



Agenda
Camden City Council Meeting
Tuesday, August 5, 2025 - 5:30 PM Council Chambers-City Hall
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- I. **Call to Order** – Mayor Vincent Sheheen
- II. **Recite Pledge of Allegiance**
- III. **Invocation** – Councilmember Phil Elliott
- IV. **Approval of Minutes** – Regular Meeting Minutes – July 15, 2025
- V. **Approval of Proposed Agenda**
- VI. **Announcements, Awards, Special Recognition**
- Proclamations recognizing Miss Camden 2026 Emily Guadalupe Tamayo and Miss Camden’s Teen 2026 Larkin Alexander.
- VII. **Public Comment**
- VIII. **CONSENT ITEMS**
1. **Resolution #2025-018 (Carry over)**
Adopting Camden Public Art Policy and creation of the Camden Public Art Committee (CPAC)
- IX. **Ordinance #2025-014 1st Reading (Carry over)**
Council to consider an ordinance of the City of Camden, South Carolina, amending and restating sections 150.07 and 150.30 of the Camden, South Carolina Code of Ordinances with the most recent edition of the International Property Maintenance Code, subject to certain amendments, and other matters relating thereto.
- X. **Ordinance #2025-021 1st Reading**
Council to consider an ordinance amending the Business License Ordinance of the City of Camden, South Carolina; and other matters related thereto.
- XI. **Ordinance #2025-022 1st Reading**
An ordinance amending and restating certain provisions of Title III, Chapter 30, Sections 30.30 and 30.31 of the City of Camden Code of Ordinance pertaining to City Council Meetings; and other matters related thereto.
- XII. **Council/Staff Topics**



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XIII. **Executive Session**

When necessary, portions of the meeting may be conducted in Executive Session as allowed by State Statute.

(Council may add an Action Item to the Agenda as the result of Executive Session)

XIV. **Adjourn**



CAMDEN CITY COUNCIL MEETING

Tuesday, July 15, 2025

5:30 P.M.

Council Chambers - City Hall

PRESENT

Mayor Vincent Sheheen (absent)
Mayor Pro Tem Hamilton Boykin
Councilmember Delia J. Davis
Councilmember Phil Elliott
Councilmember William Wilkes
City Clerk Brenda Davis

City Manager Matt DeWitt
Assistant City Manager Caitlin Young
Finance Director Danny Hollis
Attorney Lawrence Flynn (absent)
Chronicle-Independent Martin Cahn
and interested citizens

CALL TO ORDER

Mayor Pro Tem Hamilton Boykin called the Camden City Council Meeting to order at 5:30 p.m.

INVOCATION

Councilmember Phil Elliott opened the council meeting with the invocation.

APPROVAL OF MINUTES

Council, on motion by Councilmember Davis, seconded by Councilmember Elliott, voted unanimously to approve the regular meeting minutes of July 1, 2025.

APPROVAL OF PROPOSED AGENDA

Council, on motion by Councilmember Elliott, seconded by Councilmember Wilkes, voted unanimously to approve the July 15, 2025 proposed agenda.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

- July Employee of the Month Recognition for the following individual:
 - Officer Isaac Rodgers - Camden Police Department

PUBLIC COMMENTS

William "Rusty" Major of Highland Ave spoke in regards to his concerns of the elimination of the school crossing guard program.

Andrew Batten of Sarsfield Ave expressed concerns regarding the proposed Camden Arts Policy. He requested that Council consider implementing an administrative review process, which would require the Public Arts Policy to be reviewed by the Historic Landmarks Commission before approval.

PUBLIC HEARING

No comments



APPROVAL OF PROPOSED MURALS AT 536 EAST DEKALB AND 506 EAST DEKALB STREET

Council, on motion by Councilmember Wilkes, seconded by Councilmember Davis, voted unanimously to move this item to the August 5th City Council agenda.

PRESENTATIONS

Ann Huyler, Urban Forestry Specialist Pee Dee Region, SC Forestry Commission presented Camden's 37th Tree City USA Award.

Tanisha Gibbons, Executive Director Santee Wateree Regional Transportation Authority presented information on the Camden's new city bus route - King Haigler Express. A shared ride service that will begin on August 4, 2025. For additional information please see presentation dated 7.15.25 – Moving Camden Forward: The King Haigler Express & Transit Solutions for Today.

CONSENT AGENDA

After brief discussion, Council, unanimously approved the following consent items:

1. 2025/2026 Fiscal Year A-Tax Committee recommendations.
2. Quarterly Reports April – June 2025 Q4.

ORDINANCE #2025-020 2nd Reading

Council, on motion by Councilmember Wilkes, seconded by Councilmember Davis, voted unamounisly to approve an ordinance to provide for the issuance and sale of not exceeding seven hundred fifty thousand dollars (\$750,000) aggregate principal amount of general obligation bonds of the City of Camden, South Carolina, to prescribe the purposes for which the proceeds shall be expended, to provide for the payment thereof, and to provide for other matters related thereto.

Council/Staff Topics

None

ADJOURN

There being no further business, Council voted unanimously to adjourn the Council Meeting at 6:15 pm.

Mayor Pro Tem Hamilton Boykin

Attest:

City Clerk Brenda Davis

IN ACCORDANCE WITH THE SOUTH CAROLINA CODE OF LAWS, SECTION 30-4-80, THE TIME, DATE, AND LOCATION OF THE MEETING WAS POSTED AND ALSO THE CHRONICLE INDEPENDENT NOTIFIED.



Miss Camden 2026 Proclamation

Whereas, Emily Guadalupe Tamayo is a student at the University of South Carolina where she will be a senior in the fall of 2025; and

Whereas, she seeks to obtain a Bachelor's degree in Biology; and

Whereas, Emily Guadalupe Tamayo utilized her poise, confidence and communication skills to compete with other contestants and was selected to be Miss Camden 2026; and

Whereas, throughout the year she will attend community events and play an active role in the community by leading as a positive role model; and

Whereas, Emily Guadalupe Tamayo plans to accomplish many goals as Miss Camden 2026 and further educate individuals about her community service initiative "Voices for Vital Organs"; and

Now, Therefore, Let it be Known, that I, Mayor Vincent Sheheen, on behalf of the Camden City Council and the citizens of Camden, honor Emily Guadalupe Tamayo as Miss Camden 2026 and wish her good luck in representing Camden and Kershaw County in the 2026 Miss South Carolina Competition.

Mayor Vincent Sheheen

Attest:

City Clerk Brenda Davis



Miss Camden's Teen 2026 Proclamation

Whereas, Larkin Alexander attends Camden High School where she is actively involved within the school and community; and

Whereas, following high school, she plans to become an elementary school teacher; and

Whereas, Larkin Alexander utilized her poise, confidence and communication skills to compete with other contestants and was selected to be Miss Camden's Teen 2026; and

Whereas, throughout the year she will attend community events and play an active role in the community using the opportunity to encourage other young women in gaining confidence and leadership qualities; and

Whereas, Larkin Alexander plans to accomplish many goals as Miss Camden's Teen 2026 and further educate individuals about her community service initiative Life Beyond the Desk – advocating for students in poverty"; and

Now, Therefore, Let It be Known, that I, Mayor Vincent Sheheen, on behalf of the Camden City Council and the citizens of Camden, honor Larkin Alexander as Miss Camden's Teen 2026.

Mayor Vincent Sheheen

Attest:

City Clerk Brenda Davis

**A RESOLUTION ADOPTING CAMDEN PUBLIC ART POLICY AND CREATION OF
THE CAMDEN PUBLIC ART COMMITTEE (CPAC)**

WHEREAS, the City of Camden, South Carolina (the “*City*”) is a municipal corporation organized and existing under South Carolina; and

WHEREAS, the City finds it necessary to adopt a Public Art Policy (the “*Policy*”) to make recommendations related to: creating works of public art with the cooperation of the community, involving local, regional and national artists of diverse backgrounds, and considering economic development and cultural tourism when advocating for public art; and

WHEREAS, the public art program is administered through the Camden Public Art Committee (the “*CPAC*”).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Camden (the “*Council*”), the governing body of the City, as follows:

Council hereby adopts its Camden Public Art Policy and Camden Public Art Committee (CPAC), a copy of which is attached hereto as Exhibit A.

ADOPTED AND APPROVED on this ____ day of _____, 2025.

