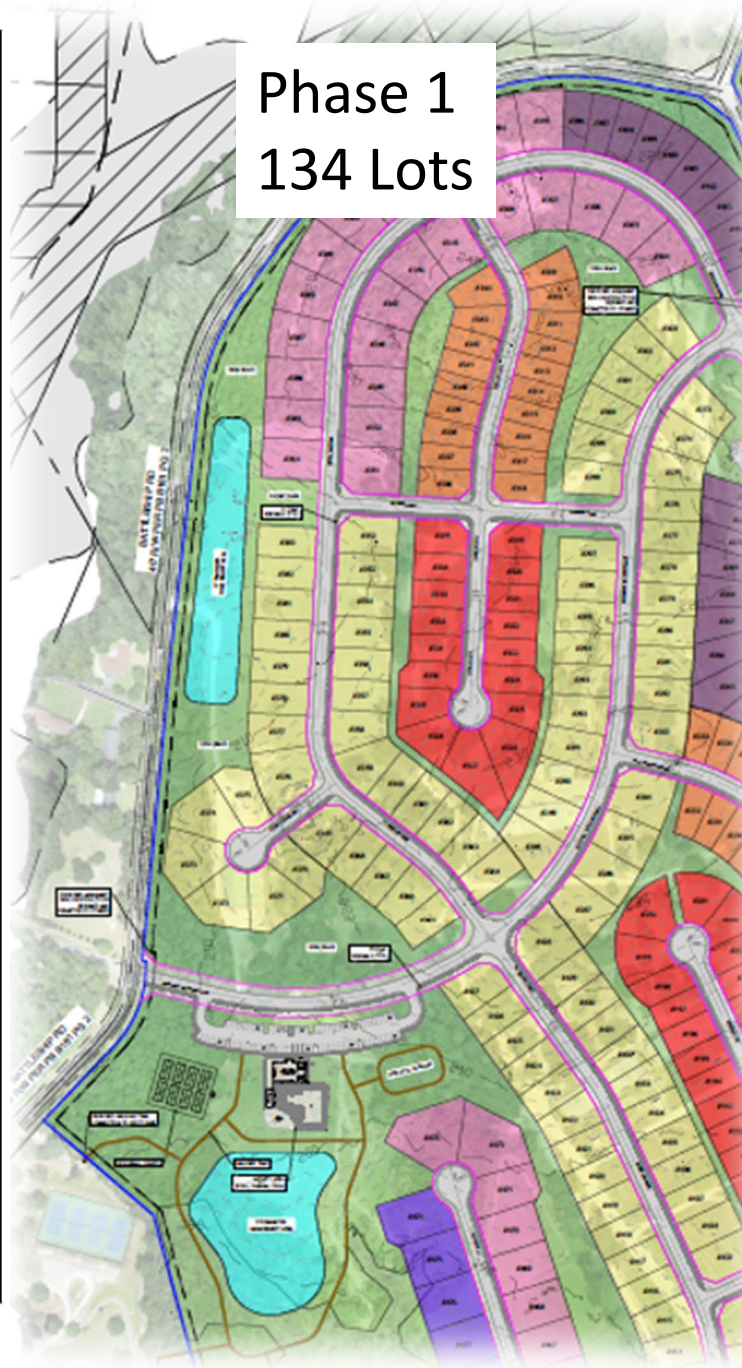
PROPOSED ROADWAY: ±33,582 LF (50' PUBLIC R.O.W.)  
± 853 LF (66' PUBLIC R.O.W.)  
±34,435 TOTAL LF

PROPOSED LOTS/UNITS: 140 TH UNITS (18' X 100' INT. W/ 30' END UNITS)  
111 SFR LOTS (52' X 135' TYP.) (COTTAGE)  
114 SFR LOTS (52' X 120' TYP.) (VALUE)  
143 SFR LOTS (62' X 120' TYP.) (MOVE UP)  
161 SFR LOTS (72' X 135' TYP.) (LUXURY)  
100 SFR LOTS (92' X 135' TYP.) (ESTATE)  
13 OR 26 SFR LOTS (104' OR 52' X 135' TYP.) (EQUESTRIAN OR VALUE)  
782 OR 795 TOTAL LOTS/UNITS





