



Agenda
Planning Commission
Tuesday, August 26, 2025 – 6:15 PM
City Hall

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Approval of minutes for the June 24, 2025 meeting
4. _____ Public Comment
5. _____ Consideration of a revised Housing and Land Use Elements of the Comprehensive Plan
6. _____
 - (a) Presentation of a request to amend sections 157.029, 157.031, 157.045, 157.054, 157.060, 157.064, 157.082, 157.083, 157.094, 157.095, 157.123, 157.137, 157.141, 157.139, 157.142, 157.193, 157.194, 157.195, 157.212, 157.220 of the Zoning Ordinance related to the Development Moratorium
 - (b) Open Public Hearing
 - (c) Close Public Hearing
 - (d) Consideration of a request to amend sections 157.029, 157.031, 157.045, 157.054, 157.060, 157.082, 157.083, 157.094, 157.095, 157.123, 157.137, 157.141, 157.139, 157.142, 157.193, 157.194, 157.195, 157.212, 157.220 of the Zoning Ordinance related to the Development Moratorium
7. _____ Consideration of amendments to sections 156.025, 156.026, 156.042, 156.043, 156.050, and add new 156.057 to the Land Development Regulations related to the Development Moratorium
8. _____
 - (a) Presentation of a request to amend sections 157.029 and add new section 157.064 of the Zoning Ordinance related to regulation of smoke shops
 - (b) Open Public Hearing
 - (c) Close Public Hearing
 - (d) Consideration of a request to amend sections 157.029 and add new section 157.064 of the Zoning Ordinance related to regulation of smoke shops
9. _____ 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
June 24 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. Mark Chickering Vice-Chair; Mr. Jay Hudson, Mr. Mark Mohr, Mr. Wes Parks, and Mr. Shawn Putnam, Secretary. Commission members Mr. Travis Hall, Ms. Connie Rouse, and Mr. Johnny Deal were absent.

Mr. Chickering 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. Parks seconded the motion, which passed unanimously.

Mr. Chickering entertained a motion to approve the minutes from the March 25, 2025 meeting. Mr. Hudson made a motion to accept the minutes as presented and Mr. Parks seconded the motion, which passed unanimously.

Public Comment

No one signed up to speak.

Consideration of a minor subdivision at 1307 Broad Street

Mr. Putnam explained the owner of the property requested to subdivide it into two lots. The proposed new lots comply with all subdivision requirements. The request was presented to the Planning Commission due to the requirement in 156.24(F) that requires Planning Commission approval for any subdivision in the national register historic district.

Following discussion, Mr. Chickering entertained a motion to approve the minor subdivision as presented. Mr. Parks made the motion and Mr. Hudson seconded the motion, which was approved unanimously.

Consideration of a minor subdivision at 810 Campbell Street

Mr. Putnam explained the City owns this lot and desired to subdivide it into two lots. The City is in the process of selling surplus property, and this lot was identified as one to sell. Lot one noted on the plat would be offered for sale. Lot 2 would remained owned by the City due to a sewer line running all the way through it. The proposed new lots comply with all subdivision requirements. The request was presented to the Planning Commission due to the requirement in 156.24(F) that requires Planning Commission approval for any subdivision in the national register historic district.

Following discussion, Mr. Chickering entertained a motion to approve the minor subdivision as presented. Mr. Mohr made the motion and Mr. Parks seconded the motion, which was approved unanimously.

Update of process to amend comprehensive plan and development ordinances related to residential development moratorium

Mr. Putnam stated that a draft of the revised housing and land use elements of the comprehensive plan were complete and under review by staff. The plan elements would be presented to the Planning Commission at their August meeting. Per state law, the Planning Commission would review and make a recommendation to City Council. A public hearing would be held at the City Council meeting where first reading of the plan adoption occurred.

Mr. Putnam stated that he is working with the consultants to identify amendments to the zoning ordinance and land development regulations based on input from the public and City Council. Those amendments should be ready for the Planning Commission to review at their August meeting.

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

Shawn Putnam
Secretary

Mark Chickering
Vice-Chair



The purpose of the Housing Element of the Comprehensive Plan is to assess the condition, availability, and affordability of the Camden housing stock and to project future housing needs. The prediction of future housing needs poses a distinct challenge. Houses are very expensive consumer products with a demand and cost that is greatly influenced by economic conditions. Interest rates and the overall economy have dramatic effects on the housing market. When such factors make home ownership unattainable for lower income households, many residents find themselves dependent on the rental market.

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 Housing 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.



3A.1. Housing Growth

3A.1.1. Residential Building Permits

An examination of residential building permits provides additional insight on housing growth trends. Residential permit data for the City of Camden from 2017 through 2024⁴ is listed in Table 3A-1 and illustrated in Figure 3A-1. This data includes single-family, site-built construction and duplexes (two-family buildings) that are new to the City.

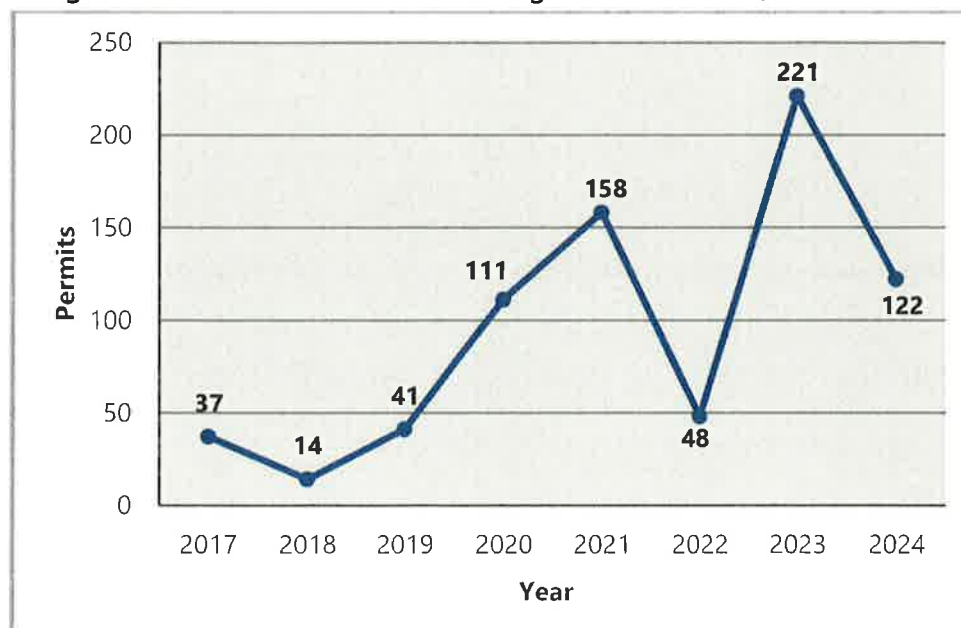
More than 750 residential building permits were issued in the City of Camden during the most recent eight-year period. Single-family, site-built homes accounted for the vast majority of these permits (740 housing units), with only twelve duplex housing units constructed since 2017. The location of new housing in Camden is shown in Map 3A-1.

Table 3A-1. New Residential Construction (Housing Units) Permitted in Camden, 2017 to 2024

YEAR	SINGLE-FAMILY		DUPLEXES		ANNUAL TOTAL
	#	%	#	%	
2017	37	100.0%	0	0.0%	37
2018	14	100.0%	0	0.0%	14
2019	41	100.0%	0	0.0%	41
2020	111	100.0%	0	0.0%	111
2021	150	94.9%	8	5.1%	158
2022	46	95.8%	2	4.2%	48
2023	219	99.1%	2	0.9%	221
2024	122	100.0%	0	0.0%	122
8-Year Total	740	98.4%	12	1.6%	752

Source: City of Camden, 2025

Figure 3A-1. New Residential Dwelling Units Permitted, 2017 to 2024



Source: City of Camden, 2025



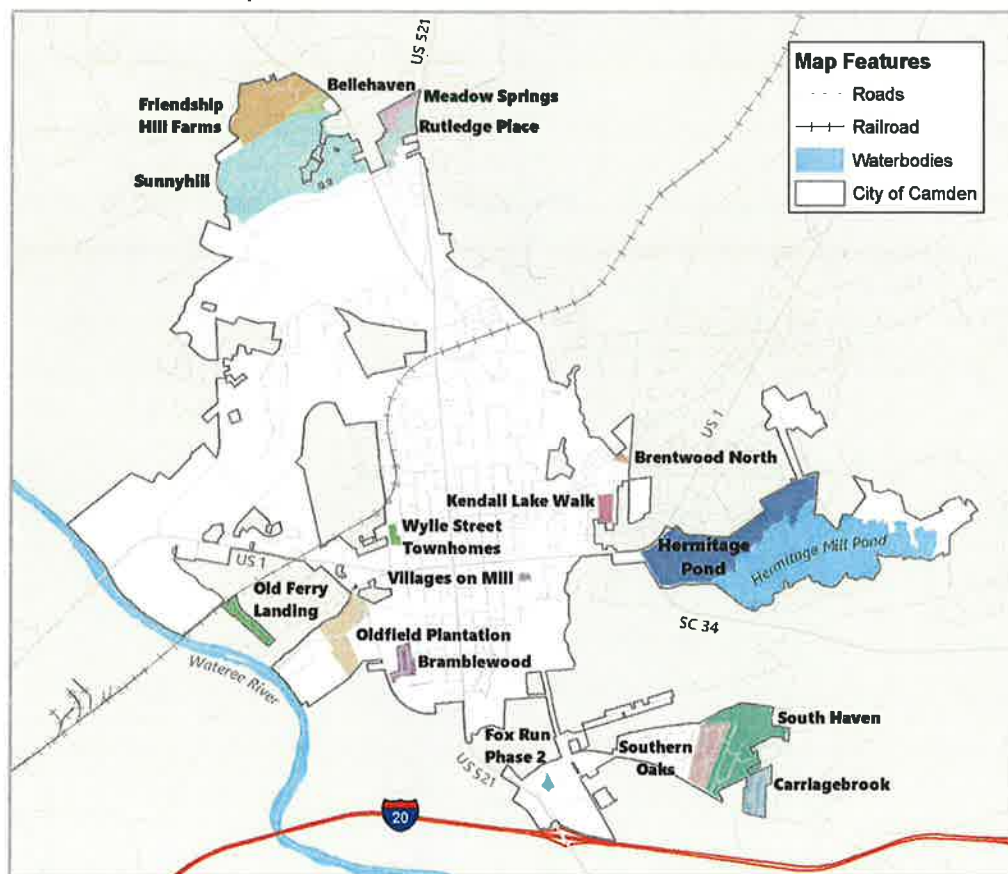
Most of the new housing construction in Camden has been concentrated within subdivisions. Table 3A-2 lists subdivisions with residential permitting activity from 2017 to 2024. Map 3A-1 provides the location of these subdivisions.

Table 3A-2. Permits in Residential Subdivisions, 2017-2024

SUBDIVISION	HOUSING TYPE	# OF PERMITS
Bellehaven	Single-Family	28
Bramblewood	Single-Family	67
Brentwood North	Single-Family	11
Carriagebrook	Single-Family	100
Friendship Hill Farms	Single-Family	125
Kendall Lake Walk	Single-Family	29
Meadow Springs	Single-Family	84
Old Ferry Landing	Single-Family	25
Rutledge Place	Single-Family	24
South Haven	Single-Family	162
Southern Oaks	Single-Family	10
Sunnyhill	Single-Family	8
Total		673

Source: City of Camden, 2025

Map 3A-1. Residential Subdivisions, 2017-2024



Source: City of Camden, 2025



3A.2. Housing Location

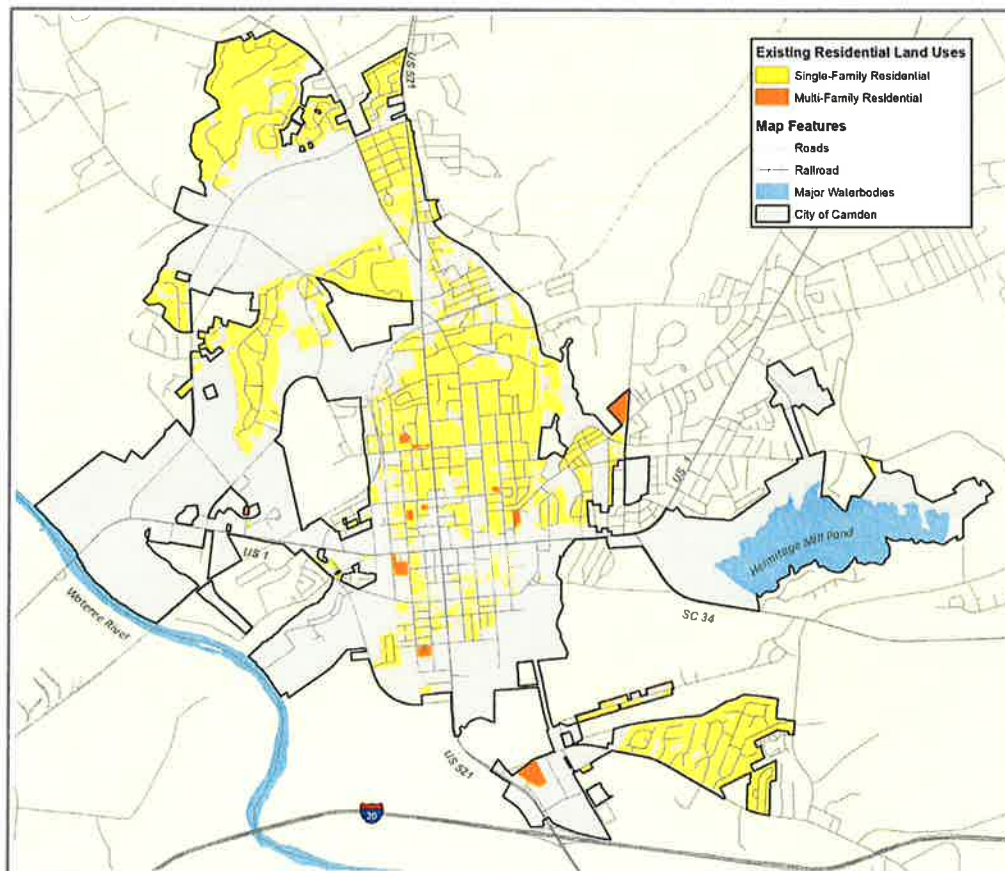
Residential uses comprise nearly one-third (2,402 acres) of the City's land area (Table 3A-3). Single-family is by far the most prevalent type of residential use, accounting for nearly 98% of all residential land in the City of Camden. Only 2.2% of residential land is in multi-family use, including duplexes, townhomes, structures with three or more dwelling units, and a portion of a manufactured home park. Map 3A-2 illustrates the location of residential uses by type in Camden.

Table 3A-3. Land Area in Residential Land Use

LAND USE	ACRES	PERCENTAGE
Total All Land Uses	7,445.40	100%
Total All Residential Uses	2,402.11	32.3% of all land uses
Single-Family	2,349.91	97.8% of all residential uses
Multi-Family	52.20	2.2% of all residential uses

Source: City of Camden, 2025

Map 3A-2. Land in Residential Use



Source: City of Camden, 2025

3A.3. Housing Outlook

Housing growth projections are used by local governments to plan for the infrastructure and services needed to accommodate future growth. Future housing growth is influenced by the



economy, interest rates, infrastructure, in and out-migration, job growth, the condition and availability of existing housing, and intangible factors such as buyer or renter preference. Additional factors for municipalities include annexation and land availability. These variables can significantly impact housing development in smaller jurisdictions, while the impacts on larger jurisdictions with larger populations and land area may be less measurable.

Claritas Pop-Facts® provides 2025 housing unit estimates and 2030 growth projections. Assumptions based on these estimates require updating over time as they are influenced by multiple economic, migration, demographic, and housing preference factors. These base projections of future housing growth can be adjusted based on information and trend updates.

Claritas Pop Facts® estimates indicate that there are 4,227 housing units in Camden in 2025, with a projected increase of nearly 10% to 4,591 housing units by 2030 (Table 3A-4 and Figure 3A-2). Projected growth significantly exceeds previous 2023 Claritas projections, providing a strong indicator of increased housing demand in recent years.

Projected ten-year growth rates are lower for Kershaw County at 20.4% and the State at 13.9% than for the City of Camden at 22.2%. This is also a significant change, since growth rates for the County and South Carolina have historically been higher than that of Camden.