City of Camden, South Carolina

(SEAL)

By: _____
Vincent Sheheen, Mayor

Attest:

Brenda Davis, City Clerk

Exhibit A

Camden Public Art Policy & Camden Public Art Committee (CPAC)

- 1 – Purpose of Public Art Policy
- 2 – Goals of Public Art
- 3 – What is Public Art?
- 4 - Public Art Project Types
- 5 – Community Input
- 6 – Public Art Requirements
 - 6.1 – Public Art in Private Development
- 7 - Criteria for Selection
- 8 – Public Art Size Categories
- 9 – Public Art Requests for Proposal (RFP)
- 10 – Application Process
 - 10.1 – Conditions
 - 10.2 – Historic Buildings
 - 10.3 – Procedure
- 11 – Violations
- 12 – Camden Public Art Committee (CPAC)
- 13 – Appropriation of Funds for Public Art

1 PURPOSE OF PUBLIC ART POLICY

The City of Camden is dedicated to enhancing public spaces through public art that reflects the city's unique culture, history, and community spirit. By supporting art in shared spaces, we aim to enrich daily life for residents, foster local pride, attract visitors, and encourage businesses to invest in our city. This effort will follow a clear, inclusive process that aligns with both the Cultural Resources Element of the City of Camden Comprehensive Plan, as well as the existing City of Camden Design Guidelines. Additionally, this policy will serve to ensure that public art serves and represents all members of our community. The public art program is administered through the Camden Public Art Committee (CPAC).

The purpose of this policy is to make recommendations related to:

- Creating works of public art with the cooperation of the community.
- Involving local, regional and national artists of diverse backgrounds.
- Considering economic development and cultural tourism when advocating for public art.

2 GOALS OF PUBLIC ART

Public art is an investment in cultural capital that goes far beyond tourism, improved aesthetics, better business traffic, increase in building occupancy or eradication of blight. Public artworks contribute to a city's unique identity, its cultural cohesiveness and sense of place. Public art can:

- create a perception of Camden, South Carolina as a vibrant hub for the arts.
- Reflect, express, and enlighten the core community values including cultural diversities, community heritage and history.
- include thoughtful and inclusive community participation.
- strive to include design professionals and artists in the planning, design and development of the community to ensure the highest standard of design.

3 WHAT IS PUBLIC ART?

Public art may include murals, sculpture, memorials, integrated architectural or landscape work, community art, public fixtures, furniture or other functional elements that are designed and/or built by an artist. Public art may be attached to a building or be free-standing installation. In addition, it cannot be interpreted to be signage by the Director of Planning & Development or their designee. Public art that contains any business names, brand names, product names, logos, symbols, trademarks, trade names or other messages may be considered signs and must meet requirements of the ordinance code regarding signage.

4 PUBLIC ART PROJECT TYPES

For the purposes of this document, works of public art may include but are not limited to:

- **Sculpture** in the round, bas relief, mobiles, fountains, kinetic and electronic work in any approved material or combination of materials;
- **Paintings** in all media, including oils and acrylics, that are portable or permanently affixed, such as murals;
- **Graphic arts**, such as printmaking, drawing, banners, and wraps;
- **Mosaics**, including works executed in tile, glass, stone or other materials; crafts using clay, fiber and textiles, wood, metal, plastics, stained glass and other materials, both functional and ornamental;
- **Photography**, including digital and traditional photographic print media. Mixed media, which may include any combination of two-dimensional and three-dimensional forms of media, including collage;
- **Earth works**, environmental installations, and environmental art;
- **Ornamental or functional decorative elements** designed by practicing artists or other persons submitting as artists;
- **Light-based or luminal art** that is experiential, site-specific, or installation-based work;
- **Sound art** or media with primarily aural-based expressive elements, including electronic, audio media, found or experimental sound sources;
- **Video and animation**, projected or displayed
- **Portable art** that may be displayed at locations other than a substantially permanent location; and
- **Temporary art** refers to works intentionally created to exist for a limited duration. These artworks may be designed to change, deteriorate, or be removed after a specific time frame, often in response to environmental conditions, community interaction, or the artist's conceptual intent.

5 COMMUNITY INPUT

Community input on public art projects either private or publicly funded is recommended. There are numerous opportunities for community involvement, public input and discussions of location, safety, maintenance. Community input and information-sharing may take place in such ways:

- Reviews of existing plans, histories or public art plans for the site or area at meetings of City Council, Board, Commissions or Committees and other organizations;
- Surveys or interviews of nearby residents or site users;
- Events such as public meetings, forums, or design charrettes/workshops.
- Cultural events and gatherings.

6 PUBLIC ART REQUIREMENTS

Public art shall not be installed without the final authorization of the Camden City Council. The public art shall be constructed of high-quality, durable and weather-resistant materials. The public art shall be maintained in a neat and attractive manner and shall be kept free of dirt, rust and graffiti. In the event the public art deteriorates to a point where it loses its artistic and/or aesthetic appeal (as determined by the Camden Public Art Committee), the owner/developer or designee shall repair the public art to original quality, replace the public art with an equivalent piece of public art, or remove the piece of art. Any replacement piece of art must adhere to the approval process outlined in this policy.

6.1 ART IN PRIVATE DEVELOPMENT

Public art is encouraged in any private development. All new residential development projects of 100 or more units, all commercial and all public development projects, with a construction valuation (as reflected in the building permit documents) of \$500,000 or more shall be subject to the provisions of this chapter, and must adhere to the approval process as defined in this art policy. This figure excludes land acquisition costs.

7 CRITERIA FOR SELECTION

The Camden Public Art Committee will oversee the criteria for selection and make recommendations to City Council for approval. The Camden Public Art Committee and Council may consider the following questions when conducting reviews of proposed artwork:

Aesthetic Quality and Artistic Merit

- Does the artwork align with the proposed goals?

- Is the artwork original, and not an infringement of any third party's proprietary rights or intellectual property?
- Is the artwork relevant to the city, its values, culture and people?
- Is the artwork relevant to the Goals, Objectives, and Strategies identified in the Cultural Resources Element of the current City of Camden Comprehensive Plan?
- Is the artwork appropriate for the community it serves?

Placement / Siting

- Is it appropriately scaled?
- What are the utility requirements of the artwork (i.e. lighting, etc.)?
- Does it meet all code requirements for design, safety and construction?
- Does it comply with the Camden Design Guidelines?

Fabrication, Handling & Installation

- Have written estimates been obtained from qualified technical support?
- Can the work easily be removed if necessary?
- What is the artistic medium and what are the other components, i.e. paint – type and color, electrical, mechanical, lighting, etc.

Maintenance

- What are the existing or projected maintenance requirements of the work?

Artwork fails to meet professional standards for acceptable public art practice if faults of design or workmanship pose a public health or life safety hazard, or the artwork is fraudulent, inauthentic, or appears to be of inferior quality relative to the quality of other public art works.

8 PUBLIC ART SIZE CATEGORIES

Small public art piece

- A small public art piece is a public art piece where the sum of the height, width and depth of the object is no more than eight feet.
- A small public art piece also includes a mural where the area of the mural face is no more than 200 square feet.

Large public art piece

- A large public art piece is a public art piece where the sum of the height, width and depth is more than eight feet.
- A large public art piece also where the area of the mural face is at least 201 square feet.

9 PUBLIC ART REQUESTS FOR PROPOSAL

One of the following selection methods may be used to select artists or artist teams for eligible public art projects:

Open Invitational

The City may request proposals for public art from any qualified artists, with possible limitations based on geographical or other eligibility criteria. The project is advertised, and project guidelines are published. No fees will be charged to artists submitting materials and applications. A single artist may be selected, or a limited number of finalists may be paid an honorarium to prepare a specific site proposal and/or attend an interview with the selection panel.

Limited/Focused Invitational

The City may invite selected artists to enter a competition or to submit proposals for a particular project or site. Artists are considered for a commission by invitation only. A finalist may be asked to submit a proposal in the form of a drawing or maquette and/or attend an interview with the selection panel. A finalist may be paid an honorarium. This method generally applies when a certain type of artwork or certain qualifications and experience are required, such as sculpture competitions, site-specific works and works requiring design team expertise.

Public Initiated

This process is generated by an individual or group with a public art project or idea, which they bring to the Committee for review. The project is reviewed based on location, time frame, potential cost, and benefit to the community. A recommendation will be made to either allow or not allow, and whether to financially support.

10 RESPONSE TO PROPOSALS

Applicants shall submit an application, along with any plans, sketches, project timeline, and cost estimate, along with any public funding sources, if applicable. If location is privately owned, the property owner must also submit a signed maintenance agreement, provided by the City of Camden.

A notification letter will be sent to applicants concerning the approval or denial of the application within 90 days of receipt of a completed application.

