



**Agenda**  
**Planning Commission**  
**Tuesday, August 20, 2024 – 6:15 PM**  
**City Hall**

1. \_\_\_\_\_ Call to order
2. \_\_\_\_\_ Approval of proposed agenda
3. \_\_\_\_\_ Approval of minutes for the July 16, 2024 meeting
4. \_\_\_\_\_ Consideration of a sketch plan for a major subdivision at 336 & 402 Bishopville Highway
5. \_\_\_\_\_ Consideration of a minor subdivision at 505 Gordon Street
6. \_\_\_\_\_ Consideration of order to deny major subdivision at 2200 Carter Street and 1886 Greene Street Extension
7. \_\_\_\_\_ Consideration of amendments to the rules of procedure for Planning Commission
8. \_\_\_\_\_ Adjourn

Written comments concerning sketch plans for major subdivision proposals may be submitted to [planning@camdensc.org](mailto:planning@camdensc.org). The deadline to submit comments is 5:00 PM on August 14, 2024.

Anyone having questions about the content of the agenda or needing assistance due to sight impairment, hearing impairment or disability should contact Shawn Putnam at 432-2421 prior to the date of the meeting so that arrangements can be made to provide the specific assistance required.

## MEMORANDUM

**TO:** City of Camden Planning Commission

**FROM:** Shawn Putnam, Planning & Development Director

**SUBJECT:** August Meeting

**DATE:** August 6, 2024

Enclosed with this memo are the agenda and information for the August 20, 2024 meeting. Let me know if you have any questions or if you will be unable to attend the meeting. Here are a few notes on some of the agenda items.

- Item 5: This minor subdivision involves splitting a lot on Gordon Street into two lots. The lot is located in the City of Camden National Register Historic District, and the land development regulations require the Planning Commission approve any subdivisions in that district.
- Item 6: Legal counsel advised us that the Commission needs to formally adopt an order denying the sketch plan that the Commission voted to deny at the July meeting. Once this is adopted, it will be sent to the applicant and that will begin the 30 days they have to file an appeal.
- Item 7: There is a copy of the rules of procedure for the Commission attached that is marked up with changes to formally adopt application deadlines and timelines when meeting packets should be sent to Commission members.

**City of Camden  
Planning Commission  
July 16, 2024**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on July 16, 2024 at 5:30 PM. Commission members present were Mr. Johnny Deal, Chair; Ms. Connie Rouse, Mr. Jay Hudson, Mr. Travis Hall, Mr. Mark Mohr, Mr. Mark Chickering; and Mr. Shawn Putnam, Secretary. Commission member Mr. Charles Wood was absent. City attorney C.D. Rhodes also attended.

Mr. Deal called the meeting to order and entertained a motion to approve the meeting agenda. Mr. Mohr made a motion to approve the agenda as presented. Mr. Chickering seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to enter into executive session to receive legal advice related to a proposed development. Mr. Chickering made the motion to enter into executive session. Mr. Mohr seconded the motion, which passed unanimously.

Following the executive session, Mr. Deal announced that no action was taken during the session. Mr. Hall made a motion to exit the executive session. Mr. Mohr seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to approve the minutes from the June 18, 2024 meeting. Mr. Hudson made a motion to accept the minutes as presented and Mr. Hall seconded the motion, which passed unanimously.

**Consideration of a sketch plan for a major subdivision at 2200 Carter Street and 1886 Greene Street Extension**

Mr. Hall made a motion to remove consideration of the sketch plan from the table. Mr. Chickering seconded the motion, which was approved unanimously.

Mr. Deal called on Mr. Putnam to give a presentation on the sketch plan. The proposal calls for 152 single-family homes on approximately 37.7 acres. The R-15 section is proposed under the residential clustering provision in section 157.195 of the Zoning Ordinance. The R-10 section is proposed under the patio home conditional use provision in section 157.043. The density of the R-15 section is 2.5 dwelling units/acre, and the density of the R-10 section is 3.67 dwelling units/acre. These densities fall within the maximum allowed densities. Lots for the single-family homes will range from approximately 5,100 square feet (0.11 acre) to 14,000 square feet (0.32 acre). The site has a 20-foot wide buffer around the perimeter of both parcels.

The primary access will be on Carter Street with a secondary access on Gordon Street. This section of Gordon Street is currently closed, but a portion of the road will be resurfaced and reopened for the development. This access is proposed as a 20-foot wide alley. The development includes a request to abandon the northern most portion of Garden Street. This road sections sees no traffic due to it ending on the closed section of Gordon Street.

