



Agenda
Planning Commission
Tuesday, June 24, 2025 – 6:15 PM
City Hall

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Approval of minutes for the March 25, 2025 meeting
4. _____ Public Comment
5. _____ Consideration of a minor subdivision at 1307 Broad Street
6. _____ Consideration of a minor subdivision at 810 Campbell Street
7. _____ Update of process to amend comprehensive plan and development ordinances related to residential development moratorium
8. _____ Adjourn

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 803-432-2421 prior to the date of the meeting so that arrangements can be made to provide the specific assistance required.



Public Comment Rules

The agenda shall include a provision for general public comment. This will be a time for the public to speak on any topic but is not a question and answer session with the commission or staff. The public comment session will have the following rules:

1. The comment period will last a maximum of thirty (30) minutes. If there are six or fewer speakers, each person will receive five minutes. If there are more than six speakers, each person will receive three minutes.
2. Only persons that sign in on the sign in sheet prior to the start of the meeting will be allowed to speak.
3. Each person may only speak once.
4. Signing up to speak and deferring that time to another person is not allowed.
5. People not able to speak due to the public comment exceeding the 30-minute limit will be given the opportunity to speak first at the next meeting.

**City of Camden
Planning Commission
March 25, 2025**

Minutes

The City of Camden Planning Commission met for a regular meeting on March 25, 2025 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Jay Hudson, Mr. Travis Hall, Mr. Mark Mohr, Mr. Wes Parks, and Mr. Shawn Putnam, Secretary. Commission members Mr. Mark Chickering and Ms. Connie Rouse were absent.

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

Mr. Deal entertained a motion to approve the minutes from the November 19, 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 zoning classification for property to be annexed at 1095 Old River Road, 1095A Old River Road, 1099 Old River Road, and 1101 Old River Road

Mr. Putnam explained that these parcels are owned by the city and are adjacent to the Camden Square shopping center. The city purchased them to clean them up when the shopping center was being renovated. The city now wishes to include them in a group of properties to be sold, but we would like to annex them into the city limits before they are advertised for sale. The surrounding properties are zoned General Business District, so that is the zoning recommended by staff.

Mr. Deal entertained a motion to open the public hearing. Mr. Hall moved to open the public hearing, and Mr. Parks seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Mohr moved to close the public hearing and Mr. Hudson seconded the motion. The motion was approved unanimously.

Following discussion, Mr. Deal entertained a motion to recommend a zoning classification of General Business District for the properties to be annexed at 1095 Old River Road, 1095A Old River Road, 1099 Old River Road, and 1101 Old River Road. Mr. Hall made the motion and Mr. Parks seconded the motion, which was approved unanimously.

Consideration of amendments to the Zoning Ordinance to section 157.109(C) regarding temporary signs

Mr. Putnam explained the proposed amendment clarifies where temporary signs are allowed by stating they are allowed in the ROW if the adjacent property is a residential use, and if it is at least 10 feet from the edge of the street. This will make it clear that the signs are allowed in residential areas and not commercial areas. It also clarifies that temporary signs are not allowed in the median of a street, and that they are not allowed in the area between a sidewalk and a street.

The proposed amendment reads as follows:

157.109(C)

1. Temporary signs are prohibited on public property, street signs, utility poles, and light poles, and in the public right of way, including medians and areas between the curb and sidewalk, unless the right of way adjoins the yard of a residential use adjacent to the right of way and the sign is more than 10 feet from the edge of the paved roadway.
2. Temporary signs are prohibited on public property, street signs, utility poles, and light poles.

Mr. Putnam noted that City Council requested to change the distance a sign could be located from the edge of a street from ten feet to three feet.

Mr. Deal entertained a motion to open the public hearing. Mr. Hall moved to open the public hearing, and Mr. Parks seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Hall moved to close the public hearing and Mr. Hudson seconded the motion. The motion was approved unanimously.

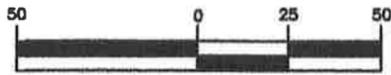
Following discussion, Mr. Deal entertained a motion to recommend City Council approve the amendment to section 157.109(C) with the revision to change the distance in item 157.109(C)(2) from ten feet to three feet. Mr. Hall made the motion and Mr. Parks seconded the motion, which was approved on a 4-1 vote with Mr. Mohr voting against the motion.

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

Shawn Putnam
Secretary

Johnny Deal
Chair

GRAPHIC SCALE



1 inch = 50 ft.

816 CHURCH STREET

TM# C284-16-00-181

N/F
IRMA J. SALMOND
D.B. 11, PG. 2110; P.B. 37, PG. 531
TM# C284-16-00-183

N/F
WILKAT, LLC.
R.B. 4829, PG. 68
R.B. 4829, PG. 68
TM# C284-16-00-184

N/F
ALICE LAWSON, ETAL
D.B. 12, PG. 310
TM# C284-16-00-167

807 CHURCH STREET
0.49 acre
TM# C284-16-00-180

N/F
MARY C. FLOWERS
R.B. 1636, PG. 88; P.B. 24, PG. 172
TM# C284-16-00-182

N/F
CRYSTAL C. HARDY
R.B. 3421, PG. 87
TM# C284-16-00-181

Reconfigured Lot 2
0.34 acre
TM# C284-16-00-188 (portion)

Reconfigured Lot 1
0.45 acre
TM# C284-16-00-188 (portion)

Line Table		
Line #	Length	Direction
L1	4.23'	N84° 16' 19"E
L2	50.35'	S6° 29' 00"E
L3	6.69'	S81° 27' 21"W

Purpose for Plat: Combination or recombination of previously recorded platted lots or portions thereof

Prepared for: CITY OF CAMDEN

Prepared by: ROBERT H. LACKEY SURVEYING, INC.

PROPERTY SURVEY May 22, 2025 Tax Map No. C284-16-00-166 & C284-16-00-180

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

Being shown as Lots 1 & 2 on P.B. 3582, PG. 136 and also property as shown on P.B. 3604, PG. 59

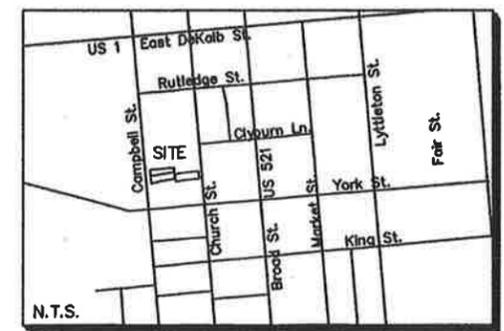
References: R.B. 3582 PG. 137; P.B. 3582, PG. 136; P.B. A24, PG. 9; R.B. 5058, PG. 231; P.B. 3406, PG. 59

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.

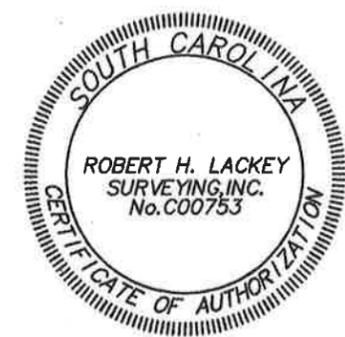
Date _____

City Planner/Zoning Admin. _____

LEGEND:
Iron Pin Found - ●
Calculated Point - +



LOCATION MAP



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.

Robert H. Lackey - SCRLS # 14799 - P.O. Box 713 - Camden, SC 29020 Phone 803-432-0968
CAMPBELL STREET 810.DWG
CAMPBELL STREET 810-CITY(project)2025