Staff from the City of Camden's Planning Department shall submit applications for visual public art pieces to the Camden Public Art Committee on behalf of the artist/owner/developer, who shall review the proposal, solicit public input if necessary, and decide to approve, approve with conditions, or deny the application. Visual art installations that are temporary in nature, where they are visible from the public right-of-way will require submission to the Camden Public Art Committee via the Planning Department; a special event permit may also be required.

10.1 CONDITIONS

The applicant must agree to complete the work within one calendar year from the date of approval and all work is completed according to state and local building codes and ordinances and approved, when necessary, by the proper authorities.

The applicant and property owner must agree to accept the responsibility of maintenance during the lifetime of the artwork. Maintenance shall include cleaning, re-painting/touch-up painting to keep the art looking current and not faded, and abating graffiti or other forms of vandalism within seven days from the time the property owner has been notified.

Once a project is completed, an anti-graffiti coating should be applied to protect its surface.

After three years, grandfathered projects, which the owner desires to retain, will be evaluated for compliance with this policy and subject to the rules and requirements stated within.

10.2 HISTORIC BUILDINGS

The Secretary of the Interior's Standards for Rehabilitation are the recommended guidelines for public art projects impacting historic buildings and historic districts, and align with the City of Camden's Design Guidelines for historic buildings. While the standards don't explicitly list regulations for "art installations," they provide a framework for evaluating such work based on the principles of preserving the building's

historic character and integrity. Therefore, any art installation should not compromise the historic materials, features, or character of the building, requiring careful consideration of placement, attachment methods, and overall design.

Consider locating murals and public art on non-historic buildings, non-contributing buildings in the National Register Historic District, or on less prominent locations of the building to minimize impact to historic integrity of building materials and character.

11 VIOLATIONS

- **Nuisance** – Any public art created and installed without city approval pursuant to this policy, or any public art that is not maintained in accordance with the approved maintenance plan, is and shall be deemed a public nuisance, subject to abatement, and the specific penalties and remedies enumerated herein, including collection by lien or special assessment.
- **Administrative citation** – Any person who creates, allows to be created, causes or otherwise installs any public art without first obtaining city approval pursuant to this chapter is guilty of a violation and is subject to the issuance of an administrative citation as follows:
 - (a) Prior to the issuance of a citation hereunder, the city shall issue written notice to any person that violates this chapter.
 - (b) Giving that person 30 days from the issuance of the notice to remove the art created and installed without city approval. If the illegal art is removed in compliance with the city notice issued, no citation shall be issued. If the art is not removed within 30 days, an administrative citation shall be issued with a fine in the amount of \$500.
 - (c) In addition to the penalty above provided, any condition caused or permitted to exist in violation of any of the provisions of this section, shall be deemed a public nuisance and may be, by the City, abated as provided by law, and each day that the condition continues shall be regarded as a new and separate offense.

12 CAMDEN PUBLIC ART COMMITTEE (CPAC)

The Camden Public Art Committee is composed of seven (7) members, approved by City Council to serve terms of two years, with no more than three consecutive terms. City Council may appoint the Chair of the

Committee. The City Manager or designee will assign a City of Camden staff liaison to the Committee, who will serve as a non-voting member of the committee. Members of the CPAC must recuse themselves from any votes of discussion related to projects with which they have a relationship. The CPAC approves works of art before they are acquired, transferred, sold or deaccessioned.

The Committee may include the following:

- The Director or assigned representative from the Arts Center of Kershaw County;
- Members of the art community within the City of Camden, including those that produce art, sell art, broker art and/or work within the art community;
- Citizens and business owners of the City of Camden and nearby unincorporated areas, representing the diversity of the community and have an interest in public art;
- Individuals that share and have a desire to help locate donors sharing an interest in public art.

13 APPROPRIATION OF FUNDS FOR PUBLIC ART

Each fiscal year, the City of Camden will designate funds to be maintained in the Capital Improvements Fund account for Public Art. Funds can be allocated from the Hospitality Tax Fund. As part of the budget planning process for the new fiscal year, 1% of the previous fiscal year's gross revenue or private funds that are donated for public art will be put directly into the Public Art Fund.

Owners/Developers of private developments, as defined in section 6.1 of this policy, must invest an amount of money in the design, creation and installation of public art on the subject property that is equal to or greater than 1% of the construction valuation costs (as reflected in the building permit documents) up to \$20,000 of the proposed development activity on the property and provide documentation to the City verifying the amount spent on such public art; or if the owner/developer of the property subject to the provisions of this chapter does not wish to install public art on its property, the owner/developer may, in lieu of such requirement, donate to the City of Camden's Public Art Fund an amount equal to 1% of the total construction valuation costs (as reflected in the building permit documents) up to \$20,000, and may receive waivers and/or benefit in return. Any funds contributed to the Public Art Fund, in accordance with this division, shall be used exclusively for the creation and installation of public art as outlined in this policy.

AN ORDINANCE OF THE CITY OF CAMDEN, SOUTH CAROLINA, AMENDING AND RESTATING SECTIONS 150.07, 150.30, AND 32.82 OF THE CITY'S CODE OF ORDINANCES TO ENACT THE INTERNATIONAL PROPERTY MAINTENANCE CODE, SUBJECT TO CERTAIN AMENDMENTS, AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City of Camden, South Carolina (the "**City**") is a municipal corporation created under the laws of the State of South Carolina (the "**State**"); and

WHEREAS, pursuant to Section 5-7-30 of the Code of Laws of South Carolina 1976, as amended, the City Council of Camden, South Carolina (the "**City Council**"), the governing body of the City, is authorized to enact ordinances for the purpose of abating nuisances and that otherwise ensure the general safety and welfare of the public, which includes maintaining reasonable standards of construction in buildings and other structures and providing clear standards for the demolition of unsafe structures; and

WHEREAS, pursuant to the authorization in Section 6-9-60 of the Code of Laws of South Carolina 1976, as amended, the City previously enacted by reference the International Property Maintenance Code (the "**IPMC**"), which provides standards and regulations that govern the conditions and maintenance of all real property, buildings, and structures; and

WHEREAS, a new version of the IPMC has been released, and the City wishes to amend and restate its enactment of the IPMC. By such action, the City Council is determined to implement Chapters 1 through 3 and Appendix B "Board of Appeals" of the most recent edition of the IPMC, which was promulgated in 2024 (the "**Abbreviated IPMC**") through the enactment of this Ordinance, subject to certain amended procedures regarding violations, corrections, abatements, fines, fees, penalties, corrective actions, appeals of orders for corrective action, and other actions taken under the IPMC; and

WHEREAS, the City has determined to appoint the Board of Construction Appeals, which is established at Section 32.82 of the City's code of ordinances, as the appellate body for challenges made under the IPMC; and

WHEREAS, in light of the above-findings and in accordance with the powers conferred on it by the General Assembly, the City Council desires to (i) amend and restate Section 150.07, entitled "Adoption of the International Property Maintenance Code", Section 150.30, "Procedures for Wrecking, Demolishing, and Removing Buildings", of the City's code of ordinances (the "**City Code**") with Chapters 1, 2, and 3 and Appendix B "Board of Appeals" of the most recent edition of the IPMC, subject to the amendments attached as **Exhibit 1**, which are incorporated by reference as if restated verbatim, and (ii) amend and restate Section 32.82 of the City Code entitled "Board of Construction Appeals".

NOW, THEREFORE, BE IT ORDAINED, by the City Council in a meeting duly assembled as follows:

Section 1 Findings. The City Council incorporates the above findings by reference as if restated verbatim.

Section 2 Adoption of Chapters 1 through 3 and Appendix B “Board of Appeals” of the 2024 Edition of the IPMC; Revisions Thereto.

(a) Pursuant to Section 6-9-60 of the Code of Laws of South Carolina 1976, as amended, the City may only adopt the latest edition of certain national codes, including the IPMC. As a result, there is hereby enacted by the City, for the purposes discussed above and generally to prescribe minimum standards for the use and maintenance of all existing real property, real property improvements, and other existing premises within the City, Chapters 1 through 3 and Appendix B “Board of Appeals” of the International Property Maintenance Code, 2024 Edition (as previously defined above, the “*Abbreviated IPMC*”). All amendments, modifications, and succeeding editions of the Abbreviated IPMC, including all amendments and modifications to succeeding editions of the Abbreviated IPMC, shall become effective in conformance with State law without the need for further amendment of this Section; however, in no event shall any subsequent edition of the IPMC affect the administrative and enforcement provisions established herein unless separately enacted by ordinance following a public hearing held by City Council. Except as amended by the provisions of Section 1(b) hereof, all model regulations, provisions, penalties, conditions, and terms of the Abbreviated IPMC are hereby enacted by the City. The provisions of the Abbreviated IPMC shall be available for review in the office of the City Clerk.