The development includes approximately 22.3 acres of open space. This is approximately 37% 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 areas. All open space will be maintained by an established property owners association.

Mr. Putnam explained that 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. The City has sufficient capacity to provide adequate electric, water and sewer service. The developer is responsible for the costs of designing and installing all water, sewer, stormwater and street 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. Any stormwater infrastructure located outside of the street ROW will be the responsibility of the property owners association.

Following the presentation, Mr. Mohr made a motion to deny the sketch plan based on discrepancies with the comprehensive plan. Mr. Hall seconded the motion.

Mr. Deal asked Mr. Rhodes to review how projects are reviewed in relation to consistency with a comprehensive plan. Mr. Rhodes explained that the plan is a long-term vision for a community. He discussed that in addition to reviewing the land development and zoning requirements, proposals are reviewed in relation to whether or not they meet the overall vision laid out in the plan. He explained that there are some goals, objectives and strategies in the plan that naturally conflict, and the commission should weigh those when making a decision. He recommended the commissioners base their decision on balancing the demand for specific types of housing with the need to protect cultural resources. The role of the commission is to look at all of the goals, objectives and strategies in the plan and decided, on balance, whether or not the proposal is consistent with the plan.

Mr. Chickering asked Mr. Rhodes if the comprehensive plan is intended to be used as a set of regulations. Mr. Rhodes responded that the plan should not be taken as a set of regulations. It should be taken as a whole and used to determine what the vision for growth in the city is and apply that to individual land use decisions.

Mr. Hall stated that the staff and commission members have spent a lot of time reviewing numerous documents related to the proposal and had given a lot of thought into a decision. He explained that regardless of how the vote turns out, it was not due to not having the needed information or due to a lack of care or approaching it from a perspective of indifference.

Mr. Rouse stated she had reviewed the comprehensive plan several times and agreed that the plan could be cherry picked for either perspective. She explained she thought it would be good for the city financially, but expressed unease about how it related to the wishes of the people. Her concern was how it would affect the people in Camden.

Mr. Mohr explained that he made the motion to deny the sketch plan due to the uniqueness of the comprehensive plan through the goals, objectives and strategies related to the equine industry. He explained it was unusual that horses are mentioned in a comprehensive plan, and that should be considered. He stated that he believed the housing proposal met the stated goals for housing but it is not consistent with the long-term vision for the city that is expressed by the plan.

Following discussion, Mr. Deal called for a vote on the motion to deny the sketch plan due to discrepancies with the comprehensive plan. The motion passed on a unanimous vote.

There being no further business, Mr. Hall made a motion to adjourn, and Mr. Hudson seconded the motion. The motion passed unanimously and the meeting was adjourned.

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Shawn Putnam  
Secretary

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Johnny Deal  
Chair



**STAFF REPORT – SUBDIVISION (SKETCH PLAN)**  
**PREPARED BY: Shawn Putnam**  
**DATE: July 17, 2024**

General Information

Property Owner: Hermitage Lake Associates

Applicant (if other than owner): Lots2Land, LLC

Project Name: Hermitage Pond Place

Requested Action: Major subdivision

Reason for Request: Residential development consisting of 379 single-family houses

Location: 336 & 402 Bishopville Highway

Existing Zoning: R-15

Size: All parcels combined = ~744 acres

Existing Land Use: Undeveloped/water

Surrounding Land Uses:     North: Residential  
                                   South: Pond  
                                   East: Undeveloped  
                                   West: Residential/commercial

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: AE, X

Description of Project: Construct a residential development that contains a total of 379 single-family houses.



**STAFF REPORT – SUBDIVISION (SKETCH PLAN)**  
**PREPARED BY: Shawn Putnam**  
**DATE: July 17, 2024**

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

Technical Review Committee Comments

Fire: Requested a road between the cul-de-sac at lot 207 and lots 289-290 to connect the two groups of houses in order to provided redundant emergency access.

Historic Landmarks Commission: N/A

Planning: OK

Planning Commission: OK

Public Works: OK

Facts & Findings

The proposed development is comprised of property that is approximately 744 acres. This acreage includes the Hermitage Mill Pond. Approximately 375 acres of the site is the pond, leaving approximately 369 acres of land is available for development. Due to the existence of wetlands and floodplain, only approximately 194 acres of land is suitable for development. The property is currently in the city limits and is zoned R-15. The applicant requested to use the residential cluster option for development of the subdivision. This will allow the minimum lot size to be reduced to 7,500 square feet in exchange for additional open space and minimizing impacts to floodplain and wetland areas.



