



Agenda
Planning Commission
Tuesday, September 23, 2025 – 6:15 PM
City Hall

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Approval of minutes for the August 26, 2025 meeting
4. _____ Public Comment
5. _____ (a) Presentation of a request to rezone property at 402 Bishopville Highway from R-15 to R-E
(b) Open Public Hearing
(c) Close Public Hearing
(d) Consideration of a request to rezone property at 402 Bishopville Highway from R-15 to R-E
6. _____ (a) Presentation of a request to amend sections 157.094(B)(12), 157.095(B), and 157.095(B)(9) to remove slab on grade foundations as an allowable foundation type for residential units
(b) Open Public Hearing
(c) Close Public Hearing
(d) Consideration of a request to amend sections 157.094(B)(12) and 157.095(B)(9) to remove slab on grade foundations as an allowable foundation type for residential units
7. _____ Adjourn

Anyone having questions about the content of the agenda or needing assistance due to sight impairment, hearing impairment or disability should contact Shawn Putnam at 803-432-2421 prior to the date of the meeting so that arrangements can be made to provide the specific assistance required.



Public Comment Rules

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

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

**City of Camden
Planning Commission
August 26, 2025**

Minutes

The City of Camden Planning Commission met for a regular meeting on August 26, 2025 at 6:15 PM. Commission members present were, Mr. Johnny Deal, Chair; Mr. Jay Hudson, Mr. Mark Mohr, Ms. Connie Rouse, and Mr. Shawn Putnam, Secretary. Commission members Mr. Travis Hall, Mr. Wes Parks, and Mr. Mark Chickering were absent.

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

Mr. Deal entertained a motion to approve the minutes from the June 24, 2025 meeting. Mr. Hudson made a motion to accept the minutes as presented and Ms. Rouse seconded the motion, which passed unanimously.

Public Comment

No one signed up to speak.

Consideration of a revised Housing and Land Use Elements of the Comprehensive Plan

Mr. Putnam gave a presentation on the proposed changes to the Housing and Land Use elements of the Comprehensive Plan. See attached presentation document. Mr. Putnam noted that due to requirements of state law, City Council would conduct a public hearing on these changes at their next meeting.

Following discussion, Mr. Deal entertained a motion to recommend City Council approve the revised House and Land Use elements of the Comprehensive Plan as presented. Mr. Parks made the motion and Mr. Hudson seconded the motion, which was approved unanimously.

Consideration of a request to amend sections 157.029, 157.031, 157.045, 157.054, 157.060, 157.082, 157.083, 157.094, 157.095, 157.123, 157.137, 157.141, 157.139, 157.142, 157.193, 157.194, 157.195, 157.212, 157.220 of the Zoning Ordinance related to the Development Moratorium

Mr. Putnam reviewed amendments proposed to the listed sections of the Zoning Ordinance as related to the residential development moratorium. See attachment with the list of amendments.

Mr. Deal entertained a motion to open the public hearing. Mr. Hudson moved to open the

public hearing, and Mr. Mohr seconded the motion. The motion passed unanimously.

Mr. Hunter Ives spoke about concerns raised by residents of the South Gate neighborhood about possible development of the Hermitage Mill Pond property across the pond from their neighborhood. He stated that under the current R-15 zoning that 2.5 houses per acre is allowed, and he thought the maximum density allowed should be much lower.

Mr. Hudson moved to close the public hearing and Mr. Mohr seconded the motion. The motion was approved unanimously.

Following discussion, Mr. Deal entertained a motion to recommend City Council approve the amendments sections 157.029, 157.031, 157.045, 157.054, 157.060, 157.082, 157.083, 157.094, 157.095, 157.123, 157.137, 157.141, 157.139, 157.142, 157.193, 157.194, 157.195, 157.212, 157.220 of the Zoning Ordinance related to the Development Moratorium as presented. Mr. Mohr made the motion and Mr. Hudson seconded the motion, which was approved unanimously.

Consideration of amendments to sections 156.025, 156.026, 156.042, 156.043, 156.050, and add new 156.057 to the Land Development Regulations related to the Development Moratorium

Mr. Putnam reviewed amendments proposed to the listed sections of the Zoning Ordinance as related to the residential development moratorium. See attachment with the list of amendments. Mr. Putnam noted that due to requirements of state law, City Council would conduct a public hearing on these amendments at their next meeting.

Following discussion, Mr. Deal entertained a motion to recommend City Council approve the amendments sections 156.025, 156.026, 156.042, 156.043, 156.050, and add new 156.057 to the Land Development Regulations related to the Development Moratorium as presented. Ms. Rouse made the motion and Mr. Hudson seconded the motion, which was approved unanimously.

Consideration of a request to amend section 157.029 and add new section 157.064 of the Zoning Ordinance related to regulation of smoke shops

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

These ordinance amendments will establish that smoke shops are only permitted in the Commercial Mixed Use (CMU) zoning district, and that no smoke shop or tobacco store shall be operated within one thousand (1,000) feet of a public or private school, daycare, healthcare

facility, church or place of religious assembly, library, government office or public park. The amendments also include definitions for terms related to smoke shops.

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

Following discussion, Mr. Deal entertained a motion to recommend City Council approve the amendments to section 157.029 and add new section 157.064 of the Zoning Ordinance related to regulation of smoke shops as presented. Mr. Hudson made the motion and Ms. Rouse seconded the motion, which was approved unanimously.

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

Shawn Putnam
Secretary

Johnny Deal
Chair



Housing and Land Use Element Addendums

Comprehensive Plan - Element Addendums

- Since the 5-year Comp Plan review in 2023, the City has experienced growing interest in and applications for residential development
- Council adopted a moratorium on residential development on Sept. 10, 2024 and extended the moratorium through Sept. 30, 2025
- Council directed staff to review the Comp Plan and land use regulations to determine if additional amendments are needed
- Housing and Land Use Element addendums are intended to provide updated information on growth and change and inform and direct changes to the ZO and LDR

Citizen Participation

- Citizen input was obtained through public workshop held on April 22, 2025, and community survey conducted in May 2025
 - Large lot single-family development was largely preferred
 - Support shown for the need to age-in-place, residential uses in downtown, public uses (parks, etc.), trees and open spaces, mixed-use development
 - Attendees and respondents love the charm/character, small town feel, and access to historic and natural resources Camden offers
 - Concerns expressed about the pace of residential growth, need for housing options and walkability, protection of cultural and historic resources and trees, importance of housing design

Citizen Participation

- Builders and developers noted that the cost of roads and infrastructure is the biggest factor that drives up the cost of residential development – large lots contribute to this
- They would like to provide affordable housing if feasible
- They support the preservation of trees and provision of amenities if economically feasible
- Suggested providing incentives such as reduced fees, smaller streets, etc. to encourage residential development in and near the Downtown

Comprehensive Plan - Element Addendums

- Specifically, the Housing and Land Use