



Land use planning plays an essential role in balancing the demand for specific types of uses with the need to protect the community's amenities, character, and resource base. The goal of land use planning is to guide a more efficient land development pattern that maximizes community resources and enhances the overall quality of life for Camden residents.

The Land Use Element is the centerpiece of the Comprehensive Plan, representing a culmination of the issues, information, analyses, goals and objectives of the other eight required plan elements. These elements culminate in the Land Use Element and inform the need for various types of land uses to include residential, commercial, industrial, agricultural, public and institutional, recreational, and open space.

The purpose of this addendum is to review existing land use patterns and trends in the city and forecast future land use. The existing land use inventory was developed using parcel-based land use data in Kershaw County's Geographic Information System (GIS) that has been updated by City Planning staff. The Future Land Use Plan reflects the community's desire to guide and direct growth, supplemented with goals, policies and strategies that support and reflect those of the eight previous elements of the plan. The Future Land Use Map is included in this chapter as a visual representation of the land use goals, policies and strategies that have been derived from stakeholder consensus under the other eight planning elements.

Since the five-year review of Camden's Comprehensive Plan in 2023, the City has experienced a growing interest and substantial increase in applications for the development of major residential subdivisions and multi-family developments. To allow time for the City to consider the impacts of



new residential development on existing infrastructure, city services, and the environment, Council adopted a moratorium on approvals for major subdivisions and multi-family developments on September 10, 2024. On March 18, 2025, City Council approved an extension of the moratorium through September 30, 2025. The moratorium ordinance directed staff to review the Comprehensive Plan and development ordinances to determine if additional amendments are needed related to new residential development. The 2025 Land Use Element Addendum provides updated information on housing growth and change in the City of Camden to inform and direct any needed changes to the Zoning Ordinance and Land Development Regulations.

10A.1. EXISTING LAND USE

To plan for future development in the City, it is necessary to inventory current land uses, assess development patterns and trends, identify undeveloped properties, examine the impact of existing land use regulation, and evaluate the capability of existing conditions to accommodate the future land use needs of the community. An updated inventory of existing land uses within the City was developed through an extensive geographic information system (GIS) analysis of digital mapping data. Mapping of existing land uses integrated land use category definitions and Kershaw County Assessor tax parcel data, as well as City of Camden Planning staff knowledge of the area. Transportation rights-of-way were excluded in these land use calculations.

Land uses were classified and mapped using the following nine categories as depicted in the *Existing Land Use Map* (Map 10A-1) and profiled in Table 10A-1.

- **Agriculture/Forestry** – Land used primarily for agricultural and forestry purposes, including uses accessory to agriculture or forestry such as residences for farm owners or workers and storage for equipment or crops. Properties that are less than 20 acres in size and are classified in the Kershaw County Assessor’s database as agricultural for taxation purposes but include a residence are not included in this land use category. Only nine properties totaling 162.4 acres are in agriculture or forestry use, accounting for 2.4% of the City’s total land. These properties are grouped along Carter Street in the northwestern area of the City.
- **Commercial** – Land used to conduct businesses, trade activities, professional activities or services, administrative activities, or personal services. Included are establishments for wholesale or retail sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, personal services, furniture stores, clothing stores, car sales, hotels and motels, and nursery or garden centers. Land in commercial use comprises 9.3% (627.9 acres) of the City’s land area – a growth of nearly 61% or 237.3 acres since the City’s 2018 Comprehensive Plan. Commercial properties are found primarily along and near U.S. Highways 1 and 521 and in the downtown.
- **Industrial** – Land used to manufacture, assemble, process, or fabricate goods and/or to store or transport goods. Examples include manufacturing plants, industrial parks, truck terminals, and warehouses. There are only 13 properties within the City in industrial use,



comprising only 9.5 acres of the total City land area. Properties in industrial use are located in the central area of the City, on or near U.S. Highways 1 and 521.

- **Single-Family Residential** – Land used for detached single-family residential structures, patio homes, and manufactured homes on individual properties (which are pre-existing, non-conforming uses). Single-family residences constitute the largest land use category in Camden, comprising more than one-third, or 34.7% (2,351.8 acres), of the City's land area – nearly 456 acres more than were identified in Camden's 2018 Comprehensive Plan. While single-family residences are located throughout Camden, many are in the central and northern areas of the City.
- **Multi-Family Residential** – Land used for residential structures other than those included in the Single-Family Residential land use category, including structures containing three or more dwelling units, duplexes, zero lot line developments, condominium developments, townhouses, and manufactured home parks. Higher density multi-family residential uses account for a small portion (52.2 acres) of total land use in the City. Multi-family housing is located throughout the central area of Camden, with developments also located in the southernmost area of the City on U.S. Highway 521 and in the eastern area on Haile Street and Hasty Road.
- **Parks and Recreation** – Land used for public active and passive recreation or to preserve open space. Examples of park and recreation uses include ball fields, golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, state parks, wildlife management areas, the Springdale Race Course, the Camden Polo Field, the Revolutionary War Park, Kendall Lake, and recreation centers and facilities. Residents of Camden have access to numerous recreational opportunities, with 1,127.3 acres, or nearly 17% of land in all uses, classified as Parks and Recreation.
- **Public and Institutional** – Land used primarily for private, public, quasi-public, religious, philanthropic, or other activities undertaken to provide for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include city, county, state and federal offices; schools; churches; hospitals; congregate care facilities (nursing homes); communications towers; utility offices and facilities; postsecondary institutions; community non-profits; cemeteries; and libraries. More than 600 acres of land (8.9% of all land uses) are in Public and Institutional use in Camden. Uses in this category are located throughout Camden, but most are concentrated in the central area of the City and along or near major roads.
- **Vacant Land** – Land not developed for a specific use or assigned a land use classification. Vacant land constitutes the second largest land use category in Camden, comprising nearly one-fourth (24%) of all land uses at 1,840.5 acres, not including the 398-acre Hermitage Mill Pond. This represents a 12% loss (249 acres) in vacant land since the City's 2018 Comprehensive Plan. While vacant properties are located throughout the City, a number of larger tracts are found along U.S. Highway 1 to the east and west and in the southern areas of the City between U.S. Highway 1 and I-20. In addition, much of the 162.4 acres of land in Agricultural and Forestry use does not include physical improvements and could also be considered undeveloped.