**STAFF REPORT – SUBDIVISION (SKETCH PLAN)**  
**PREPARED BY: Shawn Putnam**  
**DATE: July 17, 2024**

Overview

The proposal calls for a total of 379 single-family homes on approximately 369 acres. Based on the total acreage of land, this will result in a density of 0.97 units/acre. The maximum density allowed for the R-15 zoning district is 2.5 units/acre. Lots for the single-family homes will range from approximately 7,500 square feet to 9,375 square feet. The site has a buffer between the project and the residential development to the north, and along the shoreline of the pond.

Access to the project is proposed to be from East Dekalb Street, Davis Street via an existing residential area, and McRae Road. The developer is conducting a traffic impact analysis and will present it with the preliminary plat as required.

Open Space

The development includes approximately 127 acres of open space. This is approximately 65% of the total land 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 floodplain areas. Encroachment in the wetlands is limited to the access road to the project from East Dekalb Street. All open space will be maintained by an established property owners association.

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. The City has sufficient capacity to provide adequate electric, water and sewer service. The developer is responsible for the costs of designing and installing all water, sewer, stormwater and street 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. Any stormwater infrastructure located outside of the street ROW will be the responsibility of the property owners association.

Compliance with Comprehensive Plan

The proposed development is consistent with several goals, objectives and/or strategies in the Comprehensive Plan. These goals, objectives and strategies 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)**  
**PREPARED BY: Shawn Putnam**  
**DATE: July 17, 2024**

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 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 5.3.1. Continue expansion of sewer service to additional areas to reduce dependence on septic systems and the risk of contamination of surface and groundwater sources.

Strategy 5.3.1.1. Extend sewer service to underserved or unserved areas to minimize the need for septic tanks where conditions are not suitable or water sources may be compromised.

Objective 5.3.3. Mitigate the impact of new development and redevelopment on water quality.

Strategy 5.3.3.1. Continue to support the regulation of land-disturbance activities to control erosion and sedimentation.

Objective 5.3.5. Minimize flooding risk to City residents and business owners through the protection of floodplains and floodways.

Goal 8.1. Plan the location and development of transportation infrastructure to accommodate present and future needs.

Objective 8.1.2. Maintain an efficient and effective transportation system.

Strategy 8.1.2.3. Ensure adequate rights-of-way for future road improvements and expansions in new subdivisions through dedication and building setback requirements, along with requirements that vehicular circulation within new subdivisions function efficiently and safely.

Strategy 8.1.2.4. Protect the safety and traffic-carrying capacity of interchange areas and major thoroughfares from adjacent land development by minimizing curb cuts and requiring traffic impact studies for large, high traffic generating projects. [A traffic impact study is required to be submitted with the preliminary plat.]



**STAFF REPORT – SUBDIVISION (SKETCH PLAN)**  
**PREPARED BY: Shawn Putnam**  
**DATE: July 17, 2024**

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

Objective 10.1.1. Protect the historic and architectural character of neighborhoods and downtown.

Strategy 10.1.1.6. Encourage new residential and commercial development in appropriate locations that is complimentary to and respectful of historic resources and the established character of the City.

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.

The proposed development is inconsistent with the following goals, objectives and/or strategies.

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.

Based on the information presented above, it is the opinion of staff that overall the proposed subdivision is consistent with the Comprehensive Plan.