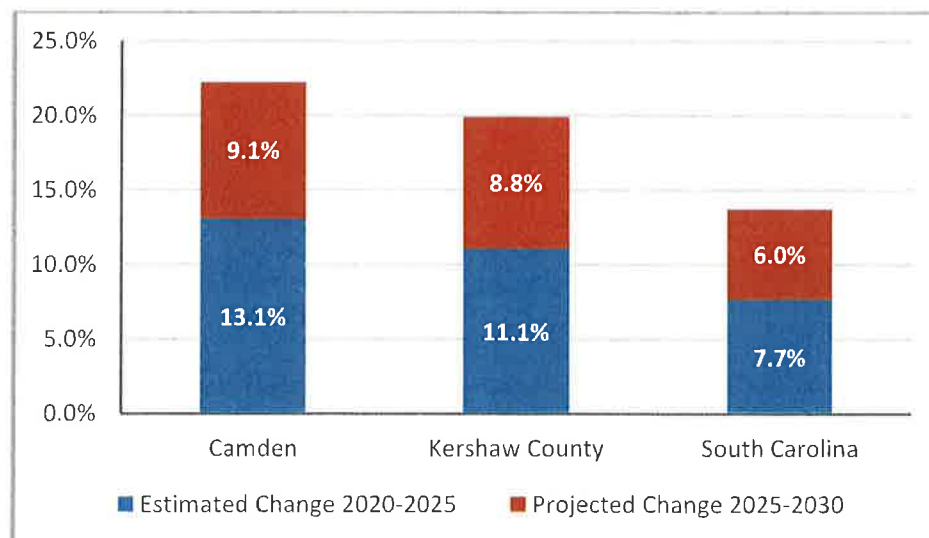
Table 3A-4. Housing Unit Estimates and Projections

JURISDICTION	2020 CENSUS	2025 ESTIMATES	2030 PROJECTIONS	PROJECTED CHANGE 2020-2030	
				#	%
Camden (City)	3,756	4,227	4,591	835	22.2%
Kershaw County	28,874	32,003	34,750	5,876	20.4%
South Carolina	2,344,963	2,527,375	2,671,273	326,310	13.9%

¹Housing Unit projections may be impacted by new and future residential developments

Source: Environics Analytics, Claritas Pop Facts®, 2025

Figure 3A-2. Housing Growth 2020-2030



Source: Environics Analytics, Claritas Pop Facts®, 2025



As listed in Table 3A-5 and shown in Map 3A-2, several residential subdivisions are planned or underway in Camden that could substantially increase available housing in the coming years. These subdivisions are not included in the estimates and projections in Table 3A-6. The addition of 552 housing units is likely at buildout of the South Haven, Oldfield Plantation, and Gordon Village subdivisions that are currently underway.

Table 3A-5. New Residential Subdivisions – Housing Units

SUBDIVISION NAME AND TYPE*	HOUSING UNITS		
	TOTAL	COMPLETED	REMAINING
Underway	552	222	5
South Haven (SF)	227	222	5
Oldfield Plantation (SF/MF)	86 SF/198 MF	0	284
Gordon Village (MF)	41	0	41

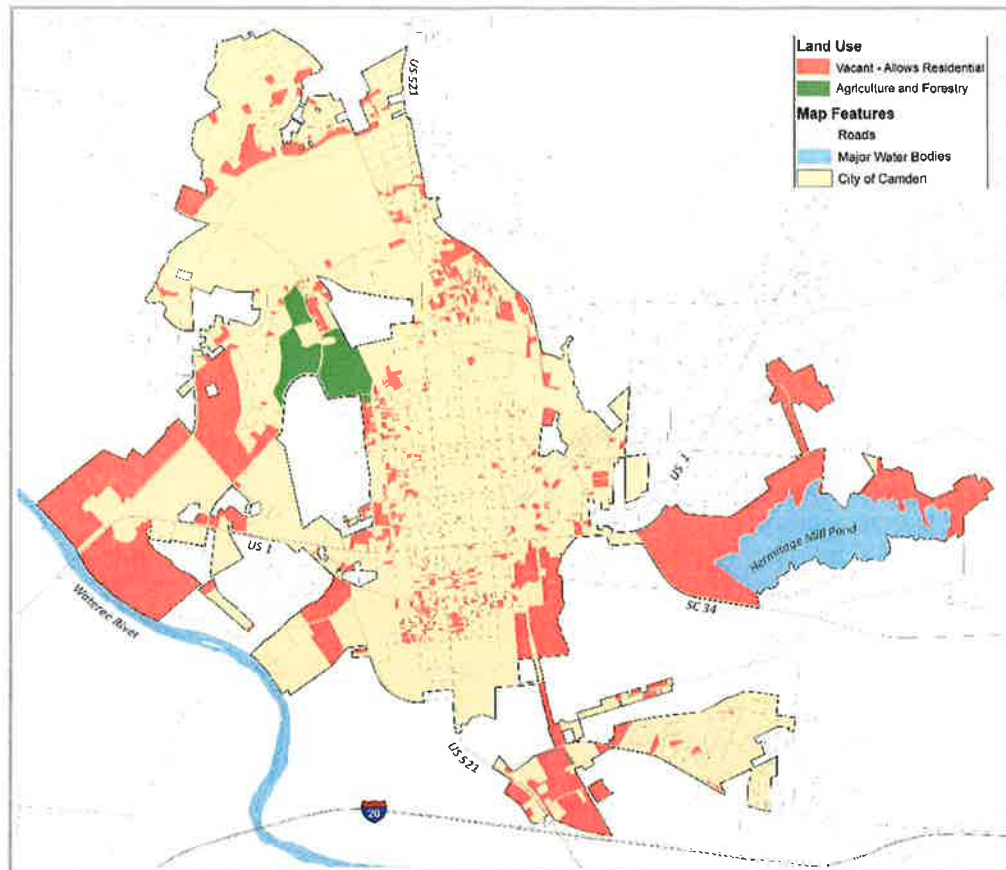
* SF = Single-Family, MF = Multi-Family

Source: City of Camden, 2025

In total, an increase of up to 552 housing units citywide could result if these subdivisions are developed as planned. In addition, subdivision proposals reviewed by planning staff and pending approval prior to the recent moratorium include approximately 991 housing units. It is unclear whether any of these subdivisions would be approved, pending possible changes to the City's zoning and land development requirements. One of the potential subdivisions would also require annexation into the City. In planning for future development, it is important to keep in mind that housing unit totals may change or construction may be delayed as plans are amended in response to a range of variables such as market conditions, labor and materials availability, mortgage rates, funding, infrastructure, and permitting.

Future housing location depends on multiple factors such as the availability of water and sewer, proximity to major transportation routes and employment centers, the availability of large undeveloped properties, past development trends, and related amenities associated with urbanized areas. Residential growth is possible on most of the City's vacant land and land currently in use for agriculture or forestry (approximately 2,402 acres).

Map 3A-2. Vacant and Agricultural Land that Allows Residential Uses



3A.4. Housing Costs and Value

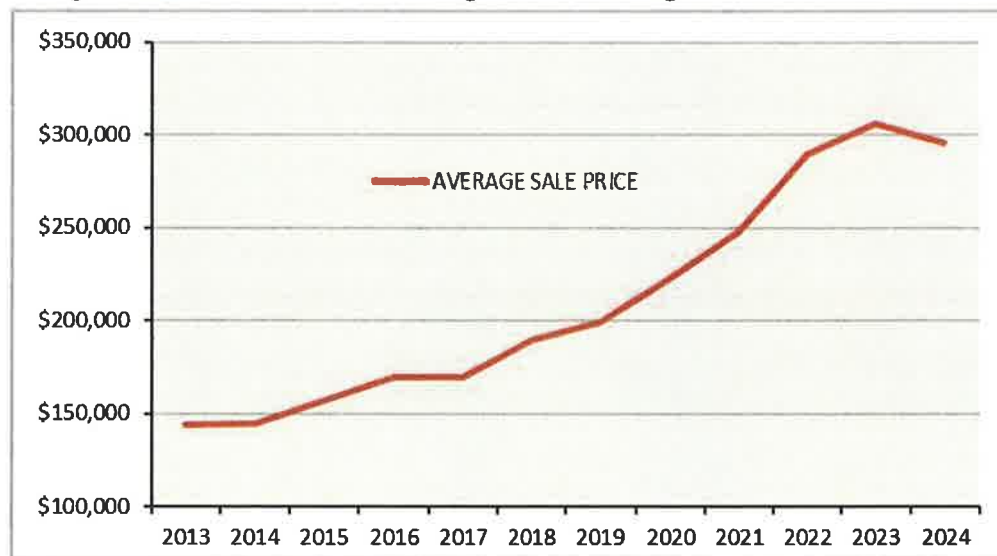
The cost of housing in a community is an influential factor in relocation decisions. While it is attractive to have affordable housing available, it is equally important to offer a choice of housing types and sizes. The “trickle-down” effect – or the process of residents buying or moving into more expensive housing when their financial situations allow and freeing less expensive housing for persons with lower incomes – only works when there is an adequate range of homes available. Conversely, older residents are often looking to “downsize” by moving into housing that is smaller, requires less maintenance, and is generally less expensive than their previous home. Quality housing that meets these diverse economic and social needs is essential to a balanced and sustainable housing mix within a community.

An examination of recent *Consolidated Multiple Listing Service* (CMLS) data for the City of Camden reveals a strong market for both buyers and sellers (Table 3A-6 and Figure 3A-3). Sales prices increased each year from 2013 to 2023, then decreased slightly in 2024. There was a corresponding decrease in the difference between listed price and actual sale price each year through 2023, with a decrease also seen in 2024. Average days on the market (DOM) increased from only 35 days in 2022 to 52 days in 2023 and again to 62 days in 2024. While the number of homes listed has increased every year since 2013, the difference between listed price and sale price has decreased significantly every year since 2013, to a low of 2.1% in 2024.

**Table 3A-6. Residential Housing Units - CMLS Listings Summary for Camden**

YEAR	# HOUSING UNITS		AVERAGE PRICE		DIFFERENCE - AVERAGE SALE AND LISTED PRICES	AVERAGE DAYS ON THE MARKET
	LISTED	SOLD	LISTED PRICE	SALE PRICE		
2013	272	197	\$207,176	\$144,019	-\$63,157 (30.5%)	160
2014	286	211	\$204,595	\$144,686	-\$59,909 (29.3%)	159
2015	309	234	\$209,368	\$156,877	-\$52,491 (25.1%)	134
2016	319	244	\$217,339	\$169,449	-\$47,890 (22.0%)	140
2017	373	298	\$210,606	\$169,699	-\$40,907 (19.4%)	106
2018	393	318	\$224,827	\$189,847	-\$34,980 (15.6%)	100
2019	415	340	\$230,752	\$199,343	-\$31,409 (13.6%)	78
2020	454	379	\$247,550	\$222,697	-\$24,853 (10.0%)	64
2021	569	494	\$264,331	\$247,812	-\$16,519 (6.2%)	31
2022	493	418	\$302,391	\$289,696	-\$12,695 (4.2%)	35
2023	660	466	\$314,363	\$306,313	-\$8,050 (2.6%)	52
2024	685	545	\$302,322	\$296,028	-\$6,294 (2.1%)	62

Source: Consolidated Multiple Listing Service, February 2025

Figure 3A-3. Residential Housing Units – Average Sale Price 2013-2024

Source: Consolidated Multiple Listing Service, February 2025

Camden realtors report that it is very difficult to find homes for first time buyers that are move-in ready and priced at less than \$220,000 (*Graham Realty, 2025*). Specifically, it is difficult for homebuyers to find condominiums, townhomes, or patio homes in these price ranges, or even at higher prices. For comparison, in February 2025, a typical 1,750 square foot, three bedroom, two bath home built in 2022 on a quarter acre lot was listed at \$225,000. The average home price for the twelve properties listed on the Camden CMLS for sale in February 2025 was \$233,566. Generally, this price was based on a 1,633 square feet home on 0.45 acres and built in 1979. The average price per square foot for a home during this time was \$147.16.



3A.5. Housing Affordability

Affordability is a key factor in the housing market. The cost of housing must be in sync with local household incomes if a community is to meet future housing needs. Lending institutions generally base affordability on housing costs not exceeding 2.5 times the gross household income. This translates to about 30% of household income available for gross housing expenses. HUD defines gross housing expenses to include rent and utilities for renters and mortgage payments, utilities, taxes, and insurance for homeowners. Under HUD criteria, a housing unit is considered *affordable* if its gross cost does not exceed 30% of the occupant's income. Conversely, a household is considered *cost-burdened* if its occupants are paying more than 30% of their income for housing costs. Households with such significant housing costs must sometimes delay spending on essentials such as food, health care, and medications in order to remain in their homes. This problem is exacerbated by rising prices on these basic necessities and fuel.

Camden residents would also benefit from additional housing options that allow them to “age in place,” remaining in the community throughout the various stages of life. This concept requires housing that accommodates a variety of ages, prices, and lifestyles. Young families need affordable options near schools, employment centers, recreation, and activities. Young professionals generally prefer higher density housing options with amenities and in proximity to employment, recreation, and entertainment. Older residents need housing options that can accommodate limited mobility and are near essential healthcare services and transportation, with an option to transition to nearby assisted living or nursing care if needed. Most residents also seek housing with convenient access to essential services such as grocery stores and shopping.

The affordable home price for a household that falls within the median monthly income for the Columbia Metropolitan area that includes Camden is \$303,424 (Zillow, 2025). The affordable home price is an estimate of the total monthly payment on a home that would not exceed 30% of the median household's monthly income, assuming a 20% down payment. Zillow defines median households as the median income of households in a specific geographic area.

The annual household income required to spend less than 30% on the total monthly house payment (assuming a 20% downpayment) is \$62,426. At that income, a household would generally take seven years to save for a 20% downpayment for the \$300,000 home if saving 10% of their annual income and assuming a five percent annual percentage yield in a savings account.

A detailed analysis of housing affordability for renters on the county level is provided by the *National Low Income Housing Coalition* (NLIHC). The Coalition works to end the affordable housing crisis in America by providing up-to-date information to the public, formulating policy, and educating the public on housing need and strategies. One of the obstacles that the NLIHC targets is raising awareness among the general public on the extent of the affordability problem in their own communities.

The NLIHC produces an annual publication entitled *Out of Reach* in an effort to disseminate this information to policy makers and advocates. *Out of Reach* contains income and rental housing cost data by state, metropolitan area, and county. For each geographic area, the report calculates the income that renter households need in order to afford housing, estimates the number of households that cannot afford to pay the local Fair Market Rent (FMR), and projects what such



households would need to earn in order to pay the rent and maintain housing costs at no more than 30% of their incomes.

2024 NLIHC data reveals that it can be difficult for persons of low and moderate incomes to afford housing in Kershaw County. An extremely low-income Kershaw County householder earning \$24,540, (30% of the area median income of \$81,800) can afford a monthly rent of no more than \$614, while the Fair Market Rent (FMR) for a two-bedroom housing unit is much higher in Kershaw County at \$985.

According to data from the 2024 NLIHC *Out of Reach* report, a Kershaw County resident earning the 2024 Federal Minimum Wage of \$7.25 per hour must work 105 hours per week, 52 weeks per year, to afford a two-bedroom unit at the County's FMR (Table 3A-7). Alternatively, such households must include more than two (2.6) minimum wage earners working 40 hours a week year-round to make a two-bedroom FMR affordable. For a household with two workers in the labor force this may be attainable, but for single parents living alone these required work hours are all but impossible to meet. A Kershaw County resident would have to earn \$11.69 more per hour than the minimum wage, or \$18.94 per hour, for 40 hours a week, 52 weeks a year, to afford a two-bedroom unit at the area FMR. This earning level is 261% of the 2024 Federal Minimum Wage.

Monthly Supplemental Security Income (SSI) payments were estimated to be \$943 for individual residents of Kershaw County in 2024. If SSI represents an individual's sole source of income, a County resident on SSI can only afford a monthly rent of \$283. The local FMR for a one-bedroom apartment is nearly triple that amount at \$805.