(b) There are certain provisions of the Abbreviated IPMC that have been amended and restated by the City as set forth in **Exhibit 1** hereto. When applying the provisions of the Abbreviated IPMC, specific reference shall be made to the provisions of **Exhibit 1** to the extent such provisions may amend, modify, or otherwise restate provisions of the Abbreviated IPMC. Such amendments and revisions to the Abbreviated IPMC shall be available for review in the office of the City Clerk.

(c) The City further enacts and authorizes the implementation of the unfit dwellings act, which is codified at Title 31, Chapter 15, Article 1 of the Code of Laws of South Carolina 1976, as amended (the “*Unfit Dwellings Act*”); however, to the extent the administrative provisions of this Ordinance conflict with the Unfit Dwellings Act, the provisions of the Unfit Dwellings Act are deemed to be permissive, and the provisions of this Ordinance shall control in all cases.

Section 3 Amendment and Restatement. By and through the authorizations herein, Section 150.07, “Adoption of the International Property Maintenance Code”, Section 150.30, “Procedures for Wrecking, Demolishing, and Removing Buildings”, and Section 32.82 “Board of Construction Appeals” of the City Code are amended and restated in their entirety, as follows:

§ 150.07. INTERNATIONAL PROPERTY MAINTENANCE CODE.

(A) Adoption of the International Property Maintenance Code (the “IPMC”). This section is to be known and referred to as the Property Maintenance Code of the City of Camden. There is hereby adopted by the City Chapters 1 through 3 and Appendix B “Board of Appeals” of the 2024 edition of the IPMC (“Abbreviated IPMC”), a copy of which, along with applicable amendments, is to be kept permanently on file in the office of the City Clerk as part of the general ordinances of the City, with same being incorporated herein by reference, as amended pursuant to Section 150.07(b) of this Chapter, without the necessity of setting out and copying in its entirety the applicable IPMC, 2024 Edition.

(B) Amendments and Revisions. In implementing the provisions of the Abbreviated IPMC, the City has determined to implement certain amendments and modifications to the provisions of the Abbreviated IPMC. In keeping therewith, the City has determined to amend, modify, or restate the following provisions of the Abbreviated IPMC: **CHAPTER 1 – SCOPE AND ADMINISTRATION, including Part I – SCOPE AND APPLICATION and Part II – ADMINISTRATION AND ENFORCEMENT; Section 302.4 Weeds; Section 304.14 Insect Screens; and Appendix B – Board of Appeals**. To the extent a section of the Abbreviated IPMC is not amended and restated by the provisions hereof, the original provisions of the Abbreviated IPMC shall be applicable. The applicable amendments and revisions to the Abbreviated IPMC referenced herein are to be kept permanently on file in the office of the City Clerk as part of the general ordinances of the City, with same being incorporated herein by reference without the necessity of setting out and copying the entirety of such amendments and revisions herein.

(C) Implementation of the IPMC. The implementation of the Abbreviated IPMC does not abolish, diminish, or impair remedies otherwise available to the City. To the extent the provisions of this Ordinance conflict with the South Carolina Unfit Dwellings Act, as codified at Title 31, Chapter 15, Article 1 of the Code of Laws of South Carolina 1976, as amended (the “Unfit Dwellings Act”), the provisions of such act have been deemed by the City to be permissive and the provisions of this Ordinance shall control.

(D) Succeeding Editions. All amendments, modifications, and succeeding editions of the Abbreviated IPMC, including all amendments and modifications to succeeding editions of the Abbreviated IPMC, shall become effective in conformance with State law without the need for further amendment of this Section; however, in no event shall any subsequent edition of the IPMC affect the administrative and enforcement provisions established herein unless separately enacted by an amendatory ordinance hereto.

§ 150.30. PROCEDURES FOR WRECKING, DEMOLISHING, AND REMOVING BUILDINGS.

The procedures set forth in Abbreviated IPMC, as defined in and enacted by Section 150.07 of this Code, and the Unfit Dwellings Act, as defined in and enacted by Section 150.07 of this Code, shall be followed when wrecking, removing, or demolishing any building or structure or portion thereof. To the extent the provisions of the Abbreviated IPMC conflict

with the Unfit Dwellings Act, the provisions of the Abbreviated IPMC shall control in all cases.

§ 32.82 BOARD OF CONSTRUCTION APPEALS.

(A) The Board of Construction Appeals shall consist of five members, having the terms of office for three years, commencing and ending on May 31. The Building Official or Code Enforcement Officer, as applicable, may sit with the Board and may act as its Secretary, but shall have no vote.

(B) The Board of Construction Appeals shall hear and determine, subject to the rights of appeal hereinafter provided, all matters arising under the Fire Prevention Code, the Building Code, the Electrical Code, the Plumbing Code, and the Property Maintenance Code. Where any conflicts exist in the interpretation of such codes, all applicable conflicts or disputes, including interpretation, shall be reconciled by the Board of Construction Appeals.

(C) Any person affected by a decision of the Board of Construction Appeals, may, within five days after a decision, appeal the decision to the applicable Circuit Court for Kershaw County; however, the person so appealing shall take no action contrary to such decision pending the decision on appeal. In the event a decision of the Board of Construction Appeals is not appealed within ten days of the submission written order from the Board of Construction Appeals, such decision shall be final.

(D) The Board of Construction Appeals shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented. An initial copy of the policies and procedures is attached as Exhibit 3 to the Ordinance approving this Section 32.82, and copies shall be made available upon request. Further, such policies and procedures may be amended or supplemented by City Council upon formal written action of City Council, including an ordinance or resolution.

Section 4 Public Hearing. Prior to the date of enactment of this Ordinance and pursuant to the requirements of Section 5-7-280 of the Code of Laws of South Carolina 1976, as amended, the City held a public hearing on August 19, 2025, on the question of adopting the Abbreviated IPMC, including the amendments and modifications set forth in **Exhibit 1** hereto. Notice of the public hearing, a copy of which is attached hereto as **Exhibit 2**, was timely published in the Chronicle-Independent, which is a newspaper of general circulation in the City. All interested parties were given an opportunity to speak in favor of or against this Ordinance.

Section 5 Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 6 Repealer. Nothing in this Ordinance or in the Abbreviated IPMC hereby enacted, including the amendments and modifications set forth in **Exhibit 1** hereto, shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency. This Ordinance shall take effect immediately upon its enactment by the City Council.

DONE AND ENACTED BY CITY COUNCIL ASSEMBLED, this 19th day of August 2025.

**CITY OF CAMDEN,
SOUTH CAROLINA**

Mayor Vincent Sheheen

(SEAL)

ATTEST:

City Clerk Brenda Davis

First Reading: August 5, 2025
Public Hearing: August 19, 2025
Second Reading: August 19, 2025

EXHIBIT 1

AMENDMENTS TO
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION

CHAPTER 1

SCOPE AND ADMINISTRATION

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the *International Property Maintenance Code of the City of Camden, South Carolina* (the “*City*”), and hereinafter referred to as “*this code*” or the “*IPMC*.”

101.2 Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of owners, an owner’s authorized agent, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

101.2.1 Appendices.

Pursuant to the 2024 International Property Maintenance Code, the appendices titled “Boarding Standard” and “Board of Appeals” do not apply unless specifically adopted by the City. The City declines to adopt Appendix A “Boarding Standard” but specifically adopts Appendix B “Board of Appeals” in the manner set forth in “*Appendix B, Board of Appeals*,” attached hereto by reference as if restated verbatim.

101.3 Purpose. The purpose of this code is to establish minimum requirements to provide a reasonable level of health, safety, property protection and general welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a reasonable minimum level of health, safety and general welfare as required herein.

101.4 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102 APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

102.2 Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. An owner, owner’s authorized agent, operator or occupant shall not cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The

requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures and premises.

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *International Building Code*, *International Existing Building Code*, *International Energy Conservation Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Residential Code*, *International Plumbing Code* and *NFPA 70*. Nothing in this code shall be construed to cancel, modify or set aside any provision of the *International Zoning Code*, to the extent it has any application in the City.

102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous, unsafe or insanitary.

102.5 Workmanship. Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

102.6 Structural analysis. Where structural analysis is used to assess a potentially unsafe structural condition exists, the analysis shall be permitted to use nominal strengths, nominal loads, load effects, required strengths and limit states in accordance with

the requirements under which the structure was constructed or in accordance with any subsequent requirement.