### Fiscal Analysis

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

#### Estimated capacity fees at buildout

Water capacity fees: \$795,900

Sewer capacity fees: \$1,492,313

Electric infrastructure fee: \$568,500

#### Estimated development impact fees at buildout

Parks and Recreation: \$1,306,034

Fire Protection: \$466,170

Municipal Facilities: \$150,842



**STAFF REPORT – SUBDIVISION (SKETCH PLAN)**  
**PREPARED BY: Shawn Putnam**  
**DATE: July 17, 2024**

Estimated annual utility revenue at buildout

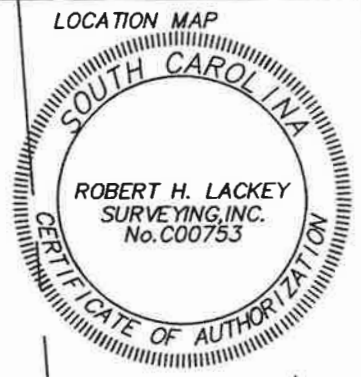
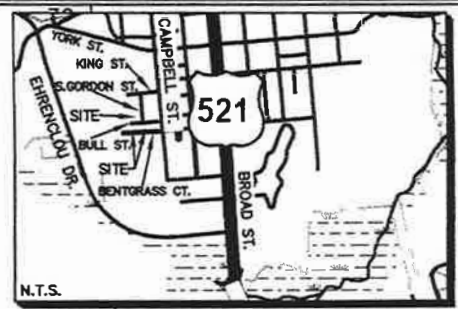
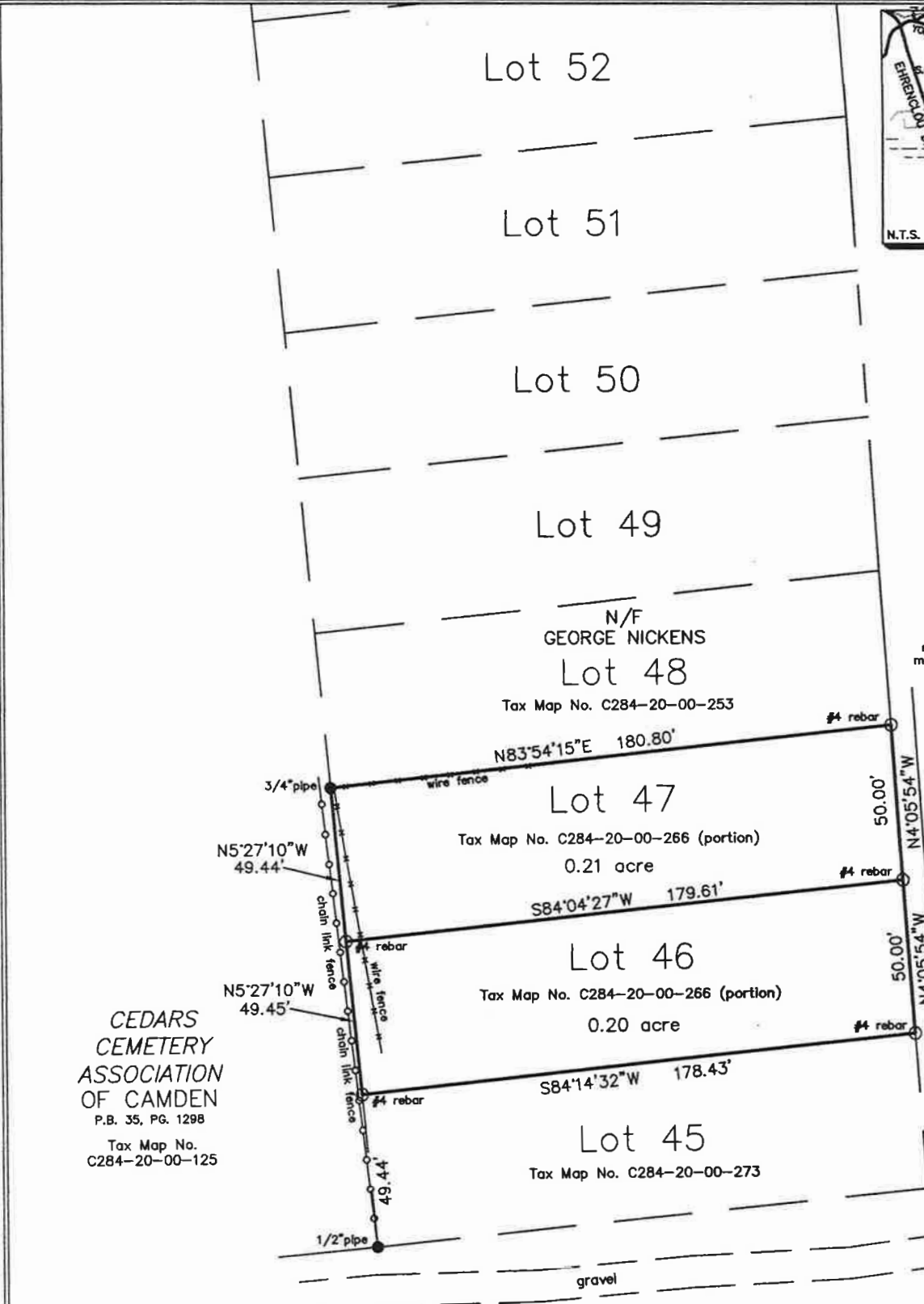
Water: \$197,156  
Sewer: \$235,450  
Electric: \$648,681

Estimated annual city property tax revenue: \$112,000

**Staff Recommendation**

Based on the information above, staff recommends conditional approval of the sketch plan with the following condition:

- Provide a road between the cul-de-sac at lot 207 and lots 289-290 to connect the two groups of houses in order to provided redundant residential and emergency access.