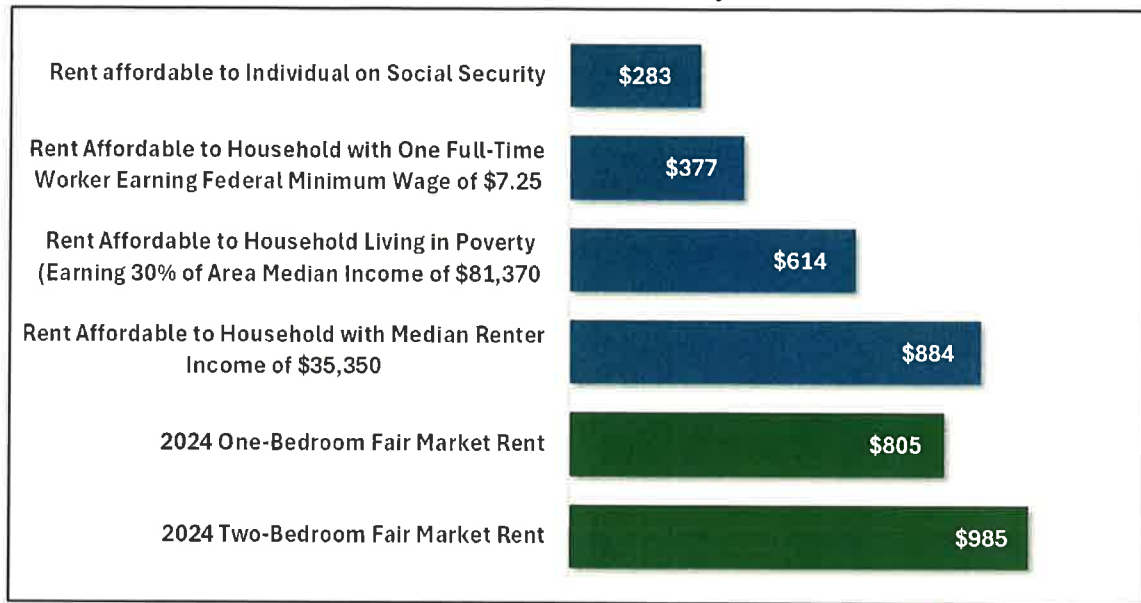
Table 3A-7. Maximum Affordable Housing Cost

LOCATION	HOUSING WAGE				WORK HOURS PER WEEK AT FEDERAL MIN. WAGE NEEDED TO AFFORD		NUMBER OF FULL TIME JOBS AT FEDERAL MIN. WAGE NEEDED TO AFFORD	
	HOURLY WAGE NEEDED TO AFFORD (@ 40 HOURS/WEEK)		AS % OF FEDERAL MIN. WAGE (\$7.25/HOUR)					
	ONE BEDRM FMR	TWO BEDRM FMR	ONE BEDRM FMR	TWO BEDRM FMR	ONE BEDRM FMR	TWO BEDRM FMR	ONE BEDRM FMR	TWO BEDRM FMR
Kershaw County	\$15.48	\$18.94	214%	261%	85	105	2.1	2.6
South Carolina	\$20.87	\$24.08	288%	332%	115	133	2.9	3.3

Source: National Low Income Housing Coalition, "Out of Reach," 2024



Figure 3A-4. Housing Affordability for Renters



Source: National Low Income Housing Coalition, "Out of Reach," 2024

The City of Camden has been proactive in encouraging the development of affordable housing. In addition to including a comprehensive planning goal to increase the supply of assisted housing, the City adopted incentives for the inclusion of affordable housing in new or substantially enlarged residential developments in the *City of Camden Zoning Ordinance*.

3A.6. Affordable Housing Obstacles and Opportunities

The *South Carolina Priority Investment Act* of 2007 requires local governments to analyze regulatory requirements that act as barriers to affordable housing and to analyze the use of market-based incentives that may be offered to encourage the development of affordable housing. The Act defines affordable housing as:

"...in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or associations fees, if any, constitute no more than 28% of the annual household income for a household earning no more than 80% of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development and, in the case of dwelling units for rent, housing for which the rent and utilities constitute not more than 30% of the area median income, by household size, for the metropolitan statistical area."

The City of Camden's regulatory requirements and procedures are conducive to the development of affordable housing, as evidenced by multiple indicators. There are a number of areas throughout the City that are zoned R-6 and allow higher density and multi-family residential development. Many of the City's housing units within apartment complexes were built under Federal programs that require the provision of housing units that are affordable to persons of low and moderate incomes. Several State and Federal programs provide housing assistance to City residents, as well as financial assistance and incentives to developers of affordable housing. In



addition, water and sewer service provided by the Camden Public Works Department is available throughout the City and also extends to fringe areas, reducing the need for installation of costly well and septic systems for new homes both within the City and in areas that may be annexed in the future.

As in many communities, the greatest impediments to affordable housing are the availability and cost of land. According to the City's *Comprehensive Plan 2028*, much of the land within the corporate limits of Camden has already been developed, making any available properties more valuable simply because of the limited supply of vacant parcels. However, past annexations have brought in large tracts of undeveloped land that have enabled the City to grow and develop. *Housing Element* Committee members from the **most recent 10-year Comprehensive Plan** noted that the high cost of land is a major deterrent to the development of new affordable housing. Other costs that make the development of affordable housing difficult in the City include multiple absent heirs and unclear titles to many properties and the lack of newer and more accurate land surveys in Camden.

At the end of June 2024, newly adopted residential design standards for Camden went into effect that are intended to ensure that new homes reflect the vernacular of existing homes and neighborhoods in terms of design, height, materials, and features. These requirements apply to new single-family detached homes in existing neighborhoods and in new subdivisions, as well as attached single-family homes and multi-family residential developments. While these requirements are expected to enhance and improve the quality of residential construction in the City, they will likely have an impact on construction costs, which will be passed on to buyers and result in slightly higher housing costs.

Similarly, the City of Camden enacted a moratorium on residential development in September 2024 to consider if changes in development ordinances are needed to allow for orderly residential growth, address increased demand for public services and infrastructure, and consider possible environmental impacts of such developments. The moratorium includes both single-family and multi-family developments. As with the residential design standards, it is expected that while amendments enacted to achieve these goals will improve the quality and compatibility of new homes built in the City, they could also result in higher construction costs that will likely be passed on to consumers.

To offset potential affordability impacts on housing caused by implementation of the new design standards, the City should evaluate options to reduce development costs in residential developments, particularly for costly road paving, such as reductions in individual lot widths and roadway widths and provisions for flag lots, alleyways, and shared driveways.

The City has made great strides in addressing issues related to the provision of affordable housing in recent years. As previously described, the *City of Camden Comprehensive Plan* included the goal of increasing the housing supply. The Camden City Council adopted affordable housing incentives by amending the *City of Camden Zoning Ordinance* in 2012 to include a density bonus of one additional fair market value dwelling unit for every affordable dwelling unit included in a new multi-family housing development. Such affordable units must be fully integrated into the development, be developed concurrently with market-rate units, and be similar in appearance to market-rate units. The developer must agree to lease the affordable units only to eligible low- and



moderate-income (LMI) households at affordable rent levels. Affordable units developed under this incentive must be rented to LMI families for 30 years from the initial date of occupancy.

Efforts to raise the incomes of City residents also address the issue of housing affordability in Camden. Ongoing economic and workforce development efforts that focus on strengthening the educational attainment, skill levels, and earnings potential of residents to better afford available housing are key. These efforts include recruiting and retaining businesses that offer higher paying employment with increased advancement opportunities, combined with providing advanced training to prepare City residents to fill and retain such jobs.

3A.7. Citizen Participation for the Addendum

A key goal in the development of the addendum to the Housing 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.

3A.7.1. Public Workshop

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.

Upon arrival, participants were asked to check in, then proceed to the first of four stations intended to provide information about housing and housing developments. At the first station, participants located their residence on a City map and were provided a brief explanation of the purpose and intent of the workshop. Staff explained that comments received during the workshop would be used to guide amendments to the comprehensive plan, zoning ordinance, and land development ordinance.



Camden Public Workshop

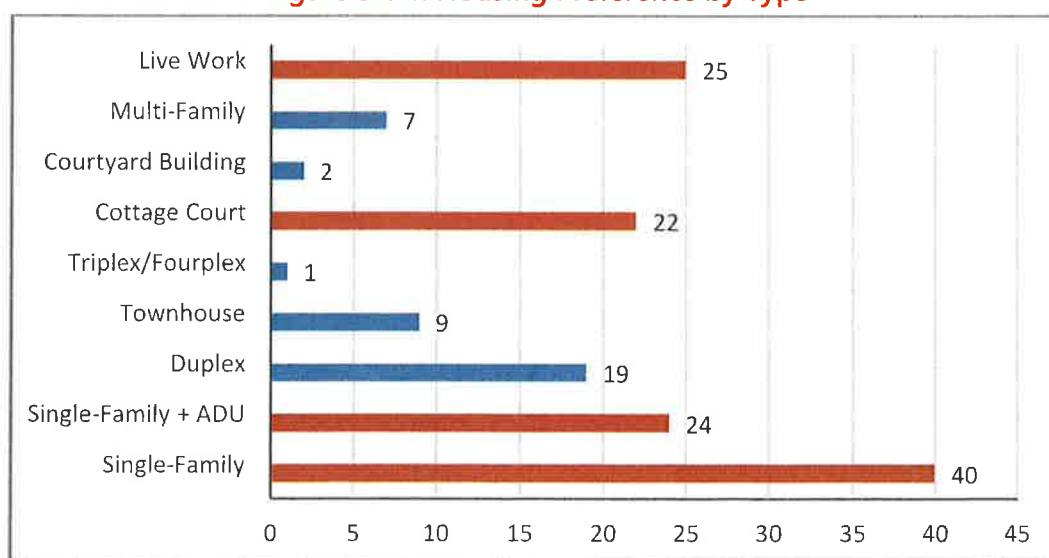
At the second station, participants discussed how important it is for Camden to plan for housing that will accommodate different ages, life stages, and abilities within the community. Specifically, participants were asked to consider and indicate their support for different neighborhood and



housing characteristics, the importance of encouraging accessible dwellings, and the importance of aging in place whether that be defined as staying within Camden or staying on their own property throughout their lifetimes. In summary, there was interest in supporting a diverse range of neighborhood characteristics including continuing to support large-lot development while at the same time considering mixed-residential neighborhoods and smaller scale, higher density single-family and multi-family neighborhoods, especially closer to Downtown. Trees and walkability were also singled out as being important neighborhood and city amenities. Passionate input was generated around the issue of aging in place and strong interest expressed in allowing carriage homes as options for affordable housing, caring for elders, and aging in place on one's own property. There was a general sense that residents would support many housing choices if the housing was constructed to reflect the design character and ambience of historic Camden. Other ideas that emerged include tiny homes, adaptive reuse, and generational housing as a way to address affordability, aging, and family-friendly accommodation.

At Station Three, participants learned about nine different types of housing, ranging from single-family detached homes to multi-family units. Participants were asked to place a green dot by the type of housing they prefer. Table 3A-4 provides the results of that preference exercise. Single-family homes were preferred by a large margin, followed by live-work arrangements, single-family homes with accessory dwelling units such as garage apartments, and cottage courts. Live-work structures incorporate a housing unit with a commercial use, generally with dwellings above a store or office. Cottage courts feature several small, usually detached houses arranged around a central garden or yard. Additional comments received at the station included a preference for converting existing structures to multi-family housing, rather than the construction of new multi-family buildings. There were also many comments concerning design and the importance of encouraging structures that are in keeping with the context of the surrounding properties. Design comments specifically included the restriction of front-facing garages, incorporation of porches, and placing parking in the rear of the lot via alleys or shared drives.

Figure 3A-4. Housing Preference by Type



Source: City of Camden Community Survey, 2025



Station Four introduced participants to six housing types: single-family on larger lots ($\frac{1}{4}$ acre and larger), single-family on smaller lots (less than $\frac{1}{4}$ acre), single-family attached residential (townhouses and duplexes), multi-family residential (5+ dwelling units), residential in downtown (infill and upper story) and mixed-use housing development. A map showing vacant properties that allow residential uses was provided and participants were asked, using dots that were color coded for each development type, to indicate on the City map the types of development they would prefer in those areas. There was strong support for residential 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), mixed-use residential, and single-family on smaller lots. Several participants preferred mixed-use residential development 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 love the small town feel, character, and charm of Camden, but also appreciate that it provides amenities not often found in smaller cities. Of particular note is an appreciation for the preservation of Camden's history, particularly historic homes and the Downtown. Trees and open spaces are obviously very important to those in attendance, as is continued support for the equine community. Comments on changes that are needed center on housing, design, and infrastructure. The flavor of the responses is that the participants really care about Camden and would like the best for the community. There is a 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.

3A.7.2. 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 ($\frac{1}{4}$ 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 concerns about the future of residential development in the City of Camden. Nine builders and developers, represented by Emily Martin, participated in the call that was facilitated 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. Staff and consultants assured attendees that the intent is to end the moratorium on schedule, which was a chief concern. 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.



3A.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 *Housing 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 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.	City of Camden, Residential Developers	On-going
STRATEGY 3.1.1.2. Encourage housing development that will accommodate residents of all ages and stages of life.	City of Camden, Residential Developers	On-going
STRATEGY 3.1.1.3. Explore ways to increase quality of life amenities to encourage current residents to remain and new residents to locate in Camden.	City of Camden, Community Nonprofits and Civic Groups, Neighborhood Associations	On-going
STRATEGY 3.1.1.4. Explore the need for the development of a housing resource guide for developers that provides examples of affordable home types allowable under Camden's land use regulations, including Historic District requirements.	City of Camden, SLRCOG	2025
OBJECTIVE 3.1.2. Allow and promote appropriate residential development options in and around the Central Business District (CBD) to encourage walkability and the use of existing infrastructure.		
STRATEGY 3.1.2.1. Review and amend the Land Use Element to allow and encourage appropriate residential development, redevelopment, and infill in and around the CBD.	City of Camden	2026
STRATEGY 3.1.2.2. 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 3.1.2.3. 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 3.1.2.4. Expand Downtown Overlay District design standards to include the entire CBD area.	City of Camden	2026



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 3.2. Promote access to safe, decent, and affordable housing for all residents.		
OBJECTIVE 3.2.1. Promote programs that encourage and support homeownership in new and existing neighborhoods.		
STRATEGY 3.2.1.1. Continue to support the Kershaw County Housing Authority and other providers in efforts to increase access to affordable housing for low-income individuals and families.	City of Camden Kershaw County	On-going
STRATEGY 3.2.1.2. Encourage and promote programs that provide assistance and education on the responsibilities and requirements of homeownership to potential homeowners.	USDA Rural Development, Veterans Administration, SCHFDA, Financial Institutions, Habitat for Humanity, Community Non-profits, Kershaw County Housing Authority, City of Camden	On-going
STRATEGY 3.2.1.3. Encourage and promote the development of housing that is affordable for low- and middle-income families.	USDA Rural Development, Residential Developers, Habitat for Humanity, Community Non- profits, City of Camden	On-going
STRATEGY 3.2.1.4. Encourage infill development of housing on vacant residential properties and replace dilapidated housing near the Downtown through incentives such as waivers and pro-rating of water and sewer tap fees and accelerated inspection and removal of dilapidated structures.	City of Camden Private Developers Property Owners	On-going
STRATEGY 3.2.1.5. Continue to participate in programs that provide financial assistance to renovate and rehabilitate substandard/unsafe homes including CDBG and HOME, as well as Certified Local Government and Historic Rehabilitation grants to assist in the rehabilitation of homes in historically significant areas or that have individual historic significance.	City of Camden, S.C. Dept. of Commerce, SLRCOG, USDA Rural Development, Kershaw County Housing Authority	On-going
STRATEGY 3.2.1.6. Continue to provide quality water and sewer service to existing and future residential neighborhoods and developments.	City of Camden, S.C. Dept of Commerce	On-going
STRATEGY 3.2.1.7. Coordinate with adjacent jurisdictions to address the provision of low- and moderate-income housing on a regional scale.	City of Camden, Kershaw County, County Municipalities, Neighboring Counties, SLRCOG/CMCOG	On-going
STRATEGY 3.2.1.8. Review land use and development regulations, property tax trends and other relevant requirements and procedures for potential barriers and opportunities for the provision of affordable housing options for low- and middle-income families.	City of Camden	2024