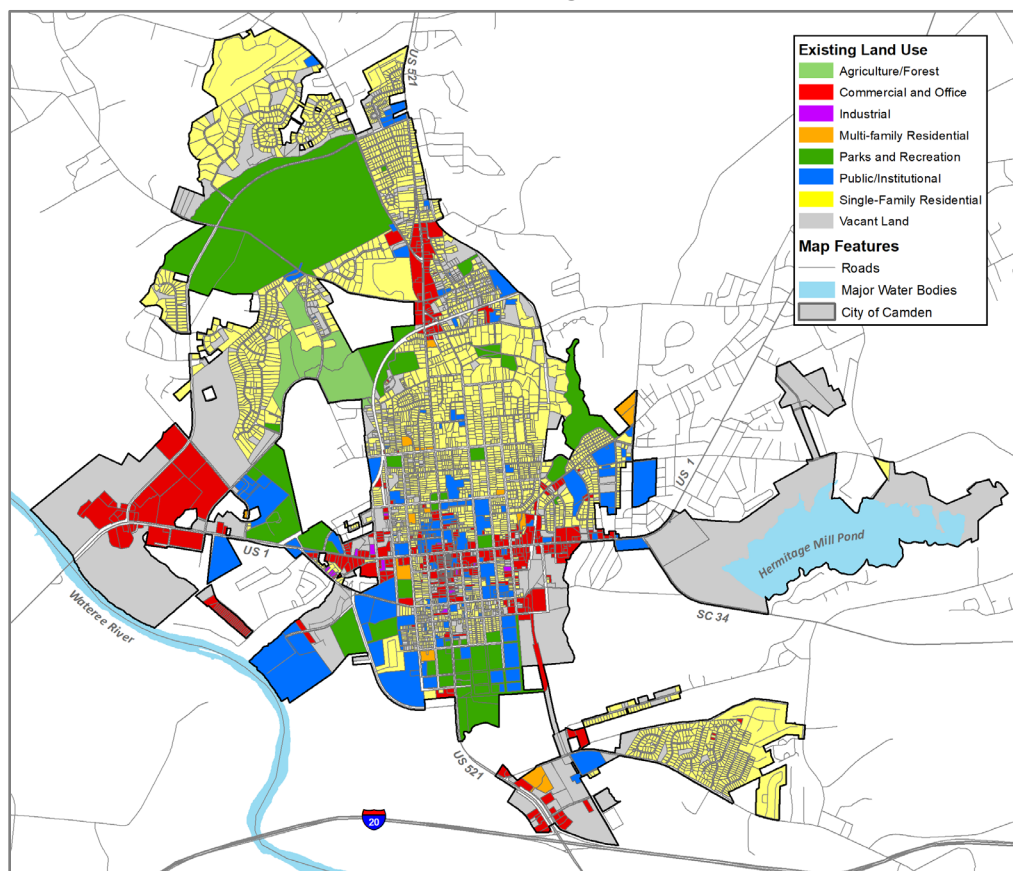
Table 10A-1. Existing Land Use by Area

YEAR	CITY OF CAMDEN 2017		CITY OF CAMDEN 2025		AREA CHANGE 2017-2025
	Acres*	%	Acres*	%	
Single-family Residential	1,896.2	29.8%	2,351.8	34.7%	24.0%
Vacant	2,089.5	32.8%	1,840.5	27.2%	-11.9%
Parks and Recreation	1,130.3	17.8%	1,127.3	16.6%	-0.3%
Commercial	390.6	6.1%	627.9	9.3%	60.7%
Public/Institutional	634.6	10.0%	602.0	8.9%	-5.1%
Agriculture/Forestry	162.4	2.6%	162.4	2.4%	0.0%
Multi-family Residential	48.5	0.8%	54.2	0.8%	11.8%
Industrial	9.5	0.1%	9.5	0.1%	-0.5%
Totals	6,361.6	100.0%	6,775.65	100.0%	6.5%

* Acreages do not include road and rail rights-of-way and the Hermitage Mill Pond

Source: City of Camden, 2025

Map 10A-1. Existing Land Use



Source: City of Camden, 2025



10A.1.1. Vacant Land

More than one-quarter of all land area (1,840.5 acres) in the City of Camden is currently vacant. Vacant properties are scattered throughout the City (Map 10A-1). Included among the 675 undeveloped properties in the City are a number of sizable parcels of land. Twenty-two properties are larger than 10 acres and collectively comprise more than three-fourths (78.2%) of the vacant land area of the City. Thirteen properties range in size from 21 to 765.9 acres and are primarily located along or near the U.S. Highway 1 corridor and the southern U.S. Highway 521 corridor. Camden's largest vacant tract at 765.9 acres, located in the eastern area of the City off of U.S. Highway 1 and S.C. Highway 34, includes the 398-acre Heritage Mill Pond - rendering only 367.9 acres as developable. A number of vacant properties are within close proximity of Interstate 20 or in the western portion of the City near the Wateree River.

The zoning of vacant land can be a significant indicator of future land use options if zoning remains relatively unchanged. As detailed in Table 10A-2, half of the vacant land in Camden (927.7 acres) currently carries a residential zoning designation – RE, R-15, R-10, R-6, and R-6S. An additional 44.4 acres is zoned as Planned Development District, within existing developments that are entirely residential. Map 10A-2 provides current zoning designations for the City's vacant properties. However, all zoning districts in Camden allow some form of residential, with the exception of Industrial (IND).