102.7 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings where such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare.

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 of the IPMC and considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

102.8.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

102.8.2 Provisions in referenced codes and standards. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

102.9 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.

102.10 Application of references.

References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.11 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

**SECTION 103
CODE COMPLIANCE AGENCY**

103.1 Oversight. The Planning and Development Department provides a variety of services for the City, including without limitation permitting and building inspections and enforcement of building codes. For the purpose of implementing, administering, and enforcing the provisions of this code, the Planning and Development Department of the City shall additionally serve as the IPMC compliance agency, which is hereby created. The function of the agency shall be the implementation, administration, and enforcement of the provisions of the IPMC, as amended by the State of South Carolina and herein. The City Building Inspector shall be known as the "code official," whose duties and powers are prescribed in greater detail in Section 105.

103.2 Appointment. The code official shall be hired by the City Manager as the building inspector and appointed/sworn in by City Council as a code enforcement officer.

103.3 Deputies. In accordance with the prescribed procedures of the City and with the concurrence of City Council, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official.

**SECTION 104
FEES**

104.1 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as established by the City via separate fee schedule.

104.2 Refunds. The code official is authorized to establish a refund policy.

**SECTION 105
DUTIES AND POWERS
OF THE CODE OFFICIAL**

105.1 General. The code official is hereby authorized and directed to enforce the provisions of this code.

105.2 Determination of compliance. The code official shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt administrative policies and procedures in order to clarify the application of this code's provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code or other applicable codes and ordinances.

105.2.1 Technical assistance. To determine compliance with this code, the code official is authorized to require the owner or owner's authorized agent to provide a technical opinion and report.

105.2.1.1 Cost. A technical opinion and report shall be

provided without charge to the jurisdiction.

105.2.1.2 Preparer

qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

105.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon to identify and propose necessary recommendations.

105.2.1.4 Test methods. Where there is insufficient evidence of compliance with the provisions of this code, the code official shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the code official shall approve the testing procedures. Such tests shall be performed by a party acceptable to the code official.

105.2.2 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically

prescribed by this code, provided that any such alternative is not specifically prohibited by this code and has been approved.

Exception: Performance-based alternative materials, designs or methods of construction and equipment complying with the *International Code Council Performance Code*.

105.2.2.1 Approval authority.

An alternative material, design or method of construction shall be approved where the code official finds that the proposed alternative is satisfactory and complies with Sections 105.2.2 through 105.2.2.7, as applicable.

105.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the code official for approval. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.

105.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.

105.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with

respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

105.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the code official.

105.2.2.6 Reports.

Supporting documentation, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 105.2.2.6.1 and 105.2.2.6.2.

105.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the code official for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the code official's recognition of the approved agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the code official.

105.2.2.6.2 Other reports.

Reports not complying with Section 105.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the building official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

105.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, provided that the code official shall first find that special individual reasons make the strict letter of this code impractical, and that the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety or structural requirements. The details of the written request for and action granting modifications shall be recorded and entered in the files of the department of building safety.

105.3 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or on any premises

a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the code official is authorized to enter the structure or premises at all reasonable times to inspect or perform the duties imposed by this code. If such structure or premises is occupied, the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to every remedy provided by law to secure entry.

105.3.1 Warrant. Where the code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, the owner's authorized agent, occupant or person having charge, care or control of the structure or premises shall not fail or neglect, after proper a request is made as herein provided, to permit entry therein by the code official for the purposes of inspection and examination pursuant to this code.

105.4 Identification. The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

105.5 Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code, in accordance with Section 107.

105.6 Official records. The code official shall keep official records as required by Sections 105.6 through 105.6.5. Such official records shall be retained for not less than 5

years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

105.6.1 Approvals. A record of approvals shall be maintained by the code official and shall be available for public inspection during business hours in accordance with applicable laws.

105.6.2 Inspections. The code official shall have the authority to conduct inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

105.6.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 105.2.2; modifications in accordance with Section 105.2.3; and documentation of the final decision of the code official for either shall be in writing and shall be retained in the official records.

105.6.4 Tests. The code official shall keep a record of tests conducted to comply with Sections 105.2.1.4 and 105.2.2.5.

105.6.5 Fees. The code official shall keep a record of fees collected and

refunded in accordance with Section 104.

105.7 Liability. The code official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the City, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

105.7.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by the legal representative of the City until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

105.8 Approved materials and equipment. Materials, equipment and devices *approved* by the *code official* shall be constructed and installed in accordance with such approval.

105.8.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working condition and approved.

SECTION 106 MEANS OF APPEAL

106.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby established a board of appeals, which shall be the Board of Construction Appeals previously established by the City (see Section 32.82 of the City's code of ordinances, as amended). The board shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.

106.2 Limitations of authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

106.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code and not employees of the City. All members of the Board of Construction Appeals are deemed qualified hereunder.

106.4 Administration. The code official shall take action without delay in accordance with the decision of the board.

SECTION 107 VIOLATIONS

107.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

107.2 Notice of violation. The code official shall serve a notice of violation or order in accordance with Section 109.4 of the IPMC.

107.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 109.4 of the IPMC shall be deemed guilty of a misdemeanor or civil infraction as determined by the City, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

107.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. See Section 10.99 of the City's code of ordinances. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

107.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the City from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

SECTION 108

STOP WORK ORDER

108.1 Authority. Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in an unsafe manner, the code official is authorized to issue a stop work order.

108.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

108.3 Emergencies. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

108.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the City.

SECTION 109 UNSAFE STRUCTURES AND EQUIPMENT

109.1 Unsafe conditions. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

109.1.1 Unsafe structures. An unsafe structure is one that is found to be hazardous to the life, health, property or safety of the public or the

occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe is dangerous.

109.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

109.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

109.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

109.1.5 Hazardous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or

defects described as follows shall be considered to be hazardous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

3. Any building, structure, or portion thereof that is dangerous.

4. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

5. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

6. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire,

building collapse or any other threat to life and safety.

7. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

8. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

9. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

109.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through

any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

109.2.1 Authority to disconnect service utilities. The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.8 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner or owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner, owner's authorized agent or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

109.3 Record. The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

109.4 Notice. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 109.4.1 and 109.4.2 to the owner or the owner's authorized agent, for the violation as specified in this code. Notices for

condemnation procedures shall comply with this section.

109.4.1 Form. Such notice shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner or owner's authorized agent of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 107.3.

109.4.2 Method of service. Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered personally.
2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.
3. A copy is delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

109.5 Unauthorized tampering. Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.

109.6 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

109.7 Placarding. Upon failure of the owner, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the

word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. Such notice shall be posted in a conspicuous place in or about the structure affected by such notice. If the notice pertains to equipment, it shall be placed on the condemned equipment.

109.7.1 Placard removal. The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

109.8 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or owner's authorized agent who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

109.9 Restoration and abatement. The structure or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. The owner, owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs,

alterations, additions, or change of occupancy shall comply with the requirements of the International Existing Building Code.

SECTION 110 EMERGENCY MEASURES

110.1 Imminent Danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

110.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action

to be taken as the code official deems necessary to meet such emergency.

110.3 Closing Streets. When necessary for public safety, the code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

110.4 Emergency repairs. For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

110.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the City. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises or owner's authorized agent where the unsafe structure is or was located for the recovery of such costs.

110.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

SECTION 111 DEMOLITION

111.1 General. When the code official determines any structure is so old, dilapidated or has become so out of repair and is dangerous, unsafe, insanitary and otherwise unfit for human habitation or occupancy the code official can order either of the following:

1. The code official is permitted to authorize the owner or owner's authorized agent to make the structure safe by repairs in order to

make the structure safe and sanitary. Where there has been a cessation of construction repairs of any structure for a period of more than 2 years the structure will be ordered demolished and removed.

2. The code official is permitted to order the owner or owner's authorized agent to demolish and remove any such structure.

111.2 Notices and orders. Notices and orders shall comply with Section 109.4.

111.3 Failure to comply. If the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

111.4 Salvage materials. Where any structure has been ordered demolished and removed, the City or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 302 EXTERIOR PROPERTY AREAS

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Likewise, weeds and plant growth, including undergrowth or vines, shall not be grown to such density as to constitute a haven for rats, snakes, or other vermin. Noxious weeds shall also be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs. While this definition includes natural and planted weeds or plant growth, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds are service of a notice violation, they shall be subject to prosecution in accordance with Section 107.3 of this code and/or as otherwise provided by State law or the City's Code of Ordinances. Upon failure to comply with the notice of violation, any duly authorized employee of the City or a contractor hired by the City shall be authorized to enter upon the property in violation and cut and destroy weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. An owner is permitted one notice per calendar year with an opportunity to abate the weed violation within the time parameters set forth in the notice without further penalty. Each subsequent violation within the calendar year will be subject to an automatic court summons and fees associated therewith.