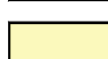













PROPOSED DENSITY: ±2.52 OR 2.56 UNITS/ACRE

PROPOSED OPEN SPACE: ±111.59 AC (±35%)

Phase 1  
134 Lots



# SITE LEGEND

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-  52' COTTAGE LOTS (111 LOTS)
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-  FLEX LOTS ((13) 104' WIDE EQUESTRIAN OR (26) 52' WIDE VALUE LOTS)
-  OPEN SPACE
-  ASPHALT PAVEMENT SECTION
-  20' VEGETATIVE BUFFER
-  SIDEWALK
-  PROPERTY LINE/R.O.W.
-  PROPOSED BUILDING SETBACK LINE
-  FLOODPLAIN
-  PROPOSED R/W
-  PROPOSED C/L ROAD
-  PROPOSED E.O.P.
-  PROPOSED WALKING TRAIL



### Proposed Product Information

	Unit Count	Proposed Product Type	Square Footage		Bedroom Count		Bathroom Count		Garage Bays		Target Sales Price	
			From	To	From	To	From	To	From	To	From	To
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7	13	Equestrian Homes	3,500	4,500	4	5	3.5	4.5	3	4	\$770,000	\$990,000
	782	Weighted Average	2,176	3,006	3	4	3	4	2	3	\$441,927	\$610,655





# Development Concerns

- “700 starter homes where the building materials are shipped in by train from china”
- Low Income Housing (Property Values)
- Exclusionary zoning (Disparate treatment, Economic leakage)
- Wetlands protection
- Buffers
- Open Space
- Infrastructure (Water, Sewer, Electric, Roads)
- Schools
- Traffic





# Camden Vision Deck



Is a price point from \$300 to \$990K Low Income Housing?



# LAKESIDE POINTE

*Lake Norman*



Is a price point from \$300 to \$990K Low Income Housing?



# WEDDINGTON GLEN



Is a price point from \$300 to \$990K Low Income Housing?