Table 10A-2. Current Zoning of Vacant Land UPDATE

ZONING CLASSIFICATION	ZONING DISTRICT TYPE	ACRES	PERCENTAGE
R-15	Single-family Residential, Low Density	763.65	41.5%
CMU	Commercial Mixed Use	619.35	33.7%
GBD	General Business	146.26	7.9%
R-10	Single-family Residential, Medium Density	64.96	3.5%
IND	Industrial Business	63.90	3.5%
R-6S	Single-family Residential, High Density	52.33	2.8%
PDD	Planned Development	44.42	2.4%
R-6	Residential, High Density	30.29	1.6%
RE	Residential Estate	18.50	1.0%
LBD	Limited Business	18.14	1.0%
OI	Office-Institutional	10.21	0.6%
CBD	Central Business	8.50	0.5%
Totals		1,840.51	100.0%

* Acreages do not include road and rail rights-of-way and the Hermitage Mill Pond

Source: City of Camden, 2025

Nearly 42% of vacant land (464.3 acres) is zoned for R-15 Single-family Residential, Low Density development. The R-15 zoning district is "intended to foster, preserve and protect at low densities areas of the community in which the principal use of land is for detached, single-family dwellings and limited residential support facilities." Single-family detached dwellings are permitted and patio homes and zero lot line dwellings are conditionally permitted. Also permitted are golf



courses, historical sites, museums and art galleries, parks and playgrounds, elementary and secondary schools, libraries, small religious organizations, and fire and police stations.

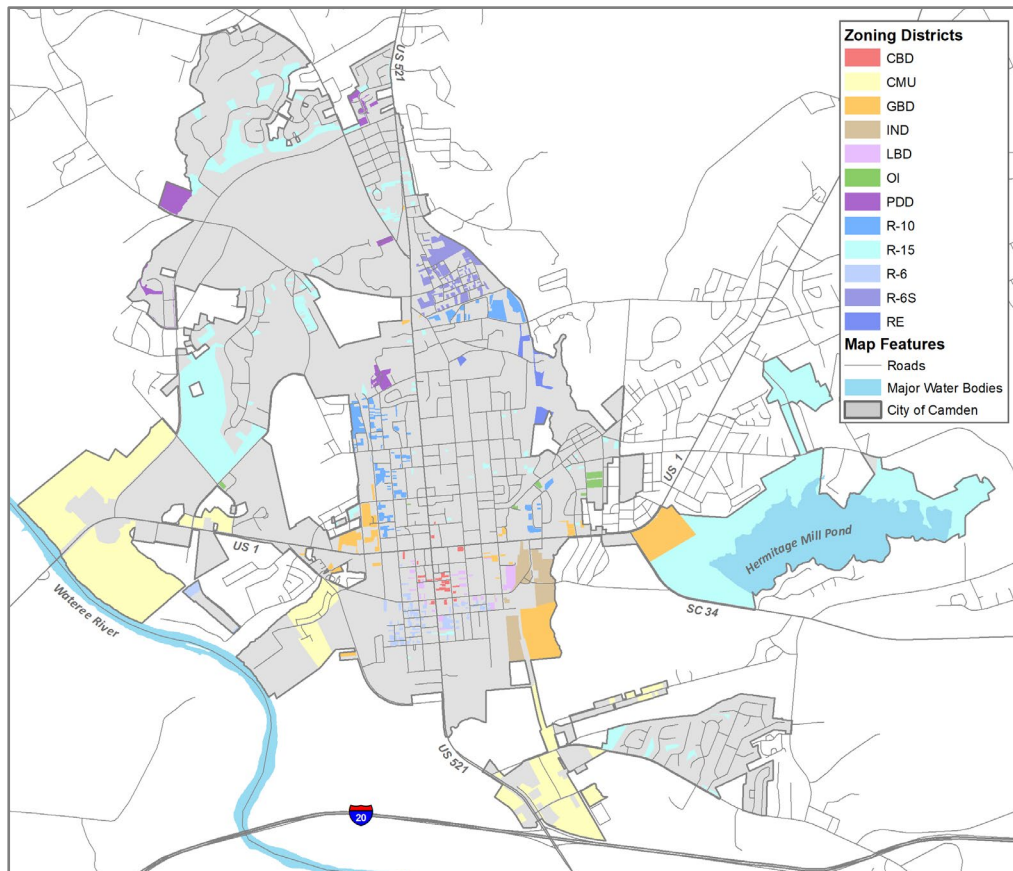
A small percentage of the City's vacant land is zoned for *R-10 – Single-family, Medium Density* (65 acres) or as *R-6S – Single-family Residential, High Density* (52.3 acres) development. The R-10 zoning district accommodates single-family and two-family (duplex) residential development as well as patio homes, while R-6S allows only single-family residential but in higher density developments.

Also represented but at lower percentages are the *R-6 – Residential, High Density* (30.3 acres) and *RE – Residential Estate* (18.5 acres) districts. The R-6 zoning district is "intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings, in areas accessible by major streets and in proximity to commercial uses and employment opportunities." All types of housing are permitted in R-6, though some uses such as manufactured homes and manufactured home parks are conditionally permitted. The RE district is intended to foster, preserve, and protect areas in which the principal land use is very low density single-family dwellings.

More than **one-third (33.6%) of vacant land (619.4 acres)** is zoned as *CMU – Commercial Mixed Use*. CMU districts are intended "to provide for the development and maintenance of commercial, business and other complementary uses in strategic locations to serve the traveling public without negatively impacting surrounding land uses or environmental resource." A wide range of uses are allowed in the CMU district, including nearly all types of residences (except for manufactured homes outside of existing manufactured home parks), recreation, education, office and professional, commercial, wholesale trade, and healthcare. Manufacturing is also conditionally permitted.



Map 10A-2. Current Zoning of Vacant Land



Source: City of Camden, 2025

10A.2. FUTURE LAND USE

The City of Camden population is projected to increase by more than 800 persons by 2030, accompanied by over 360 new dwelling units. The Future Land Use (FLU) Map is a blueprint for the physical development of the City of Camden and is intended to accommodate growth while meeting future needs for the coming years. It sets the context and provides the vision for future growth and development in the City. Implementation of the Future Land Use Map will be accomplished through regulatory measures included in the City's Zoning Ordinance and Land Development Regulations.

10A.2.1. Future Land Use Map

Development of the Future Land Use Map is anchored by land use data provided by the existing land use map and was supplemented by staff knowledge of current development trends and potential future development areas. As illustrated in the Existing Land Use Map, much of the City is single-family residential in nature (Map 10A-1). The downtown, commercial corridors along major roadways, park and recreation areas, and areas that include larger scale commercial and industrial uses have evolved and matured over time and have been incorporated in the Future Land Use Map. Future Land Use was classified under the following eight categories as depicted in Map 10A-3.