CEDARS  
CEMETERY  
ASSOCIATION  
OF CAMDEN  
P.B. 35, PG. 1298  
Tax Map No.  
C284-20-00-125

sewer  
manhole

GORDON STREET 35' R/W

BULL STREET 35' F



GRAPHIC SCALE



1 inch = 50 ft.

The subdivision plat shown hereon has been found to comply with the Land Development Regulations of the City of Camden, South Carolina, and has been approved for recording in the office of the Register of Deeds of Kershaw County, South Carolina.

Date \_\_\_\_\_

City Planner/Zoning Admin. \_\_\_\_\_

LEGEND:  
Iron Pin Found - ●  
Iron Pin Set - ○

Purpose for Plat: Resurvey of Lot 46 and Lot 47 on P.B. 9, PG. 38

Prepared for: MIKE TAYLOR

Prepared by: ROBERT H. LACKEY SURVEYING, INC.

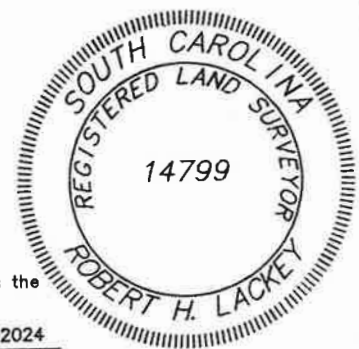
PROPERTY SURVEY July 3, 2024 Tax Map No. C284-20-00-266

Located in the City of Camden - Kershaw County - South Carolina

References: R.B. 4642, PG. 210

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

BULL ST & GORDON ST.DWG  
BULL ST & GORDON ST-TAYLOR(project)2024



Robert H. Lackey - SCRLS # 14799 - P.O. Box 713 - Camden, SC 29020 Phone 803-432-0968

**City of Camden, South Carolina  
Planning Commission**

**Order Disapproving Sketch Plan for the Paddocks at Camden**

**Request**

The applicant, Carlyle Development, LLC (the “Applicant”) requested approval of a sketch plan (the “Sketch Plan”) for the subdivision of real property pursuant to Section 156.025 of the Land Development Regulations of the City of Camden, South Carolina (the “Land Development Regulations”) in connection with a residential development referred to as the Paddocks at Camden (the “Development”). The proposed Development is comprised of two parcels: 2200 Carter Street and 1886 Greene Street Extension. These parcels combined are approximately 59 acres. The subdivision of the R-15 section of the Development is proposed under the residential clustering provision in Section 157.195 of the Land Development Regulations. The subdivision of the R-10 section of the Development is proposed under the patio home conditional use provision in Section 157.043 of the Land Development Regulations.

**Proceedings**

Pursuant to Section 156.025(B) of the Land Development Regulations, a sketch plan for a major subdivision shall be forwarded to the Planning Commission for review and approval. The Planning Commission must act on any such application within 60 days of submission. In its consideration of a sketch plan, the Planning Commission shall “shall consider compliance of the proposed subdivision with the requirements of this chapter and the goals and objectives of the comprehensive plan.” If disapproved, “the reasons for disapproval shall refer specifically to those parts of the [Comprehensive Plan], [the Land Development Regulations], or city regulations with which the sketch plan does not conform.”

The City received an application from the Applicant requesting approval of the Sketch Plan on May 24, 2024. At a meeting of the Planning Commission held on June 13, 2024, the Planning Commission gave initial consideration to the Sketch Plan and received information regarding the Development from the Applicant’s representative. At its June 13, 2024 meeting the Planning Commission voted unanimously to table the consideration of the Sketch Plan to provide additional time to consider its compliance with the City of Camden Comprehensive Plan (the “Comprehensive Plan”).