SECTION 304 EXTERIOR STRUCTURE

304.14 Insect Screens. During the period from January 1 to December 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are

processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception. Screens shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

APPENDIX B BOARD OF APPEALS

B101.1 Scope. A board of appeals shall be established within the City for the purpose of hearing applications for modification of the requirements of this code pursuant to the provisions of Section 106 (Means of Appeals). The board shall be established and operated in accordance with this section and shall be authorized to hear evidence from appellants and the code official pertaining to the application and intent of this code for the purpose of issuing orders pursuant to these provisions.

B101.2 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.

B101.2.1 Limitation of Authority. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

B101.2.2 Stays of enforcement. Appeals of notice and orders, other than *Imminent Danger* notices, shall stay the enforcement of the notice and order until the appeal is heard by the board.

B101.3 Membership of the board. The board shall consist of the City's Board of Construction Appeals.

B101.4 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be presented.

B101.5 Notice of meeting. The board shall meet upon notice from the chairperson, within 15 days of the filing of an appeal or at stated periodic intervals.

B101.5.1 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

B101.5.2 Quorum. Three members of the board shall constitute a quorum.

B101.5.3 Postponed hearing. When four or more members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

B101.6 Legal counsel. The City shall furnish legal counsel to the board to provide members with general legal advice concerning matters before them for consideration. Members shall be represented

by legal counsel at the City's expense in all matters arising from service within the scope of their duties. Any legal counsel appointed to represent the board may also serve as the applicable hearing officer.

B101.7 Board decision. The board shall only modify or reverse the decision of the code official by a concurring vote of a majority of the members.

B101.7.1 Order. The decision of the board shall be memorialized in a written order. Every decision shall be promptly filed in writing in the office of the code official and shall be open to the public for inspection. A certified copy shall be furnished to the appellant or the appellant's representative and to the code official.

B101.7.2 Administration. The code official shall take immediate action in accordance with the decision of the board.

B101.8 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in with the City.

EXHIBIT 2

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the City Council of the City of Camden (the "City Council"), the governing body of the City of Camden, South Carolina, will consider the enactment of an ordinance entitled, "AN ORDINANCE OF THE CITY OF CAMDEN, SOUTH CAROLINA, AMENDING AND RESTATING SECTIONS 150.07, 150.30, AND 32.82 OF THE CITY'S CODE OF ORDINANCES TO ENACT THE INTERNATIONAL PROPERTY MAINTENANCE CODE, SUBJECT TO CERTAIN AMENDMENTS, AND OTHER MATTERS RELATING THERETO" (the "IPMC Ordinance"). In accordance with the requirements of Section 5-7-280 of the Code of Laws of South Carolina 1976, as amended, the City Council will conduct a public hearing (the "Public Hearing") regarding the enactment of the IPMC Ordinance. The Public Hearing will be held in the City Council chambers, which are located at 1000 Lyttleton Street, Camden, South Carolina on Tuesday, August 19, 2025, at 5:30 p.m. (or as soon thereafter as time permits). The Public Hearing shall be conducted publicly, and both proponents and opponents of the proposed action shall be given full opportunity to be heard in person or by counsel.

CITY COUNCIL OF THE CITY OF CAMDEN, SOUTH CAROLINA

EXHIBIT 3

RULES OF EVIDENCE AND ORDER OF PROCEEDING FOR CONSTRUCTION BOARD OF APPEALS

1) Evidence.

- A. Governing Statute. S.C. Code §1-23-330 (1976) (as amended) shall govern questions of evidence. Strict compliance with the South Carolina Rules of Evidence is not required, but the Board of Construction Appeals (the "Board") shall only receive relevant information.
- B. Objections. Objections to evidence shall be timely made and noted in the record. Whenever evidence is ruled inadmissible, the party offering that evidence may submit an offer of proof on the record. The party making the offer of proof for excluded oral testimony shall briefly summarize the testimony. If the evidence excluded consists of a document or exhibit, it shall be marked as part of an offer of proof and inserted in the record.
- C. Reporting. A court reporter is not required, but is strongly advised as necessary to create a written record of the proceedings.

2) Order of Proceedings. The hearing officer, who may be a member of the Board or a third party appointed by the Board (the "Hearing Officer") shall conduct the hearing in the following manner:

- (1) The Hearing Officer shall give a brief opening statement describing the nature of the proceeding.
- (2) The parties may be given an opportunity to present brief opening statements lasting no more than five (5) minutes each.
- (3) Parties shall present their evidence as follows:
 - a. The party with the burden of proof – the City– will be the first to present evidence.
 - b. The City shall call its witness(es) with the Respondent being allowed to cross-examine in an orderly fashion.
 - i) The City shall have up to fifteen (15) minutes to question each witness while the Respondent shall have up to ten (10) minutes to cross-examine the witness.
 - c. When the City rests, the Respondent shall call its witness(es) with the City being allowed to cross-examine in an orderly fashion.
 - i) The Respondent shall have up to fifteen (15) minutes to question each witness, while the City shall have up to ten (10) minutes to cross-examine the witness.

- d. After the Respondent rests, any person whose interests are affected by the proceeding who is not a party to the action (an "Interested Party") shall have up to ten (10) minutes to be heard by the Board. Each party shall have the opportunity to question any Interested Party for no more than five (5) minutes.
- (4) Upon request to the Board prior to the commencement of the proceedings, and upon a showing of good or necessary cause, additional time may be allotted in the discretion of the Hearing Officer if it is determined necessary for all evidence to be presented. All parties must agree to the extended time limits prior to the commencement of the proceedings.
 - (5) Each witness shall be sworn or affirmed by the Hearing Officer and be subject to examination.
 - (6) All objections to procedure, admission of evidence, or any other matter shall be timely made and stated on the record.
 - (7) When all of the parties and witnesses have been heard, the parties may be given the opportunity to present brief final arguments lasting no more than five (5) minutes each.
 - (8) The Board may convene executive session to receive legal counsel and/or deliberate.
 - (9) The Board shall then vote and issue its ruling as to the appeal on the record. A written order of the Board shall be provided to all parties within ten (10) business days of the appeal hearing.
 - (10) Any person whose interests are directly or materially affected by the decision of the Board, regardless if a previous party of the appeal, shall have the right to appeal the Board's decision to the Court of Common Pleas for Kershaw County.

**AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE
OF THE CITY OF CAMDEN, SOUTH CAROLINA; AND OTHER
MATTERS RELATED THERETO**

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Camden (the “**City Council**”), the governing body of the City of Camden, South Carolina (the “**City**”), in a meeting duly assembled, as follows:

Section 1 Findings. The City Council makes the following findings of fact in connection with the enactment of this ordinance (this “**Ordinance**”):

(A) The City is a municipal corporation of the State of South Carolina (the “**State**”), located in Kershaw County, South Carolina and possesses all general powers granted by the Constitution of the State of South Carolina 1895, as amended, and statutes of the State to municipal corporations.

(B) The City is duly empowered by Section 5-7-30 and Title 6, Chapter 1, Article 3 of the Code of Laws of South Carolina 1976, as amended (the “**S.C. Code**”), to require businesses located within the City to pay an excise tax for the privilege of doing business within the City.

(C) Pursuant to Ordinance No. 2021-021 dated October 26, 2021, the City has previously enacted and implemented a comprehensive business license program (the “**Business License Program**”) codified at Title XI, Chapter 110 of the City’s Code of Ordinances (the “**City Code**”).

(D) The Business License Program complies with Sections 6-1-400 to 6-1-420 of the S.C. Code (the “**Act**”) which requires all municipalities and counties that impose a business license tax to utilize the Act’s standardized business licensing requirements and class schedule based on the latest available IRS statistics.

(E) The Act also requires that by December thirty-first of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of South Carolina and adopted by the Director of the Revenue and Fiscal Affairs Office (the “**Class Schedule**”).

(F) As part of the reclassification process, the City further determined to relieve certain small landlords operating within the City from the obligations of the Business License Program. The City believes that such action will promote affordable housing options in the City, while preserving its ability to regulate and collect revenue from larger, commercial rental facility owners and operators.