- **Residential Low Density** – Land used for detached single-family dwellings at low densities and for limited supporting land uses such as golf, tennis, and swimming facilities; K-12 schools; small churches and other religious organizations; and public safety facilities.
- **Residential Medium Density** – Land used for detached, single-family dwellings and duplexes at moderate densities and for limited supporting land uses such as golf, tennis, and swimming facilities; K-12 schools; small churches and other religious organizations; and public safety facilities.
- **Residential High Density** – Land used for all types of residential uses, including single-family detached and attached homes, patio and zero lot line homes, duplexes, townhomes, and multi-family housing at higher densities and for limited supporting land uses such as golf, tennis, and swimming facilities; K-12 schools; small churches and other religious organizations; and public safety facilities. Child and adult daycare, community care and nursing facilities for the elderly, and other residential care facilities are also allowed.
- **Commercial** – Land primarily used to conduct business, trade activities, administrative activities, professional activities or services, institutional, and personal services. Examples of uses include establishments for wholesale or retail sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, personal services, furniture stores, clothing stores, car sales, hotels/motels, nursery or garden centers, public administration facilities, healthcare facilities, and limited manufacturing under specified conditions.
- **Downtown** – Land in the Camden downtown that is intended to accommodate an appropriate and complementary mixture of higher density, pedestrian oriented uses including commercial, office, public and institutional, as well as single-family detached, multi-family, loft, and townhome dwellings under specified conditions.
- **Mixed Use** – Land intended to promote and accommodate a mixture of commercial and industrial development and public and institutional uses, as well as residential development in appropriate and compatible locations.
- **Parks and Recreation** – Land used for active and passive public recreation or open space preservation. Examples of appropriate uses include ball fields, public and private golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, greenways, trails, recreation centers and facilities, and sports complexes.
- **Transitional** – Land undergoing a transition from one major land use to another, primarily from residential to commercial or office uses.

An analysis of future land use in the City of Camden is provided in Table 10A-3. **More than half (51.4%) of the total land area in the City is designated for residential use, including 2,829.6 acres designated as Residential Low Density, 410 acres as Residential Medium Density, and 235 acres as Residential High Density. Nearly 22% of the City's land area (1,486 acres) is designated as Mixed Use, 16.7% (1,130.8 acres) as Parks and Recreation, and 5.6% (379.8 acres) as Commercial. The remainder of land is classified as Downtown Mixed Use (235.7 acres) and Transitional (68.6 acres).**



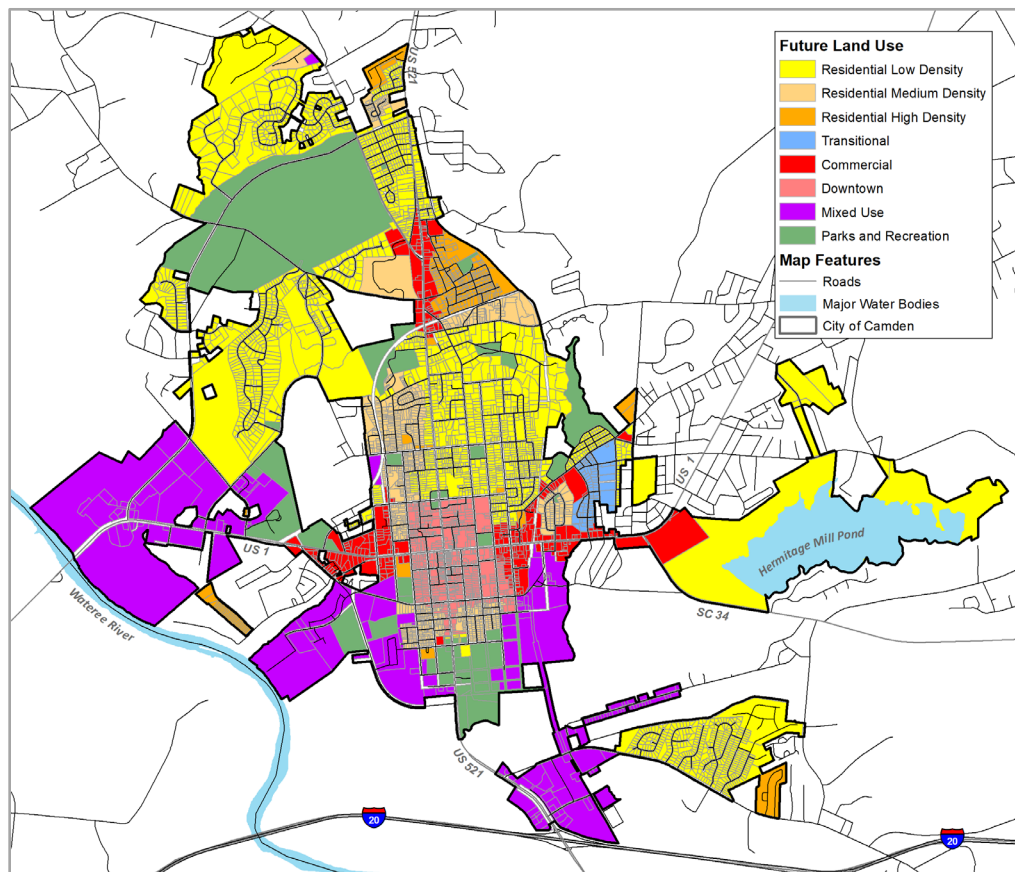
Table 10A-3. Future Land Use by Area

FUTURE LAND USE	CITY OF CAMDEN 2017		CITY OF CAMDEN 2025		AREA CHANGE 2017-2025
	Acres*	%	Acres*	%	
Residential Low Density	2,537.7	43.4%	2,829.64	41.8%	291.94
Mixed Use	1,445.5	21.4%	1,486.12	21.9%	40.62
Parks and Recreation	1,130.8	16.7%	1,130.83	16.7%	0.03
Residential Medium Density	390.4	5.8%	410.00	6.1%	19.60
Commercial	379.8	5.6%	379.75	5.6%	-0.05
Downtown Mixed Use	232.5	3.4%	235.69	3.5%	3.19
Residential High Density	176.4	2.6%	234.98	3.5%	58.58
Transitional	68.6	1.0%	68.64	1.0%	0.04
Totals	6,361.6	100.0%	6,775.65	100.0%	414.05