At its July 16, 2024 meeting, the Planning Commission gave additional consideration to the Sketch Plan and the consistency of the proposed Development with the Comprehensive Plan. In addition, the Planning Commission received written comments from the public regarding the Sketch Plan and the proposed Development. Following deliberation and consideration of the Sketch Plan, written comments, and the Comprehensive Plan, the Planning Commission voted unanimously to disapprove the Sketch Plan based upon discrepancies between the Sketch Plan and the proposed Development and the Comprehensive Plan.

At its August 20, 2024 meeting, the Planning Commission considered this Order Denying Sketch Plan for The Paddocks at Camden (this “Order”) and approved this Order as an accurate summary of the Planning Commission’s reasons for its decision based upon the language of the motion and the public deliberations among the members of the Planning Commission.

### **Basis for Determination**

*Factual Findings:* Based upon written public comments, a review the Comprehensive Plan, and the Planning Commission’s knowledge of the City, the Planning Commission has determined that the following findings of fact are true, accurate, and correct, and have taken such findings into account in reaching its decision to disapprove the Sketch Plan:

1. As discussed in the Comprehensive Plan, in 2014 the City completed a Tourism, Market Assessment and Branding Plan which “identified the need for the City to further leverage its public and private assets to promote the community as a destination, particularly in the areas of African American history or equestrian attractions. See Comprehensive Plan, Cultural Resources Element, p. 4-41.
2. Maintaining an equine industry is important for preserving the cultural heritage of the City. The equine industry contributes more than \$29 million to the Kershaw County economy, and in recent years, the City has linked its strong equestrian industry with a thriving arts and culture sector. See Comprehensive Plan, Cultural Resources Element, p. 4-41.
3. While public and nonprofit equine facilities such as the South Carolina Equine Park, Springdale Race Course, and Camden Polo Field are central to the City’s equine industry, preserving spaces that are suitable for privately-owned equine-focused facilities and businesses is also important for supporting this industry.
4. The property on which the Development would be situated is a portion of the property that is occupied by the Camden Training Center (the “Training Center”). The Training Center is a 360-acre facility that has been used to train thoroughbred racehorses for decades.
5. The Training Center’s facilities include a one-mile dirt track, a 7/8 mile turf course, a 5/8 mile secondary track, a polo field, trail access to the Springdale Race Course, ten barns, and paddocks.
6. Aside from its facilities, the property on which the Training Center is located is one of a small number of properties within or in the vicinity of the City that is suitable for use for equine purposes, whether for its current equine training purposes or other equine-related purposes, and whether for public or private use.

### *Comprehensive Plan:*

Planning Staff, which recommended approval of the Sketch Plan, provided the Planning Commission with a summary of the ways in which the Sketch Plan and the proposed Development is consistent with the Comprehensive Plan. These goals, objectives, and strategies are as follows:

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.

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 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 10.2. 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.

Based upon the written public comments concerning the Sketch Plan and the Planning Commission's review of the Comprehensive Plan, as evidenced by the deliberations of the Planning Commission in a public meeting, the Planning Commission has determined that the Sketch Plan and the proposed Development is inconsistent with the following goals, objectives, and strategies of the Comprehensive Plan:

Goal 4.1. Increase the City's tax base through a thriving and diversified economy.

Objective 4.1.3. Leverage the City's rich historic, cultural, and recreational resources as economic development assets.

Strategy 4.1.3.3. Continue to grow the economic impact and significance of the equine industry and its unique imprint on the community through coordinated marketing and more events.

Strategy 4.1.3.4. Protect the equine industry from intrusion of incompatible uses to preserve their longevity and contribution to the community.

Goal 6.3. Leverage the City's historic and cultural assets as an economic development resource.

Objective 6.3.3. Increase the economic impact and significance of the equine industry and its unique imprint on the City of Camden and Kershaw County.

Strategy 6.3.3.1. Protect the equine industry from intrusion of incompatible uses to preserve their longevity and contribution to the community.

Strategy 6.3.3.2. Monitor rezoning and development proposals to ensure compatibility with existing historical and equine resources, utilizing plan review and public hearing process.

Strategy 6.3.3.3. Establish and protect horse crossings, trail areas, and green space vistas.

Objective 6.3.4. Make the City a destination for cultural enrichment, leisure, entertainment, and the arts for Kershaw County and the region.

Strategy 6.3.4.1. Support expansion and diversification of tourism opportunities and strategies as appropriate, leveraging Classically Carolina brand and resources in the equine, fishing and hunting, fine arts, and historical domains.