(F) On the basis of the foregoing, the City Council has determined to amend the Business License Program to (i) update the rate schedule for the Business License Program (the “**Rate Schedule**”), (ii) adopt the latest Class Schedule, and (iii) clarify the definition of “Business” as such term applies to Landlords operating within the City.

Section 2 Amendments to Business License Program.

A. By and through the enactment of this Ordinance, Title XI, Chapter 110, Section 110.02 "DEFINITIONS" shall be amended to amend and restate the definition of "Business" and to add the definition of "Residential Rental Unit":

§ 110.02 DEFINITIONS

"BUSINESS." Any business, calling, occupation, profession or activity engaged in with the object of gain, benefit or advantage, either directly or indirectly. Business does not include any Person that owns two or less Residential Rental Units. Members or individuals owning a 50.1% or more interest in any partnership, LLP, LLC, corporation or other similar business entity shall be considered the same Person for purposes of the limitation on ownership of Residential Rental Units. To qualify any Residential Rental Unit as being an exempt Business, any Person claiming such an exemption bears the sole burden of proof, which may be rejected in the sole discretion of the License Official. Appeals of the decision of the License Official shall be made under the provisions of Section 110.11 hereof.

"RESIDENTIAL RENTAL UNIT." A dwelling or portion of a dwelling for which payment or other consideration, including performance of general maintenance, payment of utilities or other fees, or similar in-kind services, is being made to an owner, agent or manager for the use and occupancy as a living facility. For purposes hereof, Residential Rental Units are limited to single-household dwellings, townhouses and individual units within a multi-unit structure that is used for residential purposes.

B. By and through the enactment of this Ordinance, Title XI, Chapter 110, Section 110.21 of the City of Camden, South Carolina, Code of Ordinances, shall be amended and restated to include the new Rate Schedule and Class Schedule as set forth at Exhibit A to this Ordinance.

Section 3 Hearing. Pursuant to Section 6-1-330 of the S.C. Code , a public hearing on the proposed amendments to the Rate Schedule was held by City Council on August 19, 2025 prior to the enactment of this Ordinance. Notice of the public hearing, the form of which is attached hereto as Exhibit B, was duly published in advance of the public hearing in the *Chronicle-Independent*, a newspaper of general circulation in the City. The notice was published one-time at least fifteen days in advance of the date of the public hearing.

Section 4 Cause of Action. Nothing in this Ordinance or in the Business License Program hereby amended shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 5 Repealer. All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed in their entirety.

Section 6 Effective Date. This Ordinance shall be effective on the date hereof. However, the Rate Schedule and the Rate Schedule amendments shall become effective beginning with the business license period commencing on May 1, 2026.

DONE AND ORDAINED IN COUNCIL ASSEMBLED, this 19th day of August 2025.

**CITY OF CAMDEN,
SOUTH CAROLINA**

(SEAL)

Mayor Vincent Sheheen

Attest:

City Clerk Brenda Davis

First Reading: August 5, 2025
Public Hearing: August 19, 2025
Second Reading: August 19, 2025

Exhibit A

APPENDIX A

BUSINESS LICENSE RATE SCHEDULE

<u>RATE CLASS</u>	INCOME: \$0 - \$2,000	INCOME OVER \$2,000
	<u>BASE RATE</u>	<u>RATE PER \$1,000 OR FRACTION THEREOF</u>
1	\$30.00	\$1.20
2	\$35.00	\$1.30
3	\$40.00	\$1.40
4	\$45.00	\$1.50
5	\$50.00	\$1.60
6	\$55.00	\$1.70
7	\$60.00	\$1.80
8.10	\$35.00	\$1.30
8.20	Set by state statute § 12-23-210 of S.C. Code	
8.30	MASC Telecommunications	
8.40	MASC Insurance	
8.51	\$12.50 + \$12.50 per machine	
8.52	\$12.50 + \$180.00 per machine	
8.60	\$5.00 <u>OR</u> \$12.50 per table	
9.30	\$30.00	\$1.20

NON-RESIDENT RATES

Unless otherwise specifically provided, all taxes and rates shall be doubled for nonresidents and itinerants having no fixed principal place of business within the City.

CLASS 8 RATES

Each NAICS number designates a separate sub-classification. The businesses in this section are treated as separate and individual subclasses due to provisions of state law, regulatory requirements, service burdens, tax equalization considerations, and other factors that are deemed sufficient to require individually determined rates. In accordance with state law, the City also may provide for reasonable sub-classifications for rates, described by an NAICS sector, subsector, or industry, that are based on particularized considerations as needed for economic stimulus or for the enhanced or disproportionate demands on municipal services or infrastructure.

Non-resident rates do not apply except where indicated.

8.1 NAICS 230000 – Contractors, Construction, All Types [Non-resident rates apply].

Resident rates, for contractors having a permanent place of business within the City:

Minimum on first \$2,000\$30.00 PLUS,

Each additional \$1,000.....\$1.30

Non-resident rates apply to contractors that do not have a permanent place of business within the City. A trailer at the construction site or structure in which the contractor temporarily resides is not a permanent place of business under this ordinance.

No contractor shall be issued a business license until all state and municipal qualification examination and trade license requirements have been met. Each contractor shall post a sign in plain view on each job identifying the contractor with the job.

Sub-contractors shall be licensed on the same basis as general or prime contractors for the same job. No deductions shall be made by a general or prime contractor for value of work performed by a sub-contractor.

No contractor shall be issued a business license until all performance and indemnity bonds required by the Building Code have been filed and approved. Zoning permits must be obtained when required by the Zoning Ordinance.

Each prime contractor shall file with the License Official a list of sub-contractors furnishing labor or materials for each project.

For licenses issued on a per-job basis, the total tax for the full amount of the contract shall be paid prior to commencement of work and shall entitle the contractor to complete the job without regard to the normal license expiration date. An amended report shall be filed for each new job and the appropriate additional license fee per \$1,000 of the contract amount shall be paid prior to commencement of new work. Only one base tax shall be paid in a license year. Licensees holding a per-job license shall file, by each April 30 during the continuation of the construction project, a statement of compliance, including but not limited to a revised estimate of the value of the contract. If any revised estimate of the final value of such project exceeds the amount for which the business license was issued, the licensee shall be required to pay a license fee at the then-prevailing rate on the excess amount.

8.2 NAICS 482 – Railroad Companies (See S.C. Code § 12-23-210).

8.3 NAICS 517311, 517312 – Telephone Companies.

With respect to “retail telecommunications services” as defined in S. C. Code § 58-9-2200, the City participates in a collections program administered by the Municipal Association of South Carolina. The City has approved participation in the collections program by separate ordinance (the “*Telecommunications Collections Ordinance*”). The rates, terms, conditions, dates, penalties, appeals process, and other details of the business license applicable to retail telecommunications services are set forth in the Telecommunications Collections Ordinance.

8.4 [Class 8.7 in the Prior Model Ordinance] NAICS 5241 and 5242 – Insurance Companies and Brokers:

Independent agents, brokers, and their employees are subject to a business license tax based on their natural class. With respect to insurers subject to license fees and taxes under Chapter 7 of Title 38 of the S.C. Code and to brokers under Chapter 45 of Title 38 of the S.C. Code, the City participates in a collections program administered by the Municipal Association of South Carolina. The City has approved participation in the collections program by separate ordinance (the “*Insurers and Brokers Collections Ordinance*”). The rates, terms, conditions, dates, penalties, appeals process, and other details of the business license applicable to insurers and brokers are set forth in the Insurers and Brokers Collections Ordinance.

8.51 [Class 8.81 in the Prior Model Ordinance] NAICS 713120 – Amusement Machines, coin operated (except gambling).

Music machines, juke boxes, kiddy rides, video games, pin tables with levers, and other amusement machines with or without free play feature licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(1) and (A)(2) [Type I and Type II].

For operation of all machines (not on gross income), pursuant to S.C. Code §12-21-2746:

Per Machine	\$12.50 PLUS,
Business license	\$12.50

Distributors that sell or lease machines and are not licensed by the state as an operator pursuant to S.C. Code §12-21-2728 are not subject to Subclass 8.51.

8.52 [Class 8.83 in the Prior Model Ordinance] NAICS 713290 – Amusement Machines, coin operated, non-payout.

Amusement machines of the non-payout type or in-line pin game licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(3) [Type III].

For operation of all machines (not on gross income), pursuant to S.C. Code §12-21-2720(B):

Per Machine	\$180.00 PLUS,
Business license	\$1.20

Distributors that sell or lease machines and are not licensed by the state as an operator pursuant to S.C. Code §12-21-2728 are not subject to Subclass 8.52.