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
STRATEGY 3.2.1.9. Explore ways to help to alleviate the cost of the development of affordable housing and the rehabilitation of substandard, unsafe housing in areas such as complicated title search and multiple and sometimes absent heirs.	City of Camden, SLRCOG	2025
STRATEGY 3.2.1.10. Explore the feasibility of reducing or waiving impact fees for residential infill development where infrastructure (roads, utilities, etc.) are already in place.	City of Camden	2026
OBJECTIVE 3.2.2. Promote energy efficiency in new development and in rehabilitation of older housing units to lower overall housing costs.		
STRATEGY 3.2.2.1. Assess the benefits and potential opportunities for new residential developments that incorporate current energy and environmental design certification standards.	City of Camden, Residential Developers, Utilities	2025
STRATEGY 3.2.2.2. Promote weatherization and energy efficiency improvements by residential property owners.	City of Camden, Utilities, Community Non-profits, USDA Rural Development	On-going
OBJECTIVE 3.2.3. Provide multi-modal connectivity among residential areas, places of work, recreation, and essential services to provide more affordable options and encourage healthy lifestyles.		
STRATEGY 3.2.3.1. Explore the addition of incentives or requirements to the City Land Development Regulations for the provision of sidewalks in new subdivisions and commercial developments.	City of Camden, Commercial and Residential Developers	Ongoing
STRATEGY 3.2.3.2. Explore additional opportunities to increase pedestrian and bicycle connectivity between residential areas and commercial, recreation, public facilities, essential services, and employment centers, including the addition of bicycle lanes on new and existing road facilities, as appropriate.	City of Camden, Kershaw County, SLRCOG, SCDOT, SCPRT	Ongoing
STRATEGY 3.2.3.3. Encourage the development of residential communities near employment centers and connected by sidewalks, trails, and bike lanes.	City of Camden	Ongoing
STRATEGY 3.2.3.4. Work with the School District to maximize opportunities for walking and biking to school when selecting sites for new schools, including support for the Safe Routes to School program.	City of Camden, Kershaw County School District	Ongoing
the feasibility of establishing fixed public transit routes to provide transportation between key residential, commercial, and employment destinations in the Camden area.	City of Camden, Kershaw County, SLRCOG, Santee-Wateree RTA	On-going
OBJECTIVE 3.2.4. Enable the provision of affordable housing options for a range of housing needs.		
STRATEGY 3.2.4.1. Review and amend land use and development regulations to provide more flexibility in the allowance of accessory dwelling units.	City of Camden	2026



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
STRATEGY 3.2.4.2. Review and amend land use and development regulations to remove barriers to the development of housing options in appropriate locations.	City of Camden	2026
STRATEGY 3.2.4.3. Review and amend land use and development regulations to allow and encourage the adaptive reuse of existing structures for higher density residential uses in appropriate locations.	City of Camden	2026
GOAL 3.3. Preserve and protect established and historic neighborhoods and residential structures.		
OBJECTIVE 3.3.1. Protect established neighborhoods.		
STRATEGY 3.3.1.1. 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 3.3.1.2. Continue to maintain a list of dilapidated, unsafe, and abandoned homes that should be considered for demolition, using windshield surveys of exterior conditions.	City of Camden	On-going
OBJECTIVE 3.3.2. Ensure that the historic and small city character of Camden is reflected in new residential development and redevelopment.		
STRATEGY 3.3.2.1. 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 3.3.2.2. 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 3.3.2.3. Consider developing model building plans that reflect Camden housing style to share with the public that would be preapproved for building permits and reduced fees.	City of Camden	2026
OBJECTIVE 3.3.3. Preserve and protect significant trees and encourage the incorporation of additional trees within residential developments.		
STRATEGY 3.3.2.1. Review and amend land use and development regulations to discourage clear cutting of properties prior to development.	City of Camden	2026
STRATEGY 3.3.2.2. Review and amend land use and development regulations to require a tree survey for all new development and substantial redevelopment.	City of Camden	2026
STRATEGY 3.3.2.3. 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
STRATEGY 3.3.2.4. Review and amend land use and development regulations to require street trees in new subdivisions.	City of Camden	2026



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 3.4. Provide appropriate housing and associated services, assistance, and access to resources for Camden residents with special needs.		
OBJECTIVE 3.4.1. Address the housing and associated needs of the City's special populations.		
STRATEGY 3.4.1.1. Encourage participation by appropriate local service agencies and organizations in the MACH and Homeless Management Information System (HMIS).	City of Camden, United Way of Kershaw County, Local Service Providers, Community Non-profits, Faith-based Organizations	On-going
STRATEGY 3.4.1.2. Support and participate in the annual Point-in-Time Homeless Count for Kershaw County and the region.	City of Camden, United Way of Kershaw County, Local Social Service Providers	On-going
STRATEGY 3.4.1.3. Assess the housing needs of senior citizens and encourage housing development that will allow the City's older residents to age-in-place.	City of Camden, Residential Developers, Kershaw County Council on Aging	On-going
STRATEGY 3.4.1.4. Encourage cooperation between agencies, non-profits, and private developers to meet the housing needs of special populations.	State and Local Agencies Residential Developers City of Camden	On-going



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.



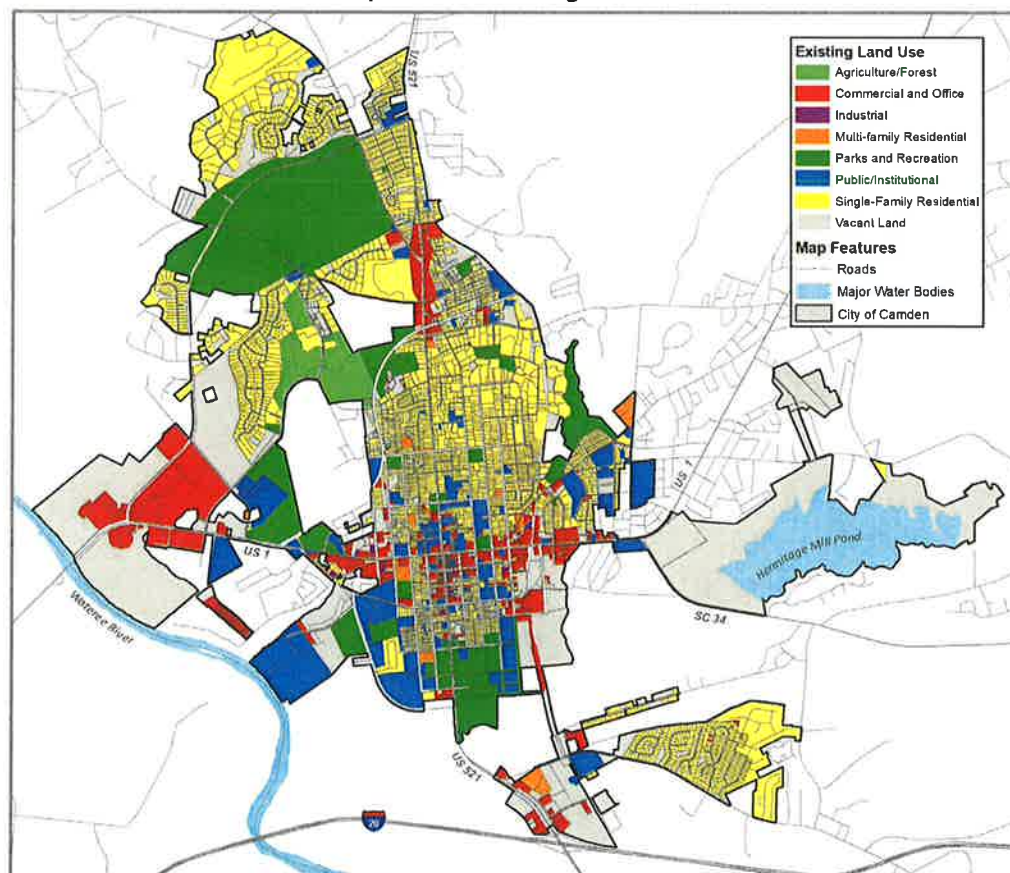
Table 10A-1. Existing Land Use by Area

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.

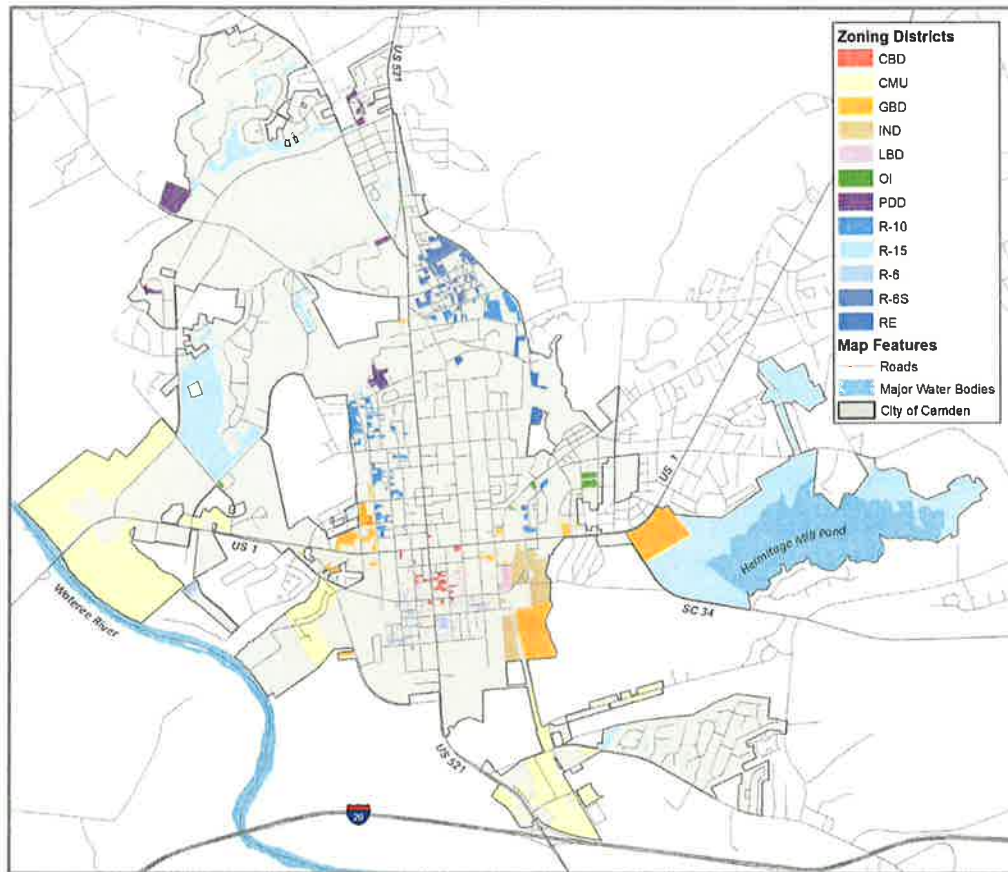
A small percentage of the City's vacant land is zoned for *R-10 – Single-family, Medium Density* (65 acres) or as *R-6S – Single-family Residential, High Density* (52.3 acres) development. The R-10 zoning district accommodates single-family and two-family (duplex) residential development as well as patio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



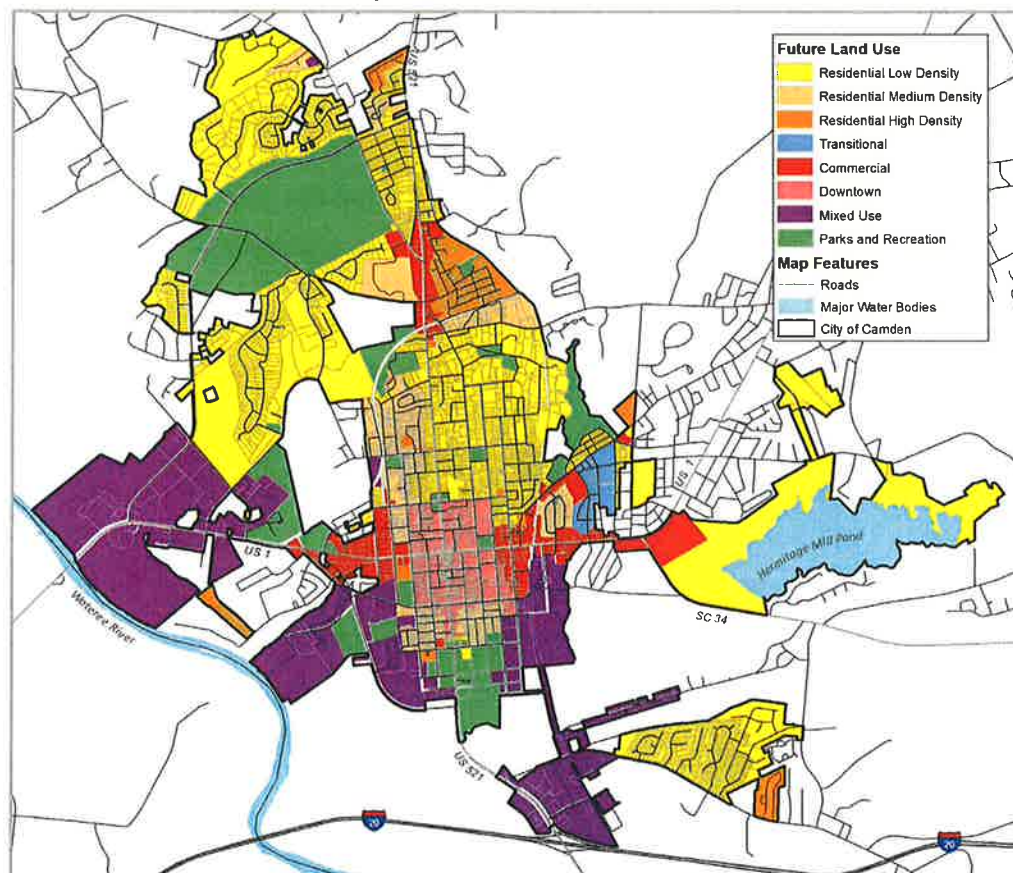
Table 10A-3. Future Land Use by Area

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.		
STRATEGY 10.5.1.1. 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.		
STRATEGY 10.5.2.1. 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
STRATEGY 10.5.2.2. 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
STRATEGY 10.5.2.3. 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.		
STRATEGY 10.5.3.1. Establish a priority list of Comprehensive Plan strategies to facilitate Plan implementation through the development of an Implementation Element.	City of Camden	On-going
STRATEGY 10.5.3.2. Track the status of implementation strategies as provided in the Implementation Element.	City of Camden	On-going
STRATEGY 10.5.3.3. Conduct an annual review of the goals and objectives of the Comprehensive Plan to assess implementation progress.	City of Camden	On-going
STRATEGY 10.5.3.4. 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
STRATEGY 10.5.3.5. Prepare a new City Comprehensive Plan every ten years to ensure relevance and timeliness.	City of Camden	2028

Proposed Ordinance Amendments City of Camden, S.C.

The recommendations provided in this document are in response to requests from the City of Camden to address issues and concerns related to housing development that were identified by multiple sources including:

- 1) Through input received at a workshop with the previous City Council held on October 29, 2024
- 2) By Mayor Vincent Sheheen in multiple meetings by phone and in person
- 3) By the Mayor, City Council members, and Planning Commission members at the Steering Committee meeting held on March 19, 2025
- 4) By City Manager Matt DeWitt and City Planning and Development Director Shawn Putnam in multiple meetings, calls, and emails
- 5) Through public input received at the public workshop on the future of housing development in Camden conducted by the consultants and City staff on April 22, 2025
- 6) Through public input received through the community survey on the future of residential development conducted from May 2 through May 19, 2025
- 7) Through input received in a video conference on May 21, 2025, with members of the housing development and construction industry who were unable to attend the public workshop on April 22, 2025

The majority of this input is summarized in the attached document "Camden Housing Development, 2025 Public Participation Summary." As is the case when working with multiple local interests, a number of the comments and input received were somewhat contradictory, and this is reflected in those proposed amendments. The attached recommendations are based on input received from the sources listed above as well as professional planning research and experience.

The proposed changes identified within this document are intended to be reviewed and considered individually by the Planning Commission and City Council for adoption as provided, any edits that are needed, consideration at a later date, or omission from these proposed changes that will be sent to the Planning Commission and City Council.

Proposed Ordinance Amendments

City of Camden, S.C.

Zoning Ordinance

1. Ordinance sections impacted: § 157.029, § 157.054

Revise standards to allow multi-family uses to utilize existing structures. Older buildings have successfully been redeveloped to incorporate multi-family uses. Buildings once utilized by textile mills, train stations, and warehouses have been converted to loft apartments and commercial incubators. New multi-family construction can clash with traditional development, especially in an historic area.

PROS: Allows for idle buildings to be revitalized with a new use that fits in with its surroundings

CONS: Limits the ability to develop multi-family uses if adaptive reuse sites are not available or unable to be purchased

Recommended Changes

§ 157.029. ZONING DISTRICT TABLE OF PERMITTED USES.

(D) Table of Permitted Uses.