# Development Concerns

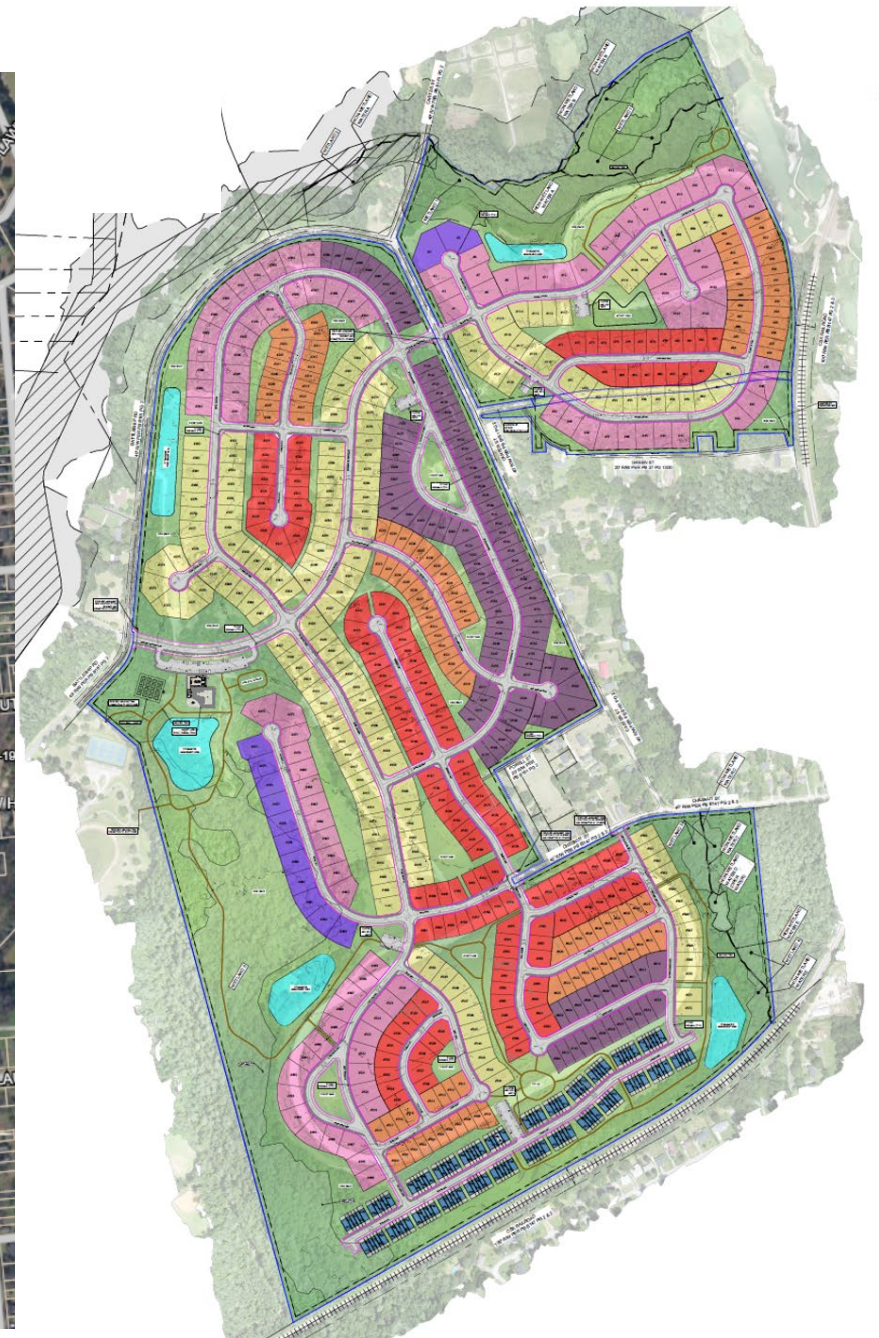
- Wetlands
- Open Space
- Buffers



WETLANDS EVALUATION – 315-ACRES +/-  
BATTLESHIP ROAD SITE  
CAMDEN,  
SOUTH CAROLINA  
EAS PROJECT NO.: 23-5142

Prepared for:  
Carlyle Development, LLC  
11 Summit Lane  
Greenville, DE 19807

Prepared By:  
**EAS PROFESSIONALS, INC.**  
9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone: (864) 354-9423





# Development Concerns

- Infrastructure (Water, Sewer, Electric, Roads)
  - Water- 6MGD, Rated: 2.11 MGD, Usage: 3.9 Surplus
  - Sewer- 4MGD Rated: 3.6 Usage: 400K GPD  
4.8MGD Rated: 3.6 Usage: 1.2MGD Surplus
  - Electric-Purchase based upon demand
  - Roads: 90 Centerline/33 City” \$250 to \$450K/mile
    - 6.5 Miles LF
    - Sidewalks/Trails
- Schools
- Traffic