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

Objective 10.1.1. Protect the historic and architectural character of neighborhoods and downtown.

Strategy 10.1.1.6. Encourage new residential and commercial development in appropriate locations that is complementary to and respectful of historic resources and the established character of the City.

Goal 10.4. Expand and promote opportunities for recreation.

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

Strategy 10.4.1.5. Enhance and protect the equine industry by identifying compatible land use opportunities.

## **Conclusion and Final Decision**

As stated in the Land Use Element of the Comprehensive Plan:



Perhaps the greatest challenge in planning for future growth and development in the City of Camden is maintaining a balance between honoring the history of the area by preserving and protecting its rich historic, cultural, and natural resources while encouraging the residential, commercial, and industrial growth required to maintain a vibrant economy. Included in this balance is protection of the area's historically strong and active equine community, which is supported by world class facilities and events.

Based upon the factual findings set forth in this Order and the Planning Commission's consideration of the Comprehensive Plan as a whole, and in particular the goals, objectives, and strategies set forth herein, the Planning Commission has determined with respect to the Sketch Plan and the proposed Development that the preservation of equine facilities, or property that is particularly suited for equine-related purposes, is important for the achievement of the goals, objectives, and strategies of the Comprehensive Plan. On balance, these considerations override those goals, objectives, and strategies related to those goals, objectives, and strategies related to the expansion of housing stock and options within the City and other goals, objectives, and strategies set forth in the Comprehensive Plan. Consistent with the text of the motion for disapproval of the Sketch Plan approved at its July 16, 2024 meeting, the Planning Commission hereby disapproves the Sketch Plan on the basis that the proposed Development is not consistent with the Comprehensive Plan.

This Order is duly adopted as the final decision of the Planning Commission with respect to its consideration of the Sketch Plan at a meeting thereof this 20th day of August 2024.

**CITY OF CAMDEN PLANNING  
COMMISSION**

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Chairman

**CITY OF CAMDEN  
PLANNING COMMISSION  
RULES OF PROCEDURE**

Article I  
Organization

Section 1. Rules.

These rules of procedure are adopted pursuant to S.C. Code 6-29-360 for the City of Camden Planning Commission which consists of members appointed by City Council.

Section 2. Officers.

The Officers of the Commission shall be a chairman and vice-chairman elected for one year terms at the first meeting of the Commission in each calendar year. The Commission shall appoint a member of the staff of the City as secretary of the Commission.

Section 3. Chairman.

The chairman shall be a voting member of the Commission and shall:

- a. Call meeting of the Commission;
- b. Preside at meetings and hearings;
- c. Act as spokesperson for the Commission;
- d. Sign documents for the Commission;
- e. Transmit reports and recommendations to Council; and
- f. Perform other duties approved by the Commission.

Section 4. Vice-Chairman.

The vice-chairman shall exercise the duties of the chairman in the absence, disability, or disqualification of the chairman. In the absence of the chairman and vice-chairman, an acting chairman shall be elected by the members present.

Section 5. Secretary.

The Secretary shall:

- a. Provide notice of meetings;
- b. Assist the chairman in preparation of agenda;
- c. Keep minutes of meetings and hearings;
- d. Maintain Commission records as public records;
- e. Attend to Commission correspondence; and
- f. Perform other duties normally carried out by a secretary.

## Article II Meetings

### Section 1. Time and Place.

An annual schedule of regular meetings shall be adopted, published and posted as the designated City office in December of each year. Special meetings may be called by the chairman upon at least 24 hours notice, posted and delivered to all members and local newspaper media. Meetings shall be held at the place stated in the notices, and shall be opened to the public.

### Section 2. Agenda.

Applications shall be due to the Planning & Development Department twenty (20) business days prior to the meeting date in order to be on the next meeting agenda. A written agenda shall be furnished by the secretary to each member of the Commission, and the news media, and shall be posted at City Hall at least five-fourteen (5/14) days prior to each regular meeting, and at least twenty four (24) hours prior to a special meeting. Items may be added to the agenda at a meeting by majority vote.

### Section 3. Quorum.

A majority of the members of the Commission shall constitute a quorum. A quorum shall be present before any business is conducted other than rescheduling the meeting.

### Section 4. Rules of Order.

Robert's Rules of Order shall govern the conduct of meetings except as otherwise provided by these Rules of Procedure.