RESIDENTIAL USES	R-6	CBD	GBD	CMU	EQ	CU References
Multi-Family Dwellings	C	C	CP	CP	C	157.054

§ 157.054. RESIDENTIAL USES ~~IN CBD AND EQ DISTRICTS.~~

(F) Multi-family residential uses in pre-existing buildings. Multi-family residential uses shall be allowed in pre-existing buildings previously utilized as public, institutional, industrial, commercial, or warehouse uses through adaptive reuse or as new multi-family residential construction meeting the design criteria established in § 157.096 – *Design Standards for Multi-Family Residential Development.*

Recommended Changes

§ 157.029. ZONING DISTRICT TABLE OF PERMITTED USES.

(D) Table of Permitted Uses.

RESIDENTIAL USES	R-10	R-6	CU References
Cottage Court	C	C	157.064

§ 157.064 COTTAGE COURTS.

(A) Due to the unique features of cottage courts, the applicable dimensional requirements of this Zoning Ordinance contained in §§ 157.076 through 157.083 - *Area, Density, Dimensional and Height Requirements* are hereby waived and the following design requirements are imposed for all such projects.

- (1) Individual lots (building sites) within the cottage court development shall be identified within the site plan for individual dwelling units and may be established without direct access to a public right-of-way. Each building site shall be established for no more than one dwelling unit.
- (2) A common area shall be established for areas such as yards, parking, buffering, setbacks, and common amenities. Common areas shall be identified for the use of the property owners within the development through a horizontal property regime and related private

Proposed Ordinance Amendments City of Camden, S.C.

easements for access for such property owners. All common areas shall be maintained by a homeowners association. A copy of the deed restrictions for the development shall be submitted with the site plan prior to development approval.

- (3) The dwelling units shall be connected by sidewalks. At least 50% of the dwelling units shall be grouped around a common open space/community green.
- (4) The maximum density of the development shall not exceed the single-family density requirements for the zoning district.
- (5) The maximum area for any cottage court shall be three (3) acres. No cottage court shall be adjacent to another cottage court.
- (6) Setbacks between structures within the development shall be no less than ten feet.
- (7) Setbacks along the exterior of the property shall be 25 feet along the street, ten feet on the side, and ten feet on the rear.
- (8) At least two parking spaces shall be provided for each dwelling unit. Parking shall not be allowed on any side of the property that faces a street.
- (9) Individual dwelling units shall be designed with a front porch.
- (10) The development shall conform to §157.138 (A) *Landscaping for Residential Uses*.
- (11) The development shall conform to §157-139 *Buffers* for single-family or multi-family residential land uses.
- (B) The site plan for any proposed cottage court development must be approved by the Planning Commission per the applicable requirements of *Chapter 156 - Land Development Regulations*.

2. Ordinance sections impacted: § 157.031(J)

Clarify maintenance responsibility for all private roads, all to the same city standard.

PROS: Clarifies that the City will not be responsible for maintenance of new private roads.

CONS: None

Recommended Changes

§ 157.031. PLANNED DEVELOPMENT DISTRICT (PDD).

(J) Development Standards.

- (5) Streets and infrastructure. Streets within a PDD must meet the design and construction standards required by the Land Development Regulations of Chapter 156. Private streets or alleys may be allowed if an acceptable maintenance plan is approved by the Zoning Administrator prior to permitting and said streets or alleys meet the design and construction requirements for public roads in the city.
 - (a) Prior to approval of any major subdivision plat that subdivides any parcel into developable lots, the Property Owner shall submit to the City a properly executed and duly recorded set of deed restrictions covering the applicable parcel that shall include, at a minimum, the following:

Proposed Ordinance Amendments

City of Camden, S.C.

- (i) Notice that all streets, roads, and any sidewalks within the applicable subdivision are owned and maintained by the property owners or the applicable property owner's association.
 - (ii) Adequate provision for the maintenance of all streets, roads, and any sidewalks within the subdivision and the funding thereof through annual or periodic assessments that is enforceable by the filing of a lien against the property of a defaulting property owner.
 - (iii) A requirement that any deed conveying any interest in a lot in the applicable portion of the subdivision shall conspicuously contain the following language: "The real property described in this deed is subject to restrictive covenants recorded in Deed Book _____ at page _____. These restrictive covenants provide, among other things, notice that the streets, roads, [and sidewalks] within this subdivision are privately owned and provide an obligation for each lot owner to maintain, repair and/or replace such private streets, roads [and sidewalks]."
- (b) Additionally, the Property Owner shall submit to the City a final plat that shall include the following statement, in all capital letters, on the survey:

THE PRIVATE STREETS, ROADS, [AND SIDEWALKS] PROVIDING ACCESS TO LOTS IN THIS SUBDIVISION ARE NEITHER MAINTAINED BY THE CITY OF CAMDEN, KERSHAW COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY NOR WILL THEY BE MAINTAINED BY ANY GOVERNMENTAL AGENCY IN THE FUTURE. OWNERS OF LOTS IN THIS SUBDIVISION ARE FINANCIALLY OBLIGATED TO MAINTAIN THE STREETS, ROADS, [AND SIDEWALKS].

3. Ordinance sections impacted: § 157.045

Revise standards to promote the use of accessory apartments as a residential option. Accessory apartments, accessory dwelling units, carriage homes, guest cottages, and mother-in-law suites promote shared use of properties by more than one dwelling unit, promote aging in place, and provide opportunities for communal living with separate living quarters. Camden has historically allowed these types of uses without a significant impact to single-family residential homes on the same or adjoining properties. These revisions allow for accessory apartments with additional conditions so that they will blend in with surrounding properties.

PROS: Allows additional housing options for individuals in various stages of their lives in other words, to "age-in-place."

CONS: There could be impacts to parking, noise, and other factors related to the addition of dwelling units in an established neighborhood.

Recommended Changes

§ 157.045. ACCESSORY APARTMENTS.

Proposed Ordinance Amendments

City of Camden, S.C.

(A) Accessory apartments, where permitted as conditional uses, shall meet the following conditions:

- (1) The principal structure (dwelling) must be occupied by the **property** owner or a member of **his/her** family as defined by this Zoning Ordinance.
- (2) The apartment, whether attached or detached, cannot exceed 50% of the gross floor area of the principal dwelling.
- (3) The apartment must be a complete living space, with kitchen and bathroom facilities separated from the principal unit.
- (4) An accessory apartment may be accessory only to a site built, single-family dwelling.
- (5) The apartment shall meet all yard setback requirements. When detached from the principal dwelling, it shall be setback not less than **20 10** feet from the principal dwelling and shall ~~require a 25-foot side set back not extend past the side yard of the principal dwelling.~~
- (6) ~~Evidence of the accessory apartment should not be apparent from the street. Accessory apartments shall be of a similar and complementary design to the principal structure. The accessory apartment shall meet the design criteria established in the City of Camden Residential Design Guidelines.~~
- (7) Two additional off-street parking spaces shall be required for accessory apartments.
- (8) Neither the primary residence nor the accessory apartment shall be a manufactured home.
- (9) A tiny house, as defined by this Zoning Ordinance, may be used as an accessory apartment.

(B) For all districts except RE, accessory apartments shall meet all conditions provided for in **division §157.045(A)** of this section, **in addition to as well as** the following conditions:

- (1) The apartment ~~shall can~~not contain more than ~~two~~ **three** bedrooms.
- (2) No more than one apartment shall be allowed per **principal structure (dwelling)**.
- (3) ~~Minimum lot size shall be at least 100% greater in area than the minimum lot requirements for the district in which the apartment is to be located.~~ The accessory apartment and land associated with the accessory use shall not be subdivided from the primary parcel unless the proposed lot meets the minimum lot size requirement for the zoning district and the subdivision requirements of the Land Development Regulations.

(C) ~~For~~ **In** the RE District, a guest cottage/apartment shall meet all conditions provided for in §157.045(A) as well as the following conditions:

- (1) The accessory apartment/cottage cannot contain more than four bedrooms.
- (2) ~~The minimum lot size for a principal residence and one guest cottage/apartment the property shall be 66,000 square feet lot for principal residence and one guest cottage/apartment, with 33,000 square feet required for each additional guest cottage/apartment. One apartment shall be allowed per principal structure (dwelling). An additional apartment may be allowed per additional 66,000 square feet in lot area.~~

Proposed Ordinance Amendments City of Camden, S.C.

4. Ordinance sections impacted: § 157.054

Revise standards to encourage townhouses and multi-family in the CBD zoning district. Allowances for townhouses and multi-family residential is important for a vibrant downtown. Provisions to allow these uses while protecting the surrounding properties and downtown charm is necessary. For instance, a typical multi-family apartment complex would not fit the character of downtown Camden.

PROS: A vibrant, mixed-use downtown area allows for more public usage throughout the day rather than typical business hours and allows individuals to live within walking distance to restaurants, businesses, and employment centers

CONS: Ensuring that commercial and public uses are not pushed out of the downtown area

Recommended Changes

§ 157.054 RESIDENTIAL USES IN CBD AND EQ DISTRICTS.

- (D) Townhouses are permitted in the CBD except on Broad Street **between Dekalb and York Streets, and Dekalb Street between Market and Church Streets ~~or Rutledge Street~~** and comply with requirements of § [157.042](#).
- (E) Multi-family residential buildings with units on the ground floor are permitted in the CBD except on Broad Street **between Dekalb and York Streets, and Dekalb Street between Market and Church Streets ~~or Rutledge Street~~**. Multi-family residential buildings shall be designed so that individual dwelling units utilize a common entrance/exit point for the building through an **enclosed common area, foyer or patio**. The site plan for any proposed multi-family development must be approved by the Planning Commission per the applicable requirements of [Chapter 156](#) - Land Development Regulations of this Code of Ordinances.

5. Ordinance sections impacted: § 157.060

Require chain link fences in residential districts to be black or green in color.

PROS: Improves visual quality of residential development by better blending such fences with their surroundings.

CONS: Could be slightly more costly for homeowners.

Recommended Changes

§ 157.060. ACCESSORY STRUCTURES AND USES.

- (D) Specific requirements and conditions. The following requirements apply to specific accessory uses.

(4) Fences and walls.

- (b) Material and design. The following standards shall apply to all fences and walls in all zoning districts, unless otherwise noted.
- (i) Chain link fences shall not be permitted in a front setback area, except in the **B2 GBD**, CMU and IND Districts. This standard shall not apply to tennis courts and ball fields. **All chain link fences in residential districts RE, R-15, R-10, R-6, R-6S must be black or medium to dark green in color, as approved by the Zoning Administrator.**

Proposed Ordinance Amendments City of Camden, S.C.

Wire fences with a minimum grid size of **2** two inches by **4** four inches are allowed provided they are supported by wooden posts and include landscaping.

6. Ordinance sections impacted: § 157.082(A)

Reduce the front setback on all streets in the GBD zoning district from 35 feet to 15 feet.

PROS: Will allow innovative, higher density development in the GBD zoning district.

CONS: Front setbacks will be reduced for all development in the GBD zoning district.

Recommended Changes

§ 157.082 LOT AREA, WIDTH AND SETBACK REQUIREMENTS.

(A) Required lot area, lot width and setbacks by district.

District	Minimum							
	Lot Area (sq. ft.)		Lot Width (ft.)	Yard and Building Setbacks (ft.)				
	Single-Family Res.	Non-Res.		Front ¹	Side		Rear	
				All Streets	Res.	Non-Res.	Res.	Non-Res.
GBD	15,000	15,000	100	35 15	10	(2)(a) ²	20	(2)(b) ²

7. Ordinance sections impacted: § 157.082(B)(1)

Revise or eliminate the lot area requirement in 157.082(B)(1) relating to duplexes in R-10 and CBD zoning districts.

PROS: Will allow construction of duplexes in locations not previously allowed and may enable construction of affordable housing.

CONS: Will result in smaller setbacks for duplexes in R-10 and CBD districts.

Recommended Changes

§ 157.082. LOT AREA, WIDTH AND SETBACK REQUIREMENTS.

(B) Required lot area for duplexes, multi-family, townhouses, patio homes, and zero lot line developments.

- (1) Duplexes and small multi-family. Within all zoning districts **except R-10, R-6, and CBD** where such uses are allowed, the minimum lot size for a duplex is 6,000 square feet per dwelling unit, and for a multi-family development with three or more dwelling units is 4,000 square feet per dwelling unit.

Proposed Ordinance Amendments City of Camden, S.C.

8. Ordinance sections impacted: § 157.083

Increase allowed corner lot setback reduction percentage by Zoning Administrator.

PROS: Currently allowed reduction of 25% prohibits the use of some lots in the City for single-family use.

CONS: Will result in smaller setbacks and is not feasible in zoning districts where setbacks are already small.

Recommended Changes

§ 157.083. YARD AND SETBACK MODIFICATIONS.

(C) Side Yards. When the intersection of two streets forms a corner lot, then the following criteria for side setbacks shall apply:

- (1) For detached single-family residential uses **in the R-15, R-10, R-6, and R-6S zoning districts**, the side setback on the side street may be reduced by ~~25~~ 50%. Provided that if the lot is located on a cul-de-sac, sharp curve, has three street frontages, or a configuration such that the side of the proposed house cannot align with adjacent houses, then the Zoning Administrator may reduce the required setback amount by ~~25~~ 50%. **However, no such setback shall be reduced to less than five feet.**

9. Ordinance sections impacted: §157.094

Revise design standards for new single-family detached residences to ensure compatibility with established Camden homes and neighborhoods and quality of design.

PROS: Will improve compatibility and design quality of new homes with established homes and neighborhoods.

CONS: Could be more costly for builders and homebuyers and may impact affordability of homes in the City.

Recommended Changes

§157.094. DESIGN STANDARDS FOR SINGLE-FAMILY DETACHED RESIDENTIAL STRUCTURES.

(A) In order to ensure that new development, renovations, and reconstructions are designed, sized, and sited to complement the area in which they are located and the character of the city in general; and to minimize traffic hazards and situations which endanger public safety; and to protect existing development and property values through the promotion of high standards of design and compatibility; and to provide for a high quality of life for our citizens by promoting a variety of housing styles, transportation choices, and well planned parks and open spaces; the following standards shall apply to all development in all zoning districts unless otherwise noted.

- (2) All new single-family detached dwellings in existing neighborhoods approved prior to June 30, 2024, must show general compatibility with homes in the neighborhood by using the same or similar design elements, features and construction style. Enough of the following elements must be compatible with homes in the existing neighborhood so that the new dwelling does not stand out as being out of place within the context of its surroundings.

(c) Front, rear, and side facade materials

Proposed Ordinance Amendments City of Camden, S.C.

(I) Rear porches and patios

- (B) The following shall apply to all building plans within new subdivisions submitted on or after June 30, 2024.
- (6) ~~At least 50% All~~ of the new dwellings on all blocks must include a front porch with a minimum depth of five feet and a minimum width of eight feet, ~~however exceptions may be granted by the Zoning Administrator to accommodate design issues if necessary.~~
 - (7) ~~Design of the rear face of all new dwellings on all blocks must include one or more design elements that prevent it from being totally flat, such as a porch, covered patio, pergola, overhang, or other features as approved by the Zoning Administrator.~~

10. Ordinance sections impacted: § 157.095

Revise standards to require duplexes to be designed to look like single family residential structures. Duplexes have traditionally been constructed in close proximity to single-family detached housing. However, over the last forty years duplex housing has not been integrated with single-family detached housing for various reasons. This amendment requires duplex housing units to blend in with single-family detached units so that they would be more acceptable within mixed-use residential developments.

PROS: Allows additional housing options for individuals within various stages of their lives and enables duplexes to be a more accepted and popular housing option in Camden.

CONS: Requires more design work by developers to provide acceptable housing plans that meet the requirements.

Recommended Changes

§ 157.095 DESIGN STANDARDS FOR SINGLE-FAMILY ATTACHED RESIDENTIAL STRUCTURES.

- (B) New construction. The following standards apply to all building plans approved after June 30, 2024.

(13) Duplexes.

- (a) Duplexes shall conform to the requirements of § 157.095 except where the requirements conflict with this section.
- (b) Duplexes shall be designed to look like a single-family detached structure.
 - (i) Separation between the entrances of the two dwelling units shall be a distance of more than half the width of the duplex structure.
 - (ii) A shared entrance may be utilized to access the two units in the structure.
 - (iii) At no point shall a duplex be approved in a symmetrical design with the two dwelling units mirroring each other.

11. Ordinance sections impacted: § 157.123

Proposed Ordinance Amendments

City of Camden, S.C.