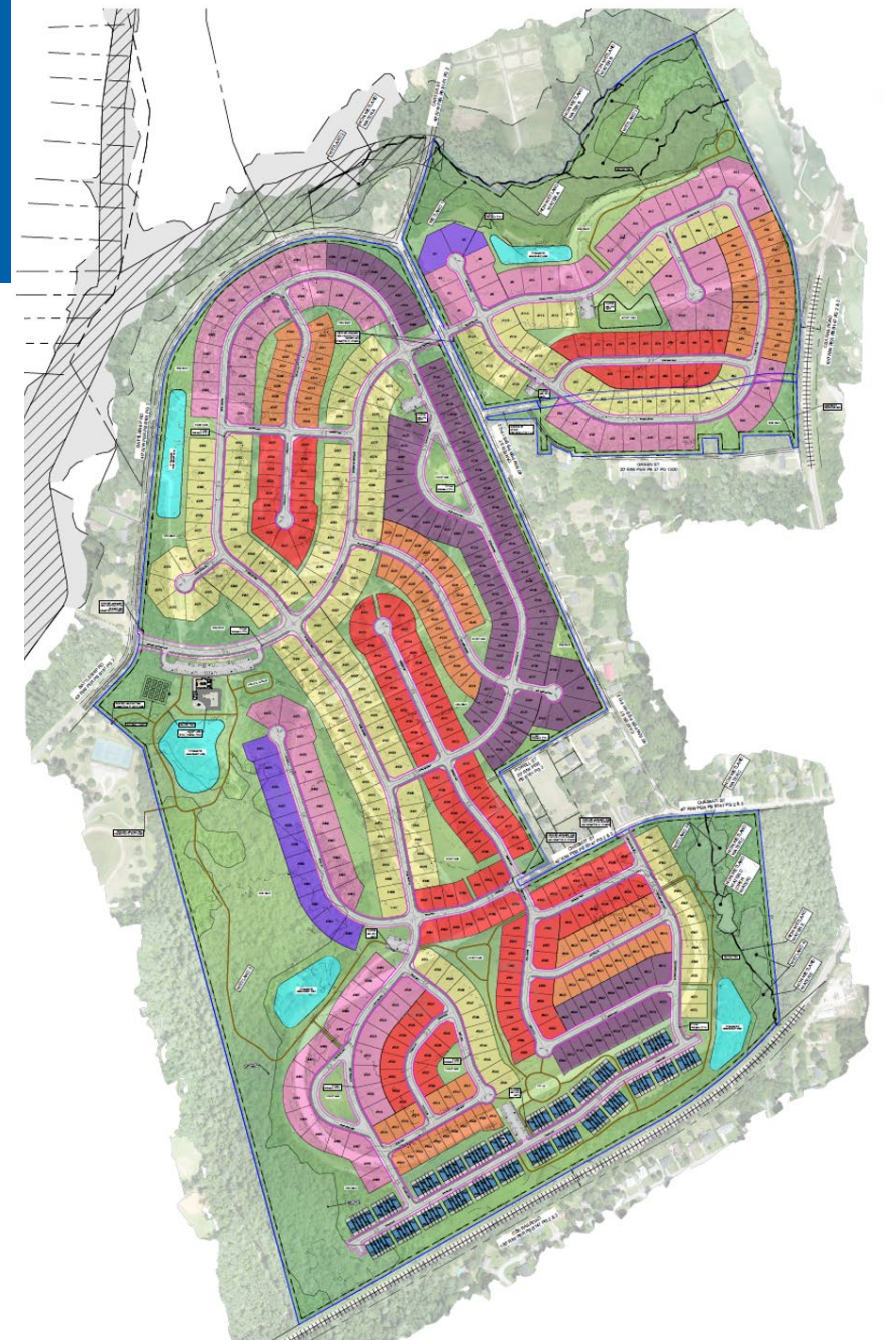




# Kershaw County School District

*Educating all students for success.*

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.