* Acreages do not include road and rail rights-of-way and the Hermitage Mill Pond

Source: City of Camden, 2025

Map 10A-3. Future Land Use



Source: City of Camden, 2025

Of the Camden properties that are currently vacant, nearly 44% (805 acres) are designated as Residential Low Density and 40% (738.6 acres) as Mixed Use in the future land use map. Of the 22 vacant properties that are over 10 acres in size, 14 properties totaling 679 acres are designated as mixed use and six properties totaling 604 acres are designated as residential



low density and on the Future Land Use Map. Of the four largest vacant properties, the 766-acre Hermitage Mill Pond property (366 acres excluding the pond) and a 146-acre property bordered by Springdale Drive, Battleship Road, and Chestnut Ferry Road in the western area of the City are designated as Residential Low Density. The other large properties, both 195 acres in size and flanking U.S. Highway 1 and bordered by the Wateree River, are designated as Mixed Use in the Future Land Use Map.

Table 10A-4. Future Land Use Designations of Vacant Properties

FUTURE LAND USE	ACRES	PERCENTAGE
Residential Low Density	805.09	43.7%
Mixed Use	738.63	40.1%
Residential Medium Density	103.94	5.6%
Commercial	102.81	5.6%
Residential High Density	57.77	3.1%
Downtown Mixed Use	21.53	1.2%
Transitional	10.74	0.6%
Totals	1,840.51	100.0%

** Acreages do not include road and rail rights-of-way and the Hermitage Mill Pond
Source: City of Camden, 2025*

10A.2.2. Future Development Opportunities and Challenges

The City of Camden has a number of opportunities that support future growth and development. The City's strategic location on the busy I-20 corridor near the growing Columbia metropolitan region, and its proximity to the Charlotte and Greenville metropolitan regions, makes it attractive to prospective businesses and industries. The City's location is also a draw for potential residents who are seeking a smaller city lifestyle within an easy drive of the employment centers in the greater Columbia area. Military retirees seeking to settle within an historic and thriving small city near a major military installation and a Veterans Administration healthcare facility are also increasingly drawn to the area. The need for higher educational attainment and specialized job skills to meet the needs of existing and prospective industries and businesses is being addressed through job training programs and facilities provided at the Kershaw County campus of Central Carolina Technical College. The desirability of Camden as a place to live, work and play is further enhanced by an abundance of historic, cultural, and natural resources; a strong sense of community; an excellent school district regularly recognized for student achievement; numerous parks and outdoor recreation opportunities; unique fine arts and equine communities; and the availability of quality health care at KershawHealth Medical Center.

A wide range of factors will shape development potential including the economy, development intent of private property owners, housing availability, regional growth trends, and annexations. The lack of affordable housing for a wide range of residents at all stages of life poses a formidable challenge to the City's growth and development and a deterrent to young professionals who would like to live and work in the area and to residents who would like to age in place. Primary impediments to the development of affordable housing include the high cost of land within the City and multiple heirs and absentee owners on many properties. These ownership issues can



make clearing liens and gaining clear titles time consuming and expensive for interested developers.

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.

Despite these challenges, a combination of local factors continues to spark interest and economic growth. These factors include the City's extensive historic, cultural, and natural resource base; its strategic and accessible location along a primary transportation corridor in the Midlands region; rapid growth and rising land prices in neighboring Richland County; focused investments in advanced training and workforce development; and a coordinated and welcoming governmental and civic climate for economic development in the City of Camden.

Perhaps most important to the City's future is the vision of its residents and elected officials and their commitment to plan implementation. Community leaders and residents have proven their capability to set ambitious goals and employ creative strategies and partnerships to accomplish significant outcomes. Recent successes have included the development and ongoing implementation of the 2009 *Vision Camden* plan; implementation of the Camden Truck Route project that will encourage use of the alternate route instead of traveling through downtown Camden via Broad Street; City implementation of the *Kershaw County Bicycle, Pedestrian and Greenways Plan*; passage of the countywide one percent education improvement sales tax in 2017; and the proactive expansion of the Kershaw County campus of Central Carolina Technical College to meet the long-term needs of residents and industries. The key to successful future growth lies primarily in preserving and protecting the desirable community character and the rich historic, cultural, and natural resources of the City, while encouraging appropriate new residential, commercial, and industrial development, including infill development.

10A.2.3. Future Land Use Focus Issues

The Land Use Element is the culmination of the goals, objectives, and implementation strategies developed in the other eight plan elements and provides a blueprint for the development of the Camden community for the coming decade. The Future Land Use Map and the accompanying goals, objectives, and implementation strategies provide the basis for policy decisions impacting the general location, density, and intensity of land uses with the overarching goals of enhancing and preserving community character; protecting natural, cultural and historic resources; reducing sprawl; ensuring adequate public services; promoting sound fiscal management and allocation of resources; and meeting long-term community needs for infrastructure, facilities, and employment opportunities.

The benefits of land use planning are many. Planning for growth enables the City to facilitate the delivery of more efficient and cost-effective services by encouraging development in areas where



services exist or can be more easily provided. The Plan also protects property values of residents and businesses, while encouraging additional investments by providing a reliable idea of how and where growth will occur. Sound planning helps balance the need for quality of life amenities and the economic activity that is necessary to sustain this quality of life for Camden and its residents.

10.2.3.1. Housing Options Needed

Data analysis and stakeholder input indicates a shortage of affordable housing for a wide range of residents at all stages of life in the Camden area. A need for additional housing in the downtown area that will enable walking or biking to retail, restaurants, and essential services was recommended by Main Street South Carolina in its 2017 Baseline Assessment for the Camden Main Street program.

Housing solutions should address the needs of young professionals and families who would like to live and work in the area, low- to moderate-income residents who need affordable and safe housing, and residents who would prefer to age in place within the community. To address these related issues, the City should seek public and private partners and funding sources to encourage and facilitate projects that will provide affordable housing, and review and update ordinances and procedures to remove any regulatory barriers to the development or redevelopment of affordable housing.