Prohibit recreational vehicle (RV) parking in front yards or side yards of residential properties where visible to neighboring properties or from the ROW (street). This would not be applicable for short-term use as addressed in that current subsection. Also allow only one RV to park on a residential property rather than up to three.

PROS: Improves quality of residential neighborhoods.

CONS: May require residents who already park RVs in these spaces to move or find alternative parking spaces.

Recommended Changes

§ 157.123. PARKING REQUIREMENTS.

(K) Parking, storage, or use of campers, boats, trailers, or recreational vehicles in residential zones. A total of one such vehicle may be stored or parked on a residential lot; however ~~One no~~ such vehicle ~~no longer than 17 feet~~ may be stored or parked in the front yard ~~or side yard~~ of a residential lot. One ~~such~~ vehicle ~~longer than 17 feet~~ may be stored in the side yard provided it does not extend into the front yard ~~and is not visible from adjacent properties or the road right-of-way~~. Vehicles must be parked at least five feet from adjacent side or rear property lines. A maximum of ~~three one~~ vehicles of any size may be parked in the rear yard area, ~~with the exception of such vehicles that unless they~~ are stored in an enclosed building. However, any such vehicles may be parked anywhere on the lot in order to load or unload for up to 24 hours. Campers and recreational vehicles ~~on residential lots~~ shall not be occupied or used as a dwelling.

12. Ordinance sections impacted: § 157.123

Revise standards to shift residential parking to the rear of dwellings. A feature of traditional neighborhood design is to eliminate the use of the front of residential structures for parking. Parking is shifted to the rear of the dwelling or building, away from the street, and additional parking is provided on the street on a temporary basis. This makes neighborhoods (both downtown and suburban) more pedestrian friendly and promotes a direct connection to the street.

PROS: Makes neighborhoods and residential projects more pedestrian friendly and connects the development to the street, providing a more traditional neighborhood design.

CONS: Alleys require additional infrastructure and additional developer costs. They also change the function of rear yards typically used for private use of the individual property owner to more public uses.

Recommended Changes

§ 157.123 PARKING REQUIREMENTS.

(A) General requirements.

- (1) Permanent off-street parking for all structures and uses of land, ~~except parking for individual single-family residences,~~ shall conform to the minimum ~~requirements of division (I)~~ of this section, ~~with the exception that parking for individual single-family residences are exempt from the requirements of § 157.123(I).~~ These standards, to be used as a guide to the Zoning Administrator, are based on parking standards for general land use categories, the developer is ultimately responsible for ensuring that sufficient parking is provided.

(F) Location of parking.

Proposed Ordinance Amendments

City of Camden, S.C.

- (1) Multifamily Residential Uses. Parking for multi-family uses shall not be allowed between the street right-of-way and the residential structure. Required parking spaces shall be located within the structure, interior to the site and framed by buildings, or in the rear of the lot and screened from view from adjacent rights-of-way except for the street providing entrance to the parking area. Additional parking may be allowed along the street, parallel to the movement of traffic, if provided for within the design of the street.
- (2) Non-Residential Uses. Required off-street parking must be provided on the same lot or parcel or within 500 feet of the principal use for which it is required, in a parking facility the title to which and/or easement for the use of which runs with and/or is appurtenant to the title of such principal use, offsite in an area approved by the city as shared parking for the use, or where such parking is to be provided by a public garage or facility, approved by the Zoning Administrator. Shared parking areas are encouraged and shall be permitted whenever the Zoning Administrator determines that the minimum parking requirements can be met for each use based upon the number of spaces needed for each use, the frequency of the use of spaces by each use, and the timing of the use of spaces for each use.
- (G) Parking in the Central Business District. City parking lots may be used to satisfy the off-street parking requirements for residential uses located on the upper floors of commercial buildings in the Central Business District (CBD) per review and approval by the Zoning Administrator. Parking for commercial, public and office uses shall not be allowed between the street right-of-way and the primary structure.

13. Ordinance sections impacted: § 157.123, § 157.220

Require one designated parking space per bedroom for single-family detached and duplex residential units, with parking not allowed elsewhere on the lot.

PROS: Improves quality of residential neighborhoods.

CONS: Could be a hardship for homeowners and difficult to enforce with limited staff.

Recommended Changes

§ 157.123. PARKING REQUIREMENTS.

(A) General requirements.

- (4) Off-street parking is permitted in yard and setback areas required by this Zoning Ordinance, but shall not be permitted in any required buffer area. Such parking in residentially zoned areas is permitted only in designated parking spaces/areas that are paved or surfaced with a pervious parking surface material as approved by the Zoning Administrator. Parking on grass or on surfaces not approved by the Zoning Administrator in residentially zoned areas shall not be permitted.

(H) Off-street parking requirements.

Proposed Ordinance Amendments City of Camden, S.C.

Use	Off-Street Parking Requirements
RESIDENTIAL USES	
All residential uses, including manufactured home parks (except multi-family dwellings)	2.0 1.0 space per bedroom dwelling unit or designated manufactured home space
Multi-family dwellings	1.5 1.0 spaces per one bedroom unit ; 2.0 spaces per unit for all others

§ 157.220. DEFINITIONS.

"PERVIOUS PARKING SURFACE." Any material that permits full or partial absorption of water. Examples include uncompacted gravel and pervious pavers.

14. Ordinance sections impacted: § 157.137(A)

Add requirement for minimum number of species of trees to encourage biodiversity. For example, if one to five trees are required - minimum one species are required; six to ten trees - two minimum species are required, etc.

PROS: Will improve tree health through increased urban forest resilience to pests and diseases, improves urban habitat for wildlife and insects.

CONS: Could be slightly more costly for developers, with costs passed on to lot purchasers.

Recommended Changes

§ 157.137. LANDSCAPING STANDARDS

(A) General Standards.

17. Tree Biodiversity. To prevent monoculture among tree plantings and increase resiliency in the urban forest to pests and diseases, the following standards shall apply to all required new tree plantings. The Zoning Administrator shall approve all species used to meet the requirements of this ordinance. Trees that are considered severe or significant threat invasive exotic species by the Clemson University Cooperative Extension Service or United States Department of Agriculture shall not be used.

Number of Trees	Minimum Number of Species Required
1 to 5	1
6 to 10	2
11 to 20	3
21 to 50	4
51 or more	5

15. Ordinance sections impacted: § 157.137(C)(4), § 157.141

Proposed Ordinance Amendments

City of Camden, S.C.

Require a tree survey as part of the land development application and subdivision reviews. The survey should include specific information such as species, DBH, and condition.

PROS: Better protection of significant trees and documentation of the location of all significant trees for administration and enforcement purposes.

CONS: Could be costly for developers, with costs passed on to lot purchasers.

Recommended Changes

§ 157.137. LANDSCAPING STANDARDS

(C) Existing Vegetation

- (4) No residential lot shall be clear cut **before a tree survey is conducted per the requirements of § 157.141(B) and unless** a tree replacement plan is approved by the Zoning Administrator.

§ 157.141. TREE CONSERVATION

- (B) **Tree Survey Required.** Prior to grading or clearing a lot or parcel for a major subdivision, the developer/owner/applicant shall conduct a tree survey, conducted by an ISA certified arborist, landscape architect, or urban forester, identifying the location of all significant trees. The survey shall include the size (DBH), species, and general condition of each significant tree. However, groups of trees in close proximity may be designated as a clump of trees, with the predominant species, estimated number and average diameter indicated. Said trees shall be shown on a survey plat and physically marked on site with brightly colored tape or other markings. The tree survey shall be provided to the City as part of the preliminary plat submission and shall meet the applicable requirements of § 156.32.

16. Ordinance sections impacted: § 157.139(G)

Include requirements for street trees in new residential developments. Include requirements for planting areas for various tree sizes.

PROS: Trees provide shade, reduce urban heat island, and improve quality of subdivisions.

CONS: Could be costly for developers, with costs passed on to lot purchasers. On public roads will result in maintenance costs for the City and on private roads will result in maintenance costs for homeowners either directly or through homeowner's associations.

Recommended Changes

§ 157.139. BUFFERS

G. Street Buffers and Trees.

- (4) Large maturing trees shall be planted **as provided below** unless overhead utility lines or other factors **such as sidewalks, intersections, drive visibility, or streetlights** require the use of medium or small maturing trees, as approved by the Zoning Administrator. Fractions generated by applying the minimum number of plants to the actual linear footage of the buffer shall be rounded up to the next whole number. (For example, 125 feet of buffer length would be required to have two large trees or three medium trees or four small trees.) The planting schedule for street buffers shall be as follows:

Type	Minimum Number Per Linear Foot	Minimum Planting Area Width*
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Large Maturing Trees	.02	8 feet
Medium Maturing Trees	.04	6 feet
Small Maturing Trees	.06	4 feet

** Measured perpendicularly to the street*

17. Ordinance sections impacted: § 157.142(E)

Require details for root pruning, mulch matting, and soil aeration on development plans. Per GIC and Forestry Commission recommendations.

PROS: Will protect significant trees and will provide more specific instructions for developers on how to protect significant trees.

CONS: None

Recommended Changes

§ 157.142. TREE CONSERVATION

- (E) **Tree Protection.** Before and during any land disturbance, construction or development, the following measures shall be utilized to protect significant trees, including tree crowns and roots, designated for retention and protection per the site plan as approved by the Zoning Administrator.
- (4) No soil disturbance or compaction, stock piling of soil or other construction, paving or landscaping materials, vehicular traffic, or storage of heavy equipment is allowed in the critical root ~~tree protection~~ zones of trees to be retained. **When encroachment into a critical root zone is unavoidable due to site constraints and no other alternative exists, measures such as mulching, matting, or root pruning shall be applied throughout the critical root zone. Mulching shall include six to 12 inches of wood chips. Mulch must be reduced or spread out to a four-inch maximum depth, once construction has ended. All measures to protect trees must be approved by the Zoning Administrator and shall be included on the preliminary plat.**
- (5) In situations where strict adherence to the provision of tree protection zones is not possible due to factors including, but not limited to, site conditions, overlapping tree protection zones, or grade changes, the Zoning Administrator may, through field determination and consultation, allow modifications to the required tree protection zone based on accepted best **management** practices and procedures.

18. Ordinance sections impacted: § 157.193

For existing nonconforming lots, enable the Zoning Administrator to reduce/waive setback requirements. There are a number of existing nonconforming lots in the City, particularly in the downtown area. Being more flexible on setback requirements will allow smaller homes on these lots, which will likely assist in the provision of affordable housing in that area.

PROS: Enabling administrative review and approval will speed the process and increase inventory of buildable lots for smaller homes.

CONS: Currently requirements prevent building homes on smaller lots and hampers the provision of affordable housing.

Recommended Changes

Proposed Ordinance Amendments City of Camden, S.C.

§ 157.193. NONCONFORMITIES.

(A) Nonconforming lots.

- (1) Vacant lots. Vacant lots for which plats or deeds have been recorded in the office of the Register of Deeds for Kershaw County, which fail to comply with the minimum area or other dimensional requirements of the districts in which they are located, may be used for any of the uses permitted in the district in which it is located, provided that:
 - (a) Where the lot area is ~~not more than 20%~~ below the minimum specified in this Zoning Ordinance ~~in the R-15, R-10, R-6, and R-6S zoning districts, and other dimensional requirements are otherwise complied with,~~ the Zoning Administrator is authorized to review and determine if the lot has appropriate buildable setbacks, and if so, issue a certificate of zoning compliance. ~~However, no such setback shall be reduced to less than five feet.~~
 - ~~(b) Where the lot area is more than 20% below the minimum specified in this Zoning Ordinance, or other dimensional requirements cannot be met, the Board of Zoning Appeals may, in its discretion, approve as a variance such dimensions as shall conform as closely as possible to the required dimensions.~~

19. Ordinance sections impacted: § 157.195, § 157.194(B)(6), § 157.220

Remove §157.195 Residential Clustering Permitted that allows higher density development.

Although this option provides desirable open space and accompanying landscaping, it has not been used by developers to any large extent. §157.032 – *Master Planned District (MPD)* can be used to provide residential development options as appropriate.

PROS: Removes an option that allows for higher density residential development.

CONS: Encourages the use of MPD for subdivisions that do not fit the types of residential developments allowed by the other zoning districts.

Recommended Changes

~~§ 157.195 RESIDENTIAL CLUSTERING PERMITTED.~~

~~—To encourage open space and conservation areas, cluster subdivisions are permitted in all zoning districts permitting single-family residential uses in accordance with the following zoning criteria:~~

- ~~(A) Residential subdivisions are permitted to cluster lots and to reduce lot sizes in order to compensate for the minimum open space requirements established herein; however, density shall not be permitted to increase for the development site as a whole.~~
- ~~(B) For lots along the exterior boundary of a cluster subdivision, setbacks for yards adjacent to such exterior boundaries shall be not less than two times the setbacks required for the district in which the subdivision is proposed to be located.~~
- ~~(C) Permanent open space conserved as part of the cluster subdivision shall be designed to serve one of the stated purposes for cluster subdivisions or shall be so arranged as to mitigate the impacts of clustering on adjoining properties and shall meet all requirements for open space as stated in § 157.140.~~
- ~~(D) The minimum lot size and interior lot setbacks may not be reduced to less than 50% of the minimum lot size and setbacks for the district in which the cluster subdivision is located.~~

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§157.194. LOW IMPACT DESIGN REQUIRED

- (B) Site design shall minimize impervious surface and alteration of natural vegetation and topography.
- (6) Open space areas set aside in residential ~~cluster~~ developments may be used for onsite treatment of stormwater.

§ 157.220. DEFINITIONS.

~~"CLUSTER SUBDIVISION." A form of development for single family residential subdivisions that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision and the resultant land area is devoted to open space.~~

20. Ordinance sections impacted: § 157.212

Need to dramatically increase the fine for clear cutting a lot before a development or subdivision plan is approved. Per GIC and Forestry Commission recommendations.

PROS: Will serve as a deterrent to clear cutting.

CONS: Could be costly for developers, with costs passed on to lot purchasers.

Recommended Changes

§ 157.212. ENFORCEMENT

(D) Penalties for landscape, tree conservation and buffer violations.

- (1) Where any landscaping, buffering, tree conservation or open space violation has occurred or is proposed to occur, the Zoning Administrator or Urban Forester may, in accordance with the provisions of S.C. Code § 56-7-80, as amended, issue an ordinance summons, or institute injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful action, or to correct or abate the violation or to prevent the occupancy of any building, structure or land associated with the violation. In addition to any other remedies for penalties in general specified herein, the following remedies shall apply for these types of violations:
- (a) If a significant tree is approved for removal and if the planting of a replacement tree is not possible per the provisions of § 157.141 - Tree Conservation, a fee in an amount of no less than ~~\$250~~ **\$1,000** per tree as established by the City of Camden Fee Schedule shall be assessed against the property owner for each tree not planted.
- (b) Failure to plant replacement trees in accordance with this Zoning Ordinance as required by the provisions of § 157.141 - Tree Conservation shall be subject to a fee in an amount of no less than ~~\$500~~ **\$1,500** as established by the City of Camden Fee Schedule for each tree not planted. No fine shall be assessed until the person or entity alleged to be in violation has been notified of the violation. Such notification shall identify the nature of the violation and shall set forth the measures necessary to achieve compliance; shall specify a date by which the person or entity must comply; and shall advise that failure to correct the violation within the time specified will subject that person or entity to any and all remedies including fines as outlined in this Zoning Ordinance. If the site is not brought into compliance within the time specified in the notice of violation, a fine may

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be assessed from the date the notice of violation is received. The failure to plant each individual tree shall constitute a separate, daily and continuing violation.

- (e) Injury or damage to trees protected by § 157.141 -Tree Conservation that do not result in the total loss of the tree(s) shall be assessed for each tree in accordance with generally accepted industry evaluation methods such as those in the *Guide for Plant Appraisal* authored by the Council of Tree and Landscape Appraisers and published by the International Society of Arboriculture. However, the maximum fine shall not exceed ~~\$1,000~~ \$5,000. No notice of violation is needed prior to the assessment of a fine issued pursuant to this division.
- (f) The fine for failure to install or maintain required tree protection measures in accordance with § 157.141 - Tree Conservation shall not exceed ~~\$1,000~~ \$5,000. No fine shall be assessed until the person or entity alleged to be in violation has been notified of the violation. Such notification shall identify the nature of the violation and shall set forth the measures necessary to achieve compliance; shall specify a date by which the person or entity must comply; and shall advise that failure to correct the violation within the time specified will subject that person to any and all remedies including fines as outlined in this Zoning Ordinance. If the site is not brought into compliance within the time specified in the notice of violation, a fine may be assessed from the date the notice of violation is received. The failure to install the required tree protection measures shall constitute a separate, daily and continuing violation. Injury or damage to, or destruction of, significant trees required to be protected resulting from inadequate or omitted tree protection measures constitute a separate violation which may subject the violator to penalties and fines as well.