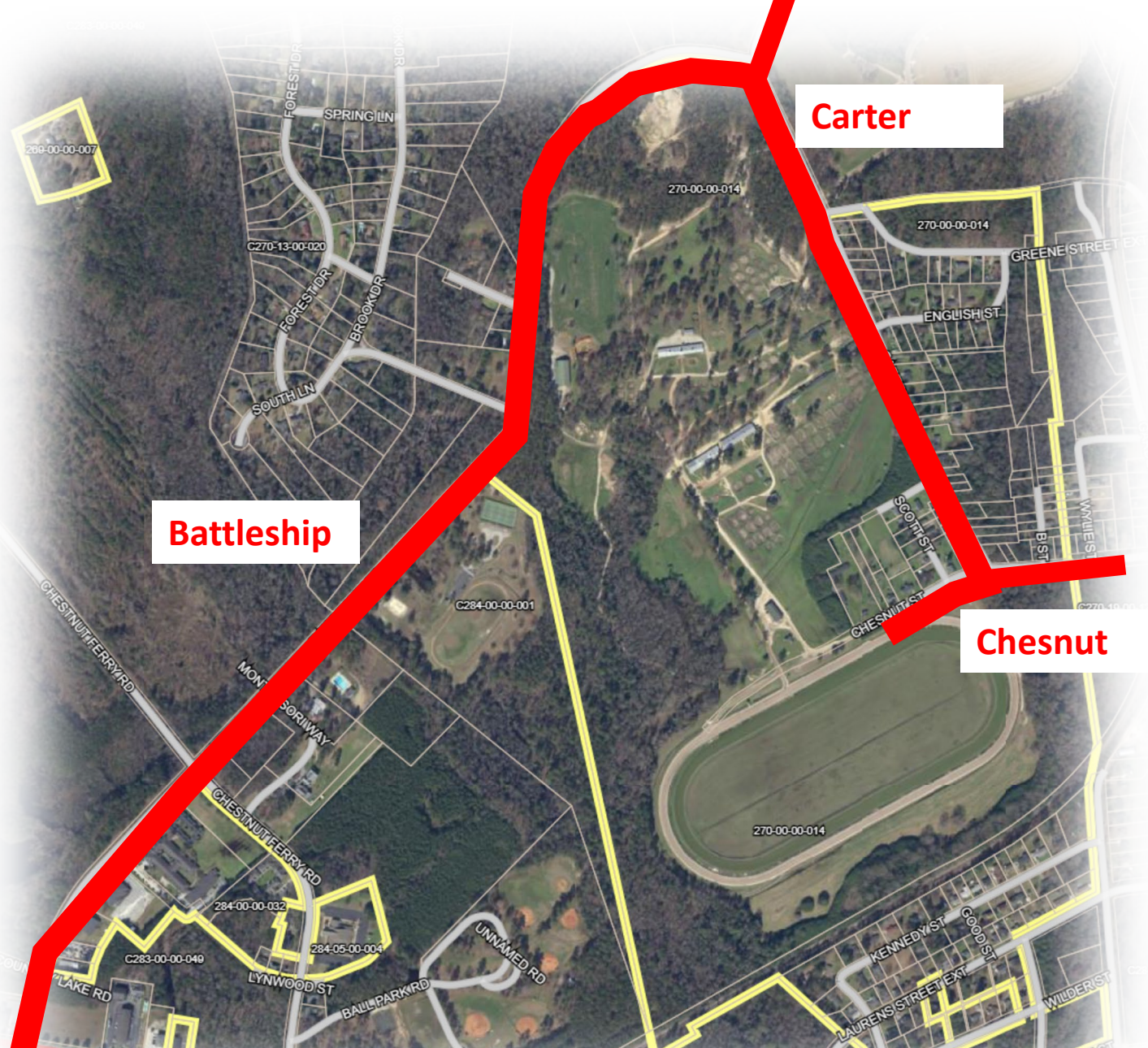
Prepared for Carlyle Development, LLC  
**Traffic Impact Analysis**  
Camden Tract Residential Development  
Battleship Road & Carter Street  
Camden, South Carolina



Prepared By:  
Craig D. Nelson, PE | Traffic Engineer  
craig.nelson@ice-eng.com  
6/23/2023

# LOS D-Battleship/Dekalb (Cert. of Occ.) Road Widening (Deeded ROW) SC DOT Review

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.







# Darla Moore School of Business

UNIVERSITY OF SOUTH CAROLINA

## THE ECONOMIC IMPACT OF CARLYLE DEVELOPMENT IN THE CITY OF CAMDEN

Report Completed: August 2023  
Prepared by: Joseph Von Nessen, Ph.D.

### Direct Impact Analysis(City Staff)

#### Estimated capacity fees at buildout

Water capacity fees: \$1,667,000

Sewer capacity fees: \$3,126,000 (~50% of cost to expand 1MGD in the Future)