8.6 [Class 8.94 in the Prior Model Ordinance] NAICS 713990 – Billiard or Pool Rooms, all types.

(A) Pursuant to S.C. Code § 12-21-2746, license tax of \$5.00 per table measuring less than 3½ feet wide and 7 feet long, and \$12.50 per table longer than that; PLUS, (B) with respect to gross income from the entire business in addition to the tax authorized by state law for each table:

Minimum on first \$2,000\$30.00 PLUS

Per \$1,000, or fraction, over \$2,000\$1.78

CLASS 9 RATES

9.3 NAICS 44 11, 4412 - Automotive, Motor Vehicles, Boats, Farm Machinery or Retail,
(except auto supply stores - see 4413)

Minimum on first \$2,000 \$27.00 PLUS

Per \$1,000, or fraction, over \$2,000..... \$0.86

One sales lot not more than 400 feet from the main showroom may be operated under this license provided that proceeds from sales at the lot are included in gross receipts at the main office when both are operated under the same name and ownership.

Gross receipts for this classification shall include value of trade-ins. Dealer transfers or internal repairs on resale items shall not be included in gross income.

APPENDIX B
2025 BUSINESS LICENSE CLASS SCHEDULE BY NAICS CODE

NAICS Sector or Subsector	Industry Sector	Class
110000	Agriculture, forestry, hunting, and fishing	1
210000	Mining	2
220000	Utilities	1
230000	Construction (gross or job based)	8.10
310000	Manufacturing	3
320000	Manufacturing	3
330000	Manufacturing	3
420000	Wholesale trade	1
440000	Retail trade	1
441100	Automobile dealers (new and used)	9.30
441200	Other Motor vehicle dealers (RVs, boats, motorcycles, ATVs)	9.30
450000	Retail trade	1
480000	Transportation and warehousing	1
482000	Rail transportation (railroads, fixed fee by state law)	8.20
490000	Transportation and warehousing	1
510000	Information	5
520000	Finance and insurance	7
530000	Real estate and rental and leasing	7
540000	Professional, scientific, and technical services	5
550000	Management of companies	7
560000	Administrative and support and waste management and remediation services	3
610000	Educational services	3
620000	Health care and social assistance	4
710000	Arts, entertainment, and recreation	3
713120	Amusement Parks and Arcades	8.51
713290	Non-payout Amusement Machines	8.52
713990	All Other Amusement and Recreational Industries (pool tables)	8.60
721000	Accommodation	1
722000	Food services	2
810000	Other services	4

2025 Class Schedule is based on a three-year average (2019 - 2021) of IRS statistical data.

Exhibit B

Notice of Public Hearing

Notice is hereby given that a public hearing will be held before the City Council of the City of Camden (the "City Council"), the governing body of the City of Camden, South Carolina, beginning at 5:30 p.m. (or as soon thereafter as time permits) on August 19, 2025. The hearing will be held in the City Council's chambers on the second floor of City Hall, which is located at 1000 Lyttleton Street, Camden, South Carolina. The purpose of the public hearing will be to allow members of the public to express their views regarding the imposition of a new schedule of rates for the City's business licensing program (the "Rate Schedule"). All persons who attend the public hearing will be given an opportunity to speak.

A copy of the agenda for the City Council meeting will be available on the City's website: <https://experiencecamdensc.com/government/mayor-and-city-council/meeting-agendas-and-minutes/> at least 24-hours in advance of the date and time for the meeting. A copy of the Rate Schedule is included as an attachment to that certain ordinance of City Council entitled, "AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF CAMDEN, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO" (the "Ordinance"). Copies of the Ordinance are available for pick up at City Hall during regular business hours.

AN ORDINANCE AMENDING AND RESTATING CERTAIN PROVISIONS OF TITLE III, CHAPTER 30, SECTIONS 30.30 AND 30.31 OF THE CITY OF CAMDEN CODE OF ORDINANCES PERTAINING TO CITY COUNCIL MEETINGS; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Camden, South Carolina (the “*City*”) was created as a municipal corporation under the laws of the State of South Carolina (the “*State*”) and is authorized, pursuant to Section 5-7-250(b) of the Code of Laws of South Carolina 1976, as amended (the “*S.C. Code*”), to “determine its own rules and order of business”; and

WHEREAS, Section 5-7-160 of the S.C. Code provides that “[a] majority of the total membership of the council shall constitute a quorum for the purpose of transacting council business”; and

WHEREAS, Title III, Chapter 30, Section 30.30 of the City of Camden Code of Ordinances (“*Meeting Ordinance*”) allows for members of the City Council of the City of Camden (the “*City Council*”) to attend meetings by “telephonic or other electronic means, and shall be considered present for all purposes”; and

WHEREAS, Title III, Chapter 30, Section 30.31 of the City of Camden Code of Ordinances (“*Quorum Ordinance*”) prohibits members of City Council who are disqualified from voting on a question from being counted for purposes of a quorum; and

WHEREAS, the City Council wants to encourage members to attend meetings and would like to amend the Meeting Ordinance to limit attendance by telephonic or other electronic means to three (3) meetings per calendar year and to amend the Quorum Ordinance to allow a councilmember to be counted for purposes of a quorum whether or not that councilmember is disqualified from voting.

NOW, THEREFORE, BEING DULY ASSEMBLED, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF CAMDEN AS FOLLOWS:

Section 1.

(a) It is found and determined that each statement of fact set forth in the preambles of this Ordinance is in all respects true and correct.

(b) For the purposes of Sections 2 and 3 below, underlining shows added language for illustrative purposes only and ~~strike-through~~ shows removed language for illustrative purposes only.

Section 2. By and through the enactment of this Ordinance, Title III, Chapter 30, Section 30.30 of the City of Camden, South Carolina, Code of Ordinances, shall be amended and restated as follows:

§ 30.30 MEETINGS; ELECTRONIC ATTENDANCE.

- (A) Regular meetings of Council shall be held in Council chambers at city hall, or by telephonic or other electronic means. Council shall approve the annual schedule of regular meetings at the first meeting of the calendar year; such schedule may be amended or updated by action of Council at a regularly scheduled or special-called meeting. Best efforts shall be made for at least one regular meeting to be held monthly. In the event a meeting is not held, prompt notice of cancellation shall be given to the Councilmembers and the news media by the City Clerk. It shall be the duty of the Mayor and Councilmembers to attend regular meetings of the Council and, when notified, to attend all special meetings called, for failure to attend any of which they shall be subject to such fine as the Council may impose.
- (B) Up to three (3) times in a calendar year, Councilmembers may attend ~~any~~ regular, special, or emergency meeting of Council by telephonic or other electronic means, and shall be considered present for all purposes, if the meeting has been properly noticed, and all Councilmembers and members of the public can reasonably hear the public proceedings and be heard, if and as applicable. Any number of Councilmembers, including all, may attend telephonically or by other electronic means.
- (C) Subject to the provisions of state law, special meetings of Council may be held on the call of the Mayor or the majority of the Councilmembers. Advance notice of special meetings shall be given immediately to all available members of Council and the news media by the City Clerk.
- (D) All meetings shall be open to the public, except as otherwise specifically provided for by the South Carolina Freedom of Information Act.

Section 3. By and through the enactment of this Ordinance, Title III, Chapter 30, Section 30.31 of the City Code is hereby amended and restated as follows:

§ 30.31 PRESIDING OFFICER; PRESENCE OF QUORUM.

- (A) Immediately at the hour appointed for meeting, the Mayor shall take the chair and, if a quorum be present, shall proceed to business.
- (B) A simple majority of the total membership of Council shall constitute a quorum for the conduct of any business at a meeting. A Councilmember present (either physically or by telephonic or other electronic means), but disqualified from voting on a question by state law due to a conflict of interest, may ~~shall not~~ be counted for purposes of a quorum.

Section 4. The amendments, modifications, and supplements provided in Sections 2 and 3 above shall be effective upon the due enactment of this Ordinance.

Section 5. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Nothing in this Ordinance hereby enacted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause of causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 7. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict or inconsistency. This Ordinance shall take effect immediately upon its enactment by the Council.

DONE AND ORDAINED IN COUNCIL ASSEMBLED, this 19th day of August 2025.

CITY OF CAMDEN, SOUTH CAROLINA

(SEAL)

By: _____
Mayor Vincent Sheheen

Attest:

By: _____
City Clerk Brenda Davis
City of Camden, South Carolina

First Reading: August 5, 2025
Second Reading: August 19, 2025