### Section 5. Voting.

A member must be present to vote. Each member shall vote on every question unless disqualified by law. The question of disqualification shall be decided by the member affected, who shall announce the reason for disqualification, give it to the chairman in writing, have it placed in the minutes, and refrain from deliberating or voting on the question.

### Section 6. Conduct

Except for public hearings, no person shall speak at a Commission meeting unless invited to do so by the Commission.

## Article III Public Hearings

### Section 1. Notice.

The secretary shall give the notice required by statute or ordinance for all public hearings conducted by the Commission. Members of the public desiring to be heard shall give written notice to the secretary prior to commencement of the hearing.

Section 2. Procedure.

In matters brought before the Commission for public hearing which were initiated by an applicant, the applicant, his agent or attorney shall be heard first, members of the public next, and staff next. The applicant shall have the right to reply last. No person may speak for more than five (5) minutes without consent of the Commission. No person speaking at a public hearing shall be subject to cross-examination. All questions shall be posed by members of the Commission.

In matters not initiated by an applicant, members of the public shall speak in the order in which requests were received, or in such order as the Commission shall determine.

Article IV  
Records

Section 1. Minutes.

The secretary shall prepare minutes of each meeting for approval by the Commission at the next regular meeting. Minutes shall be maintained as public records.

Section 2. Reports.

The Secretary shall assist in the preparation and forwarding of all reports and recommendations of the Commission in appropriate form. Copies of all notices, correspondence, reports and forms shall be maintained as public records.

Section 3. Attendance.

The minutes shall show the members in attendance at each meeting and the reason for absence submitted by any member. The Commission shall recommend to the governing body the removal for cause of any member who is absent from three (3) consecutive meetings without adequate reason.

Article V  
Review Procedure

Section 1. Zoning Amendments.

Proposed zoning text and district amendments shall be considered and recommendations shall be forwarded to the governing body within thirty (30) days after receipt of the proposed amendments, unless additional time is given by the governing body. When so authorized, the Planning Commission shall conduct any required public hearing prior to making a recommendation.

Section 2. Plats.

Plats submitted for review pursuant to land development regulations shall be reviewed by designated staff members who may approve for recording plats of existing lots of record, minor subdivisions of land which meet all zoning requirements, and subdivisions which are exempt from regulation pursuant to S.C. Code 6-29-1110 (2). The Commission shall be informed in

writing of all staff approvals at the next regular meeting, and a public record of such actions shall be maintained. All other plats shall be subject to review and approval by the Commission. [NOTE: This process is included in the land development ordinance provisions.]

Section 3. Comprehensive Plan.

All zoning and land development regulation amendments shall be reviewed first for conformity with all comprehensive plan. Conflicts with the comprehensive plan shall be noted in any report to the governing body on a proposed amendment. The elements of the comprehensive plan shall be reviewed and updated on a schedule adopted by the Commission meeting the requirements of S.C. code 6-29-510 (E).

Section 4. Reconsideration.

The Commission may reconsider any review when so requested by the Camden City Council, or when an applicant brings to the attention of the Commission new facts, a mistake of fact in the original review, correction of clerical error, or matters not the fault of the applicant which affect the result of the review.

Article VI  
Finances

Section 1. Budget.

The Commission shall submit written recommendations to the City of Camden for funding in the annual budget. The recommendations shall include an explanation and justification for proposed expenditures.

Section 2. Expenditures.

Budgeted funds shall be expended only for approval purposes in accordance with financial policies and procedures set by the City of Camden, including procurement rules. Upon adoption of a budget, the Commission, may adopt an authorization for specified expenditures by designated staff members within the limits provided. Reimbursement for actual expenses incurred in the performance of official duties approved in advance by the Commission shall be made to members of the Commission and staff upon submission of vouchers supported by receipts.

Section 3. Personnel.

The Commission shall employ such staff and consultants as may be authorized and funded by budget or make recommendations for staff members to be employed by the City. Consultants shall be engaged by majority vote of the Commission after review of proposals invited by public notice and mail, and personal interviews with applicants by the Commission, or a committee of Commission members and staff.

Article VII  
Adoption and Amendment

Section 1. Adoption.

These rules were adopted by vote of a majority of the members of the Commission at a regular public meeting on ~~May 4, 1999~~ August 20, 2024.

Section 2. Amendment.

These rules may be amended at any regular meeting of the Commission by majority vote of the members of the Commission at least seven (7) days after the written amendment is delivered to all members.