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Land Development Regulations

1. Ordinance sections impacted: § 156.025(B), § 156.026

Amend the review authority of sketch plans to shift the review of sketch plans for major development projects and large-scale subdivisions from the Planning Commission to City staff. This would allow for a streamlined review process for developments in the City. Developments would still have to meet all Zoning Ordinance and Land Development Regulation (LDR) requirements. City staff could provide development information on these sketch plans to the planning commission as information through a consent agenda.

PROS: Streamlines the process and allows staff to check off requirements as required by the ordinance.

CONS: Does not provide for input into the decision of land development design by Planning Commission at sketch plan stage.

Recommended Changes

§ 156.025. MAJOR SUBDIVISION.

(B) Sketch plan approval

- (1) The applicant shall submit to the Planning and Development Director ten copies of a sketch plan meeting the requirements of § 156.031, together with an executed application form and the prescribed fee. The application shall list any additional representatives that may be allowed to represent the applicant.
- (2) The Planning and Development Director shall review the sketch plan to ensure compliance with this chapter and the comprehensive plan. Once complete, the sketch plan shall be referred to the Review Committee.
- (3) The Planning and Development Director shall call a meeting of the Review Committee within seven days to review the sketch plan. The applicant or his or her representative may attend the Review Committee meeting in order for the committee to ask questions and provide guidance. The Committee shall act within 14 days and shall advise the applicant of its comments and concerns, if any.
- (4) If the sketch plan is found to conform to all the requirements of the comprehensive plan and this chapter, approval shall be given by the Planning and Development Director in writing on at least two copies of the sketch plan. One copy shall be retained by the Planning and Development Director and one copy given to the applicant.
- ~~(4) The sketch plan shall be forwarded to the Planning Commission, together with a staff report and the comments and recommendations of the Review Committee.~~
- ~~(5) Action taken by the Commission shall be at a scheduled meeting within 60 days of the submission of the application.~~
- ~~(6) The applicant shall present the sketch plan to the Planning Commission with a staff report and a copy of the comments from the Review Committee. The Planning Commission shall consider compliance of the proposed subdivision with the requirements of this chapter and the goals and objectives of the comprehensive plan.~~

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- ~~(7) In its deliberations, the Planning Commission shall either approve, approve conditionally, or disapprove the sketch plan. If the sketch plan is disapproved or approved conditionally, the reasons for such action shall be stated in writing and signed by the Planning and Development Director or designee. The reasons for disapproval shall refer specifically to those parts of the city's comprehensive plan, ordinance or regulation with which the sketch plan does not conform. One copy of the reasons shall be retained in the records of the Commission and one copy given to the applicant. On conditional approval, the Commission may require the developer to resubmit the sketch plan with all recommended changes before approving the plan.~~
- ~~(8) If the sketch plan is found to conform to all of the requirements of the comprehensive plan and this chapter, approval shall be given by the Planning Commission and shall be noted in writing by the Planning and Development Director on at least two copies of the sketch plan. One copy shall be retained by the Planning Commission and one copy given to the applicant.~~

§ 156.026. LAND DEVELOPMENT PROJECTS OTHER THAN A RESIDENTIAL SUBDIVISION.

- (A) No building permit shall be issued for a shopping center; apartment or condominium complex; commercial, business, or industrial park; manufactured home park; or other multi-use or multi-occupant project, unless the project is approved by the ~~Planning Commission Review Committee~~. In addition, ~~shopping center; apartment or condominium complex; commercial, business, or industrial park; manufactured home park; other multi-use or multi-occupant project; and~~ single tenant developments may also require Planning Commission approval of preliminary and/or final drawings as determined by the Planning and Development Director or designee. The applicant will submit to the Planning and Development Director the following:
- (1) A plat and/or site plan with date and scale, showing the actual shape and dimensions of the lot to be built upon; the size, height, and location on the lot of existing and proposed buildings and structures; the intended use of each building; the number of units the building is designed to accommodate; flood and wetland areas; proposed parking, driveways, and interior circulation pattern; building elevations; exterior materials and colors; and contiguous off-site development.
 - (2) Grading and storm water plan.
 - (3) Zoning compliance determination.
 - (4) All required permits of other state and local agencies.
 - (5) A traffic impact analysis that complies with requirements of § 156.034.
- (B) Project design criteria.
- ~~(1) The Planning and Development Director shall transfer the application together with the above data to the Planning Commission for review. The Planning Commission shall evaluate the application and the following design and improvement criteria.~~
- (1) Project design criteria.
 - ~~(2)(a)~~ Ingress and egress to the project site shall be designed to maximize automotive, bicycle and pedestrian safety and facilitate traffic flow.
 - ~~(3)(b)~~ Off-street parking, off-street loading, refuse, and service areas shall be designed to minimize their visual and physical impact on neighboring property.

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- (4)(e) Street right-of-way and pavement construction shall be adequate to accommodate the type and volume of traffic anticipated.
- (5)(d) The project shall be designed in harmony with its physical surroundings and in such a manner as to ensure land use compatibility.
- (6)(e) Where the project will create a need for off-site improvements, including improvements to streets, drainage systems, sidewalks, and curbs, the **Planning Commission Review Committee** may require the installation of such improvements as a condition of approval.
- (7)(f) Other items as required by the Zoning Ordinance or Land Development Ordinance or city policies or procedures.

(C) Project approval.

- (1) If, upon review of these standards, the project is determined to be in compliance, the **Planning Commission Director of Planning and Development** shall approve the land development application. Upon approval of the drawings by the Building Official, Fire Official, Public Utilities, and other departments as required, a building permit will be issued.
- (2) Any proposed changes to an approved project shall be resubmitted and reevaluated in light of the above.

2. Ordinance sections impacted: § 156.042(E)

Reduce cul-de-sac lengths from 1,800 feet to between 1,000 and 1,400 feet, which is 1.0 to 1.4 times required block length. A reduction in length promotes connectivity between roadways resulting in more intersections within neighborhoods, which promotes safety, slows traffic, and encourages street blocks rather than long sinuous streets.

PROS: Limits the extent of residential streets and the number of dwelling units on a given roadway.

CONS: Could be more costly for developers, with costs passed on to lot purchasers.

Recommended Changes

§ 156.042. STREETS.

- (E) **Cul-de-sacs.** In general, streets with one end permanently closed shall be avoided unless topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Cul-de-sacs, if permitted, shall not exceed ~~1,800~~ **1,400** feet in length in single-family residential areas and 1,000 feet in multi-family or commercial areas as measured from the nearest intersection with a street providing through access (not a cul-de-sac). The closed end of a cul-de-sac shall be a minimum of 100 feet in diameter as measured from the back of the curb.

3. Ordinance sections impacted: § 156.042(G)

Allow for specialized street dimensions based on the type of development requested. One of the major factors in development costs is the amount of infrastructure needed to support a development. One way to do this is to allow for alternatives to reduce lane and pavement widths of roads while incorporating more pedestrian and bicycle facilities. Camden's current requirements for roadway widths provide a variety of options without being overly conservative. Rather than make changes to the requirements of § 156.042 (G), developers could be allowed to provide alternative

Proposed Ordinance Amendments City of Camden, S.C.

road design plans as a part of a PDD or MPD zoning change and that are in conformance with the National Association of City Transportation Officials' (NACTO) *Urban Street Design Guide*.

PROS: Provides options that are tailored to the development; reduces initial infrastructure costs and long-term maintenance costs.

CONS: There could be consistency concerns between developments that have different road styles.

Recommended Changes

§ 156.042. STREETS.

(G) Right-of-way, lane and pavement widths.

(1) Minimum street right-of-way, lane and pavement widths shall be as follows:

Classification	Lane Width	Pavement Width	Right-of-Way Width
Public Streets			
<i>Local (minor)</i>	10 feet	24 feet	50 feet
with parking (one side)	10 feet	34 feet	50 feet
<i>Collector</i>	11 feet	28 feet	66 feet
with turning lane	11 feet	40 feet	66 feet
<i>Arterial – four lanes</i>	12 feet	52 feet	80 feet
with service lanes	12 feet	70 feet	100 feet
controlled access	12 feet	70 feet	120 feet
<i>Alley</i>	9 feet	18 feet	22 feet
<i>One-way, with median</i>	18 feet	18 feet	70 feet
Private streets	8 feet	18 feet	50 feet
Sidewalks	5 feet	5 feet	--
Bicycle lane	5 feet	5 feet	--

(2) Alternative design widths for lanes, pavement, and rights-of-way may be allowed through a PDD or MPD zoning amendment, as reviewed and approved by the Planning Commission and City Council.

4. Ordinance sections impacted: § 156.042

Include requirements for street trees in new residential developments.

PROS: Trees provide shade, reduce urban heat island, improve quality of subdivisions.

CONS: Could be costly for developers, with costs passed on to lot purchasers. On public roads it will result in maintenance costs for the City, on private roads it will result in maintenance costs for homeowners either directly or through homeowner's associations.

Recommended Changes

§ 156.042. STREETS.

(I) Street trees in New Single-family Residential Developments shall be planted in the rights-of-way, between the curb and sidewalk, on both sides of all internal local roads in all new single-family detached or attached neighborhoods. Trees shall be selected from the *City of Camden*

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Approved Tree List and approved by the Zoning Administrator. Medium maturing trees shall be planted per the requirements of § 157.159(G)(4) and the applicable provisions in § 100.09 – *Public Tree Maintenance Standards* of the City of Camden Code of Ordinances unless overhead utility lines or other factors as sidewalks, intersections, drive visibility, or streetlights require the use of small maturing trees, as approved by the Zoning Administrator. Street trees shall be irrigated and maintained by the entity responsible for the right-of-way of the roadway.

5. Ordinance sections impacted: § 156.043(C)

Eliminate rolled curbing (mountable concrete curb) along streets, except for driveway entrances, and allow for more formal curbing as allowed for in *SCDOT 720-105-01* (Details 1, 2, and 4). Rolled curb is typically a suburban design characteristic for streets that does not provide a measure of safety for pedestrians and can encourage partial parking on the property rather than just on the street. Formal curbing is more permanent and holds more stormwater capacity than rolled curb.

PROS: Provides a more formal and traditional residential street design with more separation between the street and residences.

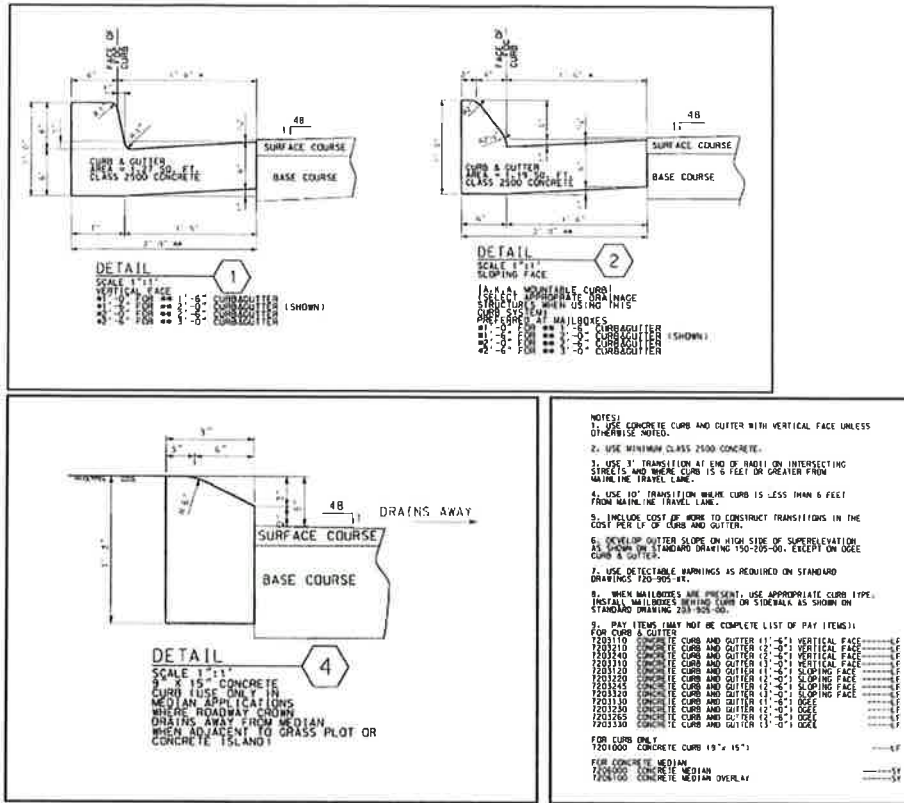
CONS: Removes a popular option for the development community and is costly for developers, with costs passed on to lot purchasers.

Recommended Changes

§ 156.043. CURBS AND GUTTERS.

- (C) Design specifications. Acceptable curb types are ~~illustrated as follows~~ limited to Details 1, 2, and 4 of the *SCDOT Standard Drawing 720-105-01* shown below:

Proposed Ordinance Amendments City of Camden, S.C.



6. Ordinance sections impacted: § 156.050

Identify the specific types of street lamps approved for new residential developments. Currently, this is a policy that is administered by staff. Specifying the style of lamp within the ordinance or adding a statement that requires that the type of lamp meet the approved styles as determined by the zoning official would provide upfront direction to developers.

PROS: Provides direction on the street lamp styles that are appropriate for inclusion in residential developments and provides future consistency citywide.

CONS: Could remove flexibility in the interpretation of current policy.

Recommended Changes

§ 156.050 STREET LIGHTS.

- (B) **Street lights** shall be spaced 280 to 320 feet apart and at all intersections. The design of street lighting should take into account the location and spacing of street trees. ~~The locations, type, and specifications must receive prior approval by the Director of Public Utilities. Electrical service to developments must comply with the policies, requirements, and inspections with the Public Utilities Department.~~ The street lighting plan shall be approved by the Director of Public Utilities prior to approval of the Preliminary Plat. The developer shall incur all costs associated with street lighting through payment to the Utilities Department for decorative street lights and the lights shall be installed by the Electric Department according to the street lighting plan.

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7. Ordinance sections impacted: § 156.057

Provide standards for entranceway signage and landscaping for residential developments for materials such as brick fencing along with standards for gas lamps and uplighting of landscaping.

PROS: Provides a minimum standard for entranceway design that is complementary to the development.

CONS: Will be an added cost for developers, with costs passed on to lot purchasers. Areas will be maintained by the homeowner's association, which will also be an added cost for residents.

Recommended Changes

§ 156.057 ENTRANCEWAY ENHANCEMENTS.

(A) The following entranceway enhancement requirements shall apply to residential developments that include 30 or more lots or dwelling units.

- (1) Improvements at entranceways. Each entranceway to a residential development shall have a designated entranceway enhancement area that includes signage, landscaping, lighting, and walls and fencing.
- (2) Area. The area designated for entranceway enhancements shall be no less than 5,000 square feet on one or both sides of an entranceway.
- (3) Signage. Signs related to designation of a residential development shall be governed by § 157.107(A)(7). All signs shall be a monument type sign with no clearance between the base of the sign and the ground. Additionally, subdivision signs may be incorporated into a wall or other brick structure. All structures shall be constructed with brick, split-face concrete block, decorative concrete masonry units, stone, terra cotta, fiber cementitious board siding materials, traditional stucco or plaster, or wood.
- (4) Landscaping. Landscaping shall be provided within the entranceway enhancement area. Landscaping shall be applied to the foundation of any development signage. At no time shall landscaping encroach within a site triangle. All landscaping shall meet the standards of § 157.137 - *Landscaping Standards*. Landscaping shall include a minimum of 12 shrubs as well as one large maturing tree, two medium maturing trees, or three small maturing trees.
- (5) Lighting.
 - (a) Safety. All lighting related to the entranceway enhancement area shall meet the applicable requirements of § 157.149 - *Lighting and Glare*.
 - (b) Signage. Residential development signage shall not be illuminated by an internal source.
 - (c) Landscaping. Landscaping may be illuminated or up lit to enhance the entranceway.
 - (d) Color. Lighting shall be limited to white light.
 - (e) Lamps. Lamps may be utilized with a natural gas source to illuminate the sign or provide an architectural effect.