10A.3. Citizen Participation for the Addendum

A key goal in the development of the addendum to the Land Use Element by the Camden City Council and Planning Commission was to obtain input on the future of residential development in the City from as many citizens and interested parties as possible.

10A.3.1. Public Workshop

As detailed in the *2025 Housing Element Addendum*, the public was invited to participate in a workshop that was held on April 22, 2025, at the Camden Visitors Center from 3:30 pm to 5:30 pm. Fifty-nine (59) people attended the workshop, including 28 Camden residents and 31 persons who live outside of the City.

Substantial citizen feedback was collected related to future land use planning in Camden. Although large-lot single-family development was largely preferred, there was additional support for a diverse range of neighborhood characteristics, that include residential neighborhoods with a mixture of housing types and smaller scale higher density single-family and multi-family neighborhoods, especially closer to Downtown. Those in attendance expressed strong support for the need for residents to be able to age in place, with options that will accommodate the needs of singles, young families, professionals, empty nesters, and elderly residents.

Support was also garnered for residential uses in the Downtown, particularly above commercial/retail. A strong preference for low density, equine related development in the area north of the Camden Training Center was expressed, as well as for larger lots in other northern areas of the City. Varied interest in the types of housing desired for the area north and west of Hermitage Mill Pond was shown, including single-family residential on larger lots (perhaps similar



to the Southgate subdivision), a mix of residential uses, and single-family on smaller lots. Several participants preferred developments with a mix of residential uses in locations north of Historic Camden, along the Wateree River, and west of Camden High School.

Participants were also asked to provide comments on what they love about Camden and things they would change about the City. Participants noted their love for the small town feel, character, and charm of Camden, but also their appreciation of amenities not often found in smaller cities. Of particular note is the appreciation for the preservation of Camden's history, particularly historic homes and the Downtown. Trees and open spaces were identified as very important to those in attendance, as well as continued support for the equine community. Comments on needed changes centered on housing, design, and infrastructure. There was a consensus concern that growth demand is outpacing the capacity for public services and infrastructure and that they need to work in tandem. Comments also included the need for walkability, diversity of housing options, protection of cultural and historical resources, and the importance of design in construction of housing.

After the workshop, Council invited workshop participants to provide additional comments during their Council meeting.

10A.3.2. Community Survey

A community survey was developed to obtain citizen input on future residential development. The survey was conducted from May 2 through May 19, 2025. The survey was promoted in a number of ways including sending notifications to all who have the Camden Connect app, announcing and encouraging participation at two Council meetings, posting flyers in City Hall, and sharing on all City managed Facebook pages, as well as mentioned in news stories on WLTX and in the *Post and Courier* newspaper. A total of 17 questions were asked, with 869 responses received. Respondents ranged in age from 16 to 89 years, with an average age of 53 years. Three-fourths of respondents (75%) live in the City of Camden, while only a quarter work in the City. While nearly 32% have lived in the City for more than ten years, 27% have lived in Camden for five years or less. Nearly 22% were born and raised in the City. Nearly one-third of respondents are retired.

Survey results indicate a preference for large, undeveloped tracts of land to be used for public uses (schools, churches, parks, etc.), mixed-use developments (multiple home types, retail, offices, restaurants), or single-family homes on larger lots (1/4 acre or more). A very strong preference for single-family residential was shown, especially for such development on larger lots. However, more than 70% of respondents prefer less housing growth in the City. More than a third of respondents prefer that Camden become more of an equine community.

Over half of respondents chose Camden as their home because of community charm. They most love access to parks and natural resources and the historic resources that the City offers. Respondents ranked the ability to age in place (live in Camden throughout all stages of life) as the community value they most treasure, followed closely by preservation of natural resources and preservation of historic areas and resources. More than a third of respondents think that Camden is most known for its history, with a quarter of respondents indicating that it is most known for its equine community.



If survey respondents could change one thing about the City it would be the traffic (55%), but they also indicated a need to improve and add walkability/pedestrian options/bike paths.

3A.7.3. Meeting with the Building Association of Central South Carolina

Because many interested members of the Building Association of Central South Carolina were unable to attend the public workshop, they requested a zoom meeting with consultants and staff to learn about the information provided and discuss public input, as well as share concerns about the future of residential development in the City of Camden. The call included nine builders and developers, with facilitation by Shawn Putnam, City Planning and Development Director and Cheryl Matheny and Phil Lindler, consultants to the City.

City staff and consultants provided a brief overview of the public workshop, including information provided and public input. Association members noted that developers would like to provide housing options if economically feasible. However, providing homes on large lots in subdivisions that are affordable is not feasible. They noted that the biggest challenge in the cost of lots is building roads and infrastructure. In particular, roads are expensive to build, with each linear foot contributing to the cost. Smaller lot subdivisions bring down those costs by reducing road lengths and the extension of infrastructure such as water and sewer.

While there is a need for affordable housing for a range of buyers in Camden, when developments and homes are built with the intent to be more affordable, the high demand for housing drives prices up and out of reach for many.

Association members voiced support for the preservation of trees and provision of sidewalks and other amenities, if economically feasible for developers. They noted that commercial developers have indicated that more “rooftops” and better demographics are needed to make new commercial development viable in the Camden area.

During a discussion about how to encourage residential development in and near the Downtown, a suggestion was made to provide incentives to developers and builders such as reduced fees, smaller streets, etc. This suggestion seems very reasonable since services and infrastructure are already in place in the more urban setting, reducing the impact of development on the City.

10A.8. Goals, Objectives and Implementation Strategies

The goals, objectives, and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the *Land Use Element*. Element goals are broad-based ideals that are intended to guide the future of the community, while an objective is a more specific elaboration of a goal that also provides direction. Together the goals and objectives outline the framework for the element and provide the basis for the more detailed and specific plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation of the strategy, as well as a time frame for completion.