#### Estimated Development Impact Fees at buildout

Parks and Recreation: \$2,700,000

Fire Protection: \$976,000

Municipal Facilities: \$316,000

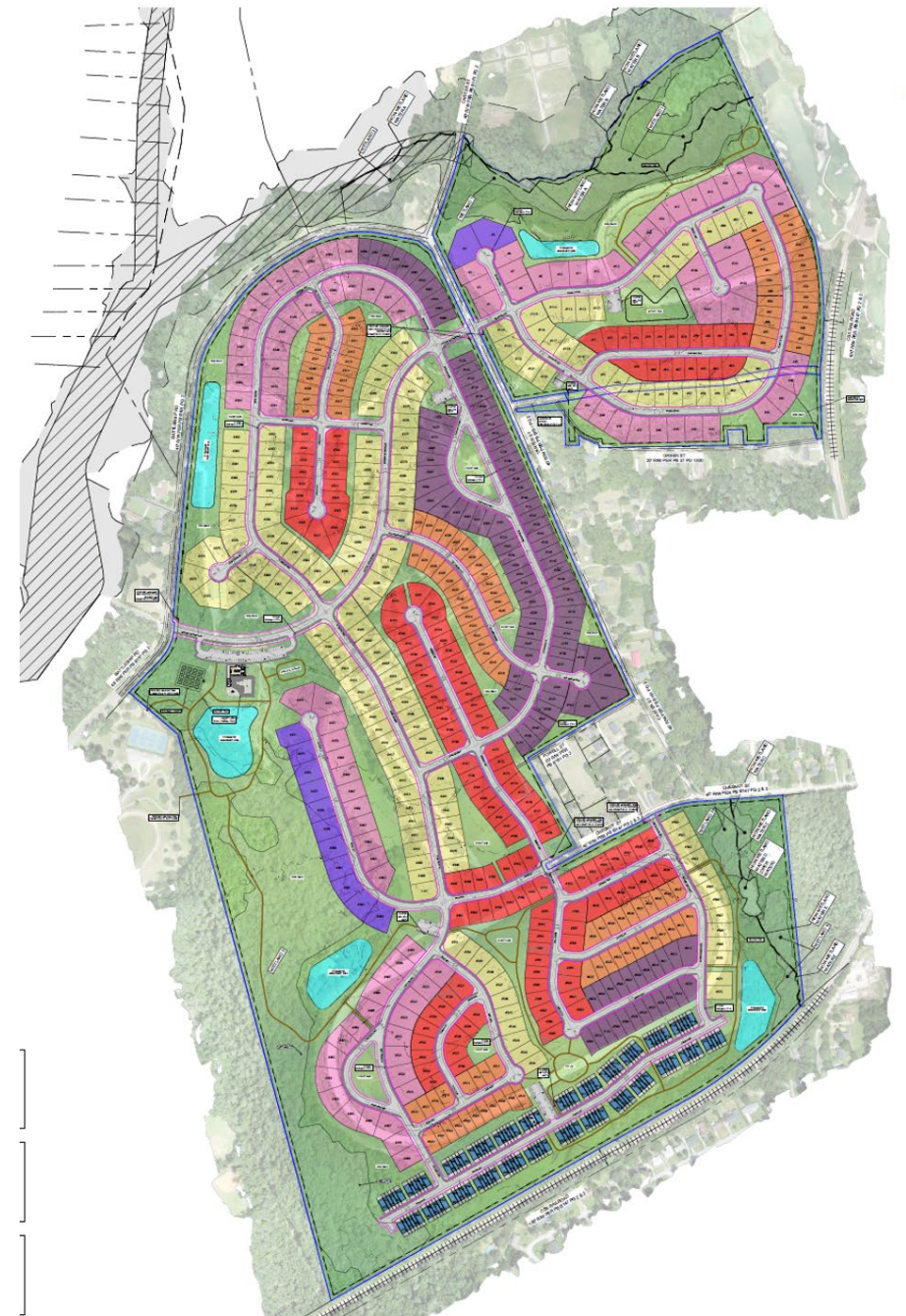
#### Estimated utility revenue at buildout

Water: \$371,000

Sewer: \$580,000

Electric: \$1,900,000

#### Estimated city property tax revenue: \$497,000





~260 acres in County

~30 Acres Wetlands

~230 Acres

R-6 (6.71 Units/Acre)  
SF detached homes, duplexes,  
triplexes, quadplexes,  
townhomes, apartments, and  
manufactured homes.  
15,000 ft<sup>2</sup> lots + 5,000 ea unit

~1,000 + units over +/- 191  
Acres with 10% open space



~90 acres in City

R-15 (2.5 Units/Acre)  
15,000 ft<sup>2</sup> lots  
~107 Units

R-10 (5 Units/Acre)  
10,000 ft<sup>2</sup> lots  
~20 Units

~127 Units over +/- 43  
Acres with 10% Open  
Space



## Staff Recommendation

- Annexation will be in the best interest of City Residents and Shareholders (business) with a net positive financial impact in the long run
- Staff recommends the planning commission not recommend that City Council annex the property until such time that a formal Development Agreement is available that memorializes development terms, including development timing and phasing, the payment of certain development charges and fees, the design and conveyance of certain development infrastructure (including planned public infrastructure), design standards, and vesting of certain rights for the property prior to annexation and subsequent zoning.





# Public Hearing