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- (f) Location. Landscaping illumination shall be placed between the roadway and the landscaping.
- (6) Walls and fencing. Walls and fencing may be used as a sign structure as well as a boundary treatment for the development. Walls shall be constructed of masonry, brick, and stucco. Fencing shall be made of wood, traditional or split rail style construction, or painted metal in black or brown tones.



STAFF REPORT – TEXT AMENDMENT
PREPARED BY: Shawn Putnam
DATE: August 18, 2025

General Information

Applicant: City of Camden

Requested Action: Amendments to Zoning Ordinance

- Amend 157.029 to show smoke shops as a conditional use only in the CMU zoning district
- Add section 157.064 to list conditional use requirements for smoke shops
- Amend 157.220 to add definitions for related terminology

Proposed Ordinance Amendment

§ 157.064 SMOKE SHOPS AND TOBACCO STORES (NAICS 459991).

(a) General. Smoke shops and tobacco stores as defined in Section 157.220 are permitted in the Commercial Mixed Use District only as a conditional use subject to the location restrictions set forth in subsection (b) below. Any smoke shop and/or tobacco store wishing to operate in the City after the effective date of this Ordinance shall first apply for and obtain a conditional use permit from the Zoning Administrator. After the effective date of this Ordinance, it shall be a violation of this Ordinance for any person to operate or cause to operate within the City, a smoke shop or tobacco store without first obtaining a conditional use permit pursuant to this Section 157.064.

(b) Location Restrictions.

(i) Distance required from certain uses. No smoke shop or tobacco store shall be operated within one thousand (1,000) feet of a public or private school, daycare, healthcare facility, church or place of religious assembly, library, government office or public park.

(ii) Basis of measurement. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structure or objects, from the nearest property line of the premises where a smoke shop or tobacco store conducts business, to the nearest boundary line or the nearest property line of the premises containing a public or private school, daycare, healthcare facility, church or place of religious assembly, library, government office or public park.

(iii) Impact of distance on existing use(s). A smoke shop or tobacco store lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location of a public or private school, daycare, healthcare facility, church or place of religious assembly, library, government office or public park.

The amendments would also add the following definitions to section 157.220:

“ALTERNATIVE NICOTINE PRODUCT.” Means a product or device not consisting of or containing tobacco that provides for the ingestion into the body of nicotine, whether by chewing, smoking,



STAFF REPORT – TEXT AMENDMENT
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absorbing, dissolving, inhaling, snorting, sniffing, or by any other means. Alternative nicotine product does not include cigarette, smokeless tobacco, other tobacco products, or any other product approved by the United States Food and Drug Administration as a non-tobacco product for sale as a tobacco-cessation product, as a tobacco-dependence produce, or for other medical purposes, which is being marketed and sold solely for that approved purpose.

“CIGAR LOUNGE.” Means any establishment, or area within an establishment, designated specifically for the smoking of tobacco products, purchased on the premises or elsewhere, that is equipped with an on-premises humidor and a dedicated ventilation system designed and maintained to ensure that smoke does not migrate into any other portion of the building or into any adjacent or nearby buildings, and is properly licensed and authorized under all applicable laws to prepare, sell and serve food and alcoholic beverages for on-premises consumption.

“E-CIGARETTE.” Means any electronically actuated device or inhaler meant to simulate cigarette smoking that uses a heating element to vaporize a liquid solution, popularly referred to as “juice,” and that causes the user to exhale any smoke, vapor, or substance other than that produced by unenhanced human exhalation. The juice used in e-cigarettes typically contains nicotine, and for this reason e-cigarettes and their juice can be classified as both tobacco products and tobacco paraphernalia.

“SMOKE SHOP” and/or **“TOBACCO STORE.”** Means any business or premises with more than an incidental or ancillary display, sale, distribution, delivery, offering, furnishing, or marketing of alternative nicotine products, vapor product, e-cigarette, tobacco, tobacco related products, or tobacco paraphernalia. Businesses or premises with an incidental or ancillary level are those where 10% or less of its annual revenue at that location is derived from the sale of such products or paraphernalia or 10% or less of its customer-facing square footage at that location is devoted to such products or paraphernalia. This definition shall not include a cigar lounge, as separately defined.

“TOBACCO” and **“TOBACCO RELATED PRODUCTS.”** Means items, including but not limited to cigarettes and any product containing, made, or derived from nicotine or tobacco that is intended for human consumption, whether chewed, smoked, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including by vaping, or any component, part, or accessory of a tobacco product; cigars; pipe tobacco, cheroots; stogies; peripheral; granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff; snuff flour; cavendish; plug and twist tobacco; fine cut and other chewing tobaccos; shorts; refuse scraps; clippings, cuttings and sweepings of tobacco; dipping tobaccos; and other kinds and forms of tobacco. Tobacco excludes any tobacco product that has been approved by the United States Food and Drug Administration for sale as a tobacco-cessation product, as a tobacco



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DATE: August 18, 2025

dependence product, or for other medical purposes, and is being marketed and sold solely for such an approved purpose.

“TOBACCO PARAPHERNALIA.” Means any paraphernalia, equipment, device, or instrument that is designed or manufactured for smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of tobacco or tobacco products. Items or devices classified as tobacco paraphernalia include but are not limited to the following: pipes, bongs, water bongs, electric pipes, e-cigarettes, e-cigarette juice, vaporizers and hookahs. It further includes items designed or manufactured which may be used in ingesting, inhaling, or otherwise introducing marijuana, cocaine, hashish, hashish oil, PCP, methamphetamine, or amphetamines, tobacco or tobacco related products into the human body. Lighters and matches are excluded from the definition of tobacco paraphernalia.

“VAPOR PRODUCT.” Means any non-combustible product, which may or may not contain nicotine that employs a heating element, power source, electronic circuit, or other electronic chemical or mechanical means, regardless of shape or size that can be used to produce vapor from a solution or any other form. Vapor products include any electronic cigarette, hookah, electronic cigar, electronic cigarillo, electronic pipe, hookah pipe or similar product or device, as well as any vapor cartridge or other container that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device. Vapor product does not include any product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the Food, Drug, and Cosmetic Act.

Analysis

In the past several years, numerous smoke shops (i.e. vape shops) have opened in the city. The planning department has received complaints about them related to products sold, odors coming from the stores, and lights/signage. These stores have led to several undesirable impacts to the city, including contributing to exposing minors to tobacco products, nicotine products, and vape products.

According to the Centers for Disease Control, tobacco and e-cigarettes have the following harmful health effects:

- Aerosol from e-cigarettes can also contain harmful and potentially harmful substances. These include cancer-causing chemicals and tiny particles that can be inhaled deep into lungs.
- E-cigarettes should not be used by youth, young adults, or women who are pregnant. E-cigarettes may have the potential to benefit adults who smoke and are not pregnant if used as a complete substitute for all smoked tobacco products.



STAFF REPORT – TEXT AMENDMENT
PREPARED BY: Shawn Putnam
DATE: August 18, 2025

- Acute nicotine exposure can be toxic. Children and adults have been poisoned by swallowing, breathing, or absorbing vaping liquid through their skin or eyes. More than 80% of calls to U.S. poison control centers for e-cigarettes are for children less than 5 years old.
- Nicotine can harm brain development, which continues until about age 25.
- Using nicotine during adolescence can harm the parts of the brain that control attention, learning, mood, and impulse control.
- Adolescents who use nicotine may be at increased risk for future addiction to other drugs.
- Youth who vape may also be more likely to smoke cigarettes in the future.
- Tiny particles that can be inhaled deep into the lungs, such as Heavy metals like nickel, tin, and lead
- Flavorings such as diacetyl, a chemical linked to a serious lung disease. Some flavorings used in e-cigarettes may be safe to eat but not to inhale because the lungs process substances differently than the gut.

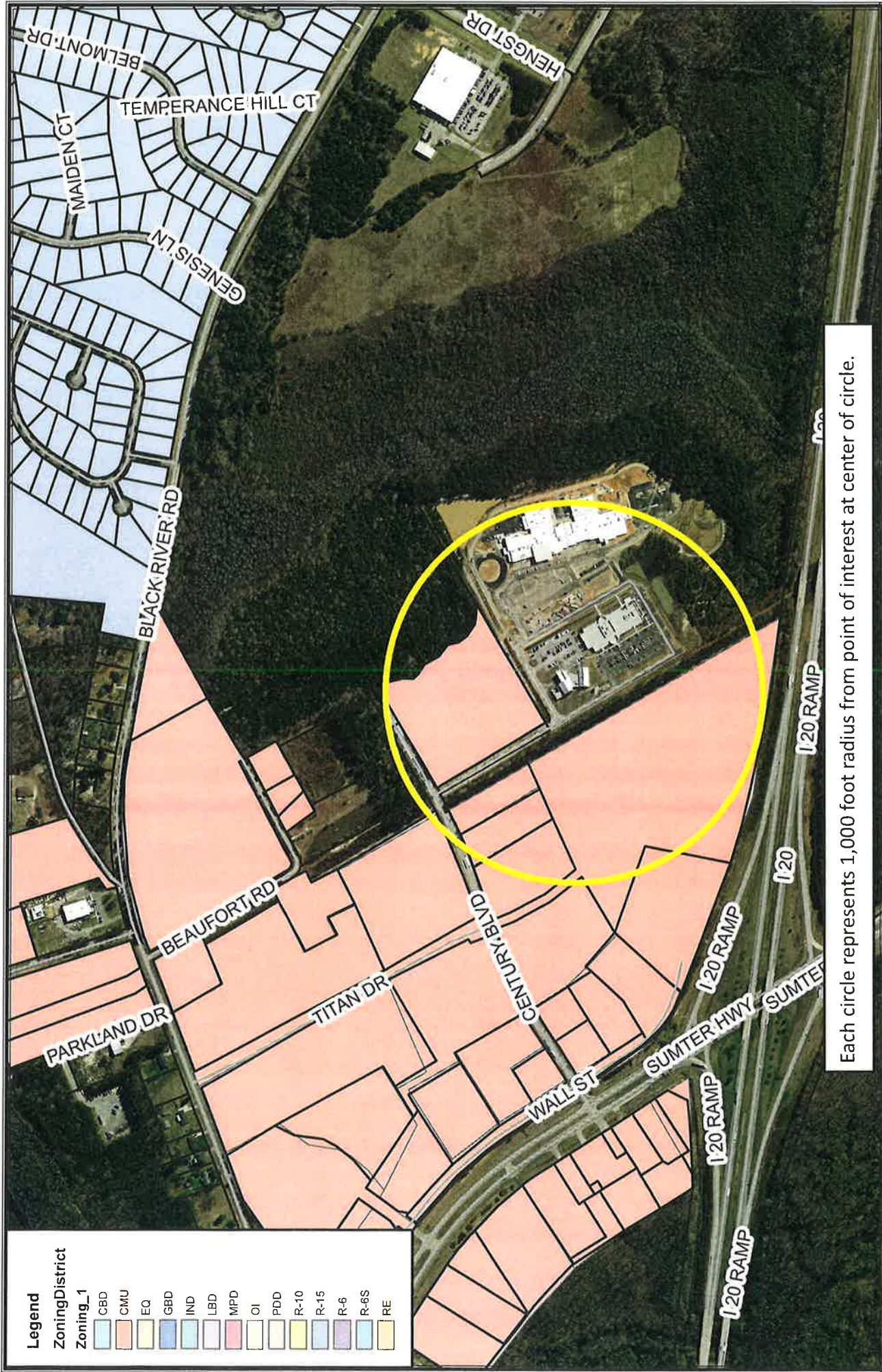
There are additional negative impacts on the community. The signage and lights that these stores have, in addition to the odors emanating from the stores can contribute to blight in the community and result in loss of property value to surrounding neighborhoods and businesses.

This ordinance amendment will establish that smoke shops are only allowed as a conditional use in the CMU zoning district. It would add a new section listing conditions for this use that restrict where new smoke shops could locate in the city.

Please see attached maps showing the locations of public or private schools, daycares, healthcare facilities, churches or place of religious assembly, libraries, government offices or public parks with a 1,000-foot radius around them.

Staff Recommendation

Staff recommends approval of the amendments as presented.

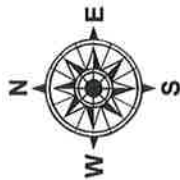


Legend

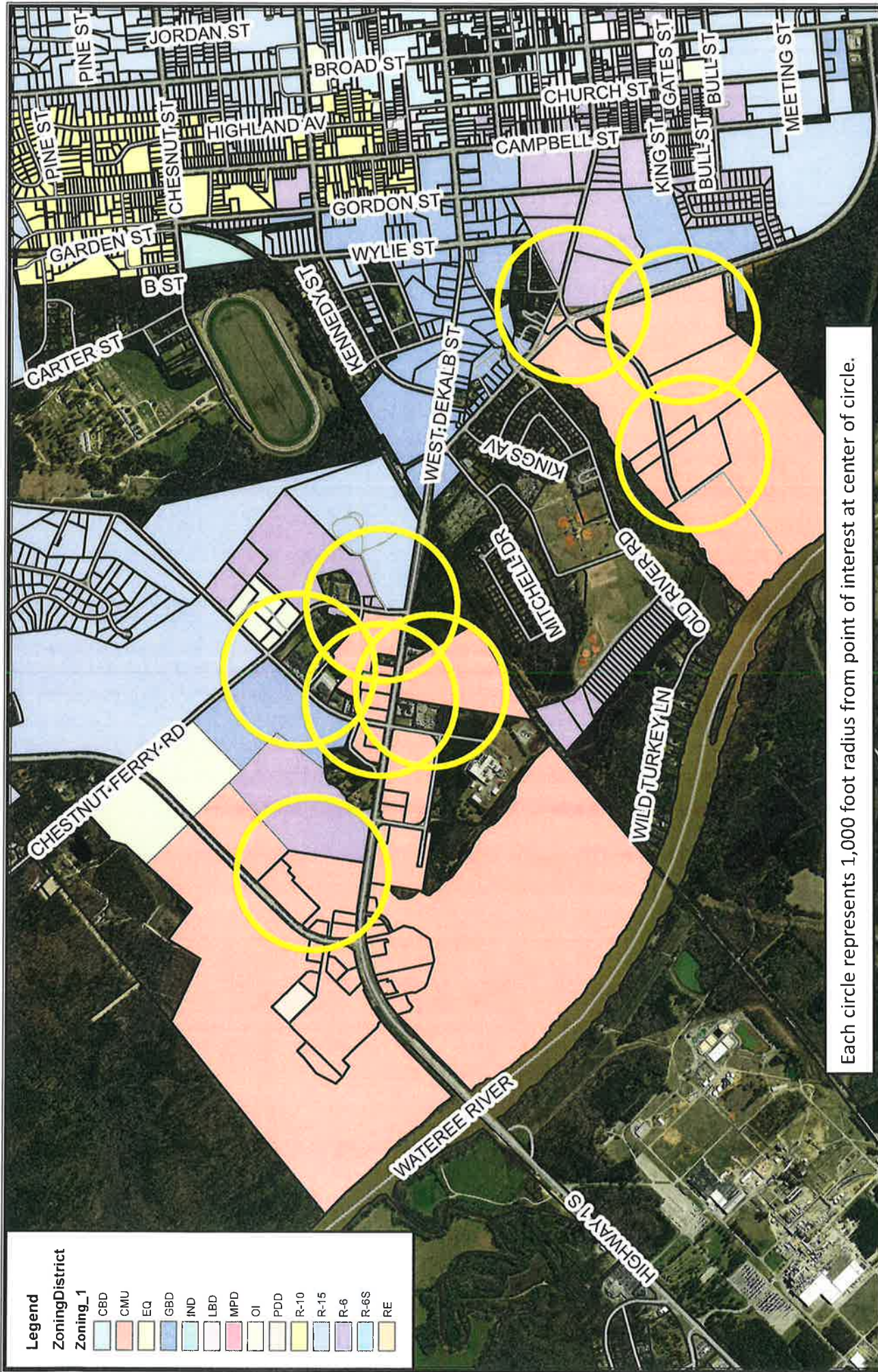
Zoning District

Zoning_1


- CBD
- CMU
- EQ
- GBD
- IND
- LBD
- MPD
- OI
- PDD
- R-10
- R-15
- R-6
- R-6S
- RE



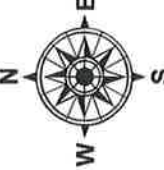
Each circle represents 1,000 foot radius from point of interest at center of circle.




Each circle represents 1,000 foot radius from point of interest at center of circle.



The City of
AMDEN
 SOUTH CAROLINA





0 1,800 3,600 Feet