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
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 10.1.1.1. Continue to protect the historic and architectural character of established residential areas and the downtown while allowing for growth and advancement of neighboring public and governmental uses, commercial establishments, and infill developments, where appropriate.	City of Camden, Historic Landmarks Commission, Camden Main Street	On-going
STRATEGY 10.1.1.2. Periodically review zoning regulations, in particular Historic Overlay requirements, and the Camden Design Guidelines to ensure ongoing protection and preservation of historic neighborhoods, structures, and landmarks.	City of Camden Historic Landmarks Commission	On-going
STRATEGY 10.1.1.3. Work with owners of Camden's Historic Properties to promote understanding of the Camden Design Guidelines and seek input on updates to the Guidelines and expansion of the Historic Overlay District.	City of Camden Historic Landmarks Commission Historic Properties Owners	On- going
STRATEGY 10.1.1.4. Support the revitalization of at-risk, blighted, and neglected neighborhoods.	City of Camden SLRCOG Habitat for Humanity Community Non-profits Kershaw County Housing Authority	On-going
STRATEGY 10.1.1.5. Promote the preservation and awareness of the City's commercial and residential properties, districts, sites, and landmarks that are included in the <i>National Register</i> .	City of Camden Camden Main Street Historic Landmarks Commission	On-going
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.	City of Camden Planning Camden Economic Development Camden Main Street Historic Landmarks Commission Developers	On-going
STRATEGY 10.1.1.7. Review and amend land use and development regulations to incorporate requirements that will enhance the quality of new residential developments.	City of Camden	2026
STRATEGY 10.1.1.8. Review and amend residential design standards to ensure that new and substantially renovated homes are in keeping with established homes in the City.	City of Camden	2026
STRATEGY 10.1.1.9. Consider developing model building plans that reflect Camden housing styles to share with the public that would be preapproved for building permits and reduced fees.	City of Camden	2026



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
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.	City of Camden Kershaw County Developers	On-going
STRATEGY 10.1.2.2. Encourage Seek funding to expand and improve the City’s network of sidewalks and to enable pedestrian and bicycle access to essential services, employment centers, and recreational uses.	City of Camden	On-going
STRATEGY 10.1.2.3. Review current zoning and subdivision regulations and update as appropriate to ensure that density, setbacks and other relevant requirements are consistent with and complementary to the City’s established development patterns.	City of Camden Planning Commission	2025
STRATEGY 10.1.2.4. Promote and facilitate compatible infill development where appropriate.	City of Camden Planning Commission	On-going
OBJECTIVE 10.1.3. Protect, preserve, and provide access to the City’s natural resources.		
STRATEGY 10.1.3.1. Explore the development of a riverfront recreation, entertainment, and commercial district on the Wateree River between Lugoff and Camden.	City of Camden Kershaw County	2027
STRATEGY 10.1.3.2. Continue to encourage and participate in the preservation of valuable natural and scenic areas in the City.	City of Camden Conservation Groups	On-going
STRATEGY 10.1.3.3. Continue to protect and preserve healthy, structurally sound significant trees through zoning requirements and the City’s Public Tree Ordinance.	City of Camden Property Owners	On-going
STRATEGY 10.1.3.4. Review and amend land use and development regulations to discourage clear cutting of properties prior to development.	City of Camden	2026
STRATEGY 10.1.3.5. Consider reviewing and amending land use and development regulations to require a tree survey for all new larger developments and substantial redevelopments.	City of Camden	2026
STRATEGY 10.1.3.6. Review and amend land use and development regulations to ensure the continued health of existing and newly planted trees in developments.	City of Camden	2026
OBJECTIVE 10.1.4. Strengthen the role of downtown as the historic heart of the City and Kershaw County.		
STRATEGY 10.1.4.1. Explore the provision of incentives for appropriate commercial and residential construction or development on vacant or underutilized properties in the downtown.	City of Camden Main Street Camden	2025



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
STRATEGY 10.1.4.2. Work closely with owners of vacant or underutilized properties and developers to encourage infill commercial and residential development in the downtown.	City of Camden Main Street Camden Property Owners Private Developers	On-going
STRATEGY 10.1.4.3. Work with property owners to explore obstacles and opportunities for creating live-work uses in the downtown.	City of Camden Downtown Property Owners Main Street Camden	On-going
STRATEGY 10.1.4.4. Explore incentives for the development of live-work uses in the downtown.	City of Camden Downtown Property Owners Main Street Camden	2027
STRATEGY 10.1.4.5. Explore funding sources, incentives and programs available for the rehabilitation or redevelopment of existing properties in the CBD, while preserving their historical integrity.	City of Camden Downtown Property Owners Main Street Camden S.C. Dept. of Commerce S.C. Dept. of Archives and History	On-going
STRATEGY 10.1.4.6. Work with the appropriate officials, research incentives, and review design regulations to ensure that downtown Camden remains the preferred location for arts and governmental institutions (including City, County, school district, and State offices) and fine arts, cultural and historical groups and facilities.	City of Camden Kershaw County State of South Carolina Institutions/Organizations Arts and Cultural Groups	On-going
STRATEGY 10.1.4.7. Review and amend the Housing Element to allow and encourage appropriate residential development, redevelopment, and infill in and around the CBD.	City of Camden	2026
STRATEGY 10.1.4.8. Review and amend land use and development regulations to remove potential barriers to appropriate residential development, redevelopment, and infill in the CBD.	City of Camden	2026
STRATEGY 10.1.4.9. Review and amend land use and development regulations to remove potential barriers to the development of cottage courts, townhouses, mixed use developments, and live-work units in the CBD under appropriate conditions.	City of Camden	2026
STRATEGY 10.1.4.10. Expand Downtown Overlay District design standards to include the entire CBD area.	City of Camden	2026



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
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 the 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 10.2.1.1. Explore partnerships, incentives, and programs to encourage the development of an appropriate mix of housing types, sites, sizes and prices to meet the current and projected housing needs of City residents of all ages and incomes.	City of Camden, Kershaw County, Habitat for Humanity, Kershaw County Housing Authority, Residential Developers	On-going
STRATEGY 10.2.1.2. Encourage new and innovative approaches to residential development that will expand housing options.	City of Camden, Camden Main Street, Habitat for Humanity, Residential Developers	On-going
STRATEGY 10.2.1.3. Work with regional partners to implement the recommendations of the Santee-Lynches Region Analysis of Impediments to Fair Housing Choice to improve access to fair and affordable housing for all City residents.	City of Camden, Kershaw County, SLRCOG	On-going
STRATEGY 10.2.1.4. Form a consortium to assist residents in overcoming obstacles to building or rehabilitating affordable housing such as probate procedures, legal issues, curative title actions, etc.	City of Camden, SLRCOG, Kershaw County Probate Office, Habitat for Humanity, Kershaw County Board of Realtors, Local Attorneys	2027
OBJECTIVE 10.2.2. Enable and promote a variety of commercial uses and development in appropriate locations that are compatible with surrounding land uses, provide employment opportunities, and serve the needs of local residents.		
STRATEGY 10.2.2.1. Plan for and explore ways to encourage and accommodate quality development in potential high growth areas.	City of Camden	2026
STRATEGY 10.2.2.2. Continue to plan for and accommodate infrastructure and transportation needs in high growth areas such as the Black River Road corridor.	City of Camden, Kershaw County, SCDOT, SLRCOG	On-going
STRATEGY 10.2.2.3. Coordinate with Kershaw County to ensure compatible land use and zoning designations for properties in potential growth areas and those adjacent to the City.	City of Camden, Kershaw County	On-going
STRATEGY 10.2.2.4. Encourage the clustering of pedestrian-friendly neighborhood commercial development near residential areas, particularly LMI neighborhoods, to enable and encourage walking and biking to essential services.	City of Camden	On-going
STRATEGY 10.2.2.5. Work with owners of large undeveloped properties or those under consideration for redevelopment to develop plans that will benefit both the community and the property owners.	City of Camden, Property Owners	On-going



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
STRATEGY 10.2.2.6. Encourage and promote adaptive reuse of existing commercial structures.	City of Camden, Property Owners	On-going
STRATEGY 10.2.2.7. Accommodate and encourage mixed use developments in appropriate locations that include a mixture of housing, commercial, and other compatible uses.	City of Camden	On-going
GOAL 10.3. Provide adequate public facilities and services to serve the current and future needs of Camden residents, businesses, and industries.		
OBJECTIVE 10.3.1. Support the expansion and upgrade of infrastructure facilities and services to meet current and future needs.		
STRATEGY 10.3.1.1. Upgrade and expand water, sewer, and electric service facilities to adequately accommodate existing and future development.	City of Camden	On-going
STRATEGY 10.3.1.2. Explore ways to ensure coordination among public utility providers on future service and facility expansion plans.	City of Camden, Utility Providers	2025
STRATEGY 10.3.1.3. Seek ways to increase access to affordable transit, particularly for disabled and elderly residents.	City of Camden, Kershaw County, SLRCOG, SWRTA, Employers, Service Providers	2027
GOAL 10.4. Expand and promote opportunities for recreation.		
OBJECTIVE 10.4.1. Expand public access to parks, trails, and greenways.		
STRATEGY 10.4.1.1. Consider development of a comprehensive Parks and Recreation Plan for the City to determine future needs and priorities for facilities and programming and identify potential recreation sites.	City of Camden, Parks and Tree Commission	On-going
STRATEGY 10.4.1.2. Implement the applicable recommendations of the <i>Kershaw County Bicycle, Pedestrian and Greenways Plan</i> and participate in regular updates to the Plan.	City of Camden, Kershaw County, Wholespire Kershaw County, Community Partners	On-going
STRATEGY 10.4.1.3. Identify potential sites for future parks and recreational spaces.	City of Camden, Kershaw County	2026
STRATEGY 10.4.1.4. Support the regular update of the countywide Parks and Recreation Master Plan.	City of Camden, Kershaw County, Other Municipalities	On-going
STRATEGY 10.4.1.5. Enhance and protect the equine industry by identifying compatible land use opportunities.	City of Camden, Kershaw County, Equine Sector	On-going
STRATEGY 10.4.1.6. Work with the County and community partners to explore options, including public/private partnerships, to convert the former Norfolk Southern rail corridor to a greenway.	City of Camden, Kershaw County, ESMMKC Public and Private Partners	2027



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 10.5. Implement the goals and objectives of the Comprehensive Plan		
OBJECTIVE 10.5.1. Review and update land use regulations as appropriate to implement the goals and objectives of the Comprehensive Plan.		
<i>STRATEGY 10.5.1.1.</i> Evaluate variance requests and zoning amendments within the context of the Land Use Element.	City of Camden, Planning Commission, Board of Zoning Appeals	On-going
OBJECTIVE 10.5.2. Work closely with the County and community partners to implement goals and objectives.		
<i>STRATEGY 10.5.2.1.</i> Coordinate and collaborate with the County and neighboring municipalities to implement specific goals and objectives of the Comprehensive Plan.	City of Camden, Kershaw County, Neighboring Municipalities	On-going
<i>STRATEGY 10.5.2.2.</i> Seek partnerships with public and private organizations and agencies at the State, regional and local levels to implement the goals and objectives of the Comprehensive Plan as appropriate.	City of Camden, Public & Private Organizations and Agencies	On-going
<i>STRATEGY 10.5.2.3.</i> Participate in future updates of the County comprehensive plan to coordinate land use and related planning efforts.	City of Camden, Kershaw County	On-going
OBJECTIVE 10.5.3. Track and evaluate Comprehensive Plan implementation progress.		
<i>STRATEGY 10.5.3.1.</i> Establish a priority list of Comprehensive Plan strategies to facilitate Plan implementation through the development of an Implementation Element.	City of Camden	On-going
<i>STRATEGY 10.5.3.2.</i> Track the status of implementation strategies as provided in the Implementation Element.	City of Camden	On-going
<i>STRATEGY 10.5.3.3.</i> Conduct an annual review of the goals and objectives of the Comprehensive Plan to assess implementation progress.	City of Camden	On-going
<i>STRATEGY 10.5.3.4.</i> Conduct a periodic review and update of the City's Comprehensive Plan at least once every five years to ensure relevance and timelines.	City of Camden	2023
<i>STRATEGY 10.5.3.5.</i> Prepare a new City Comprehensive Plan every ten years to ensure relevance and timeliness.	City of Camden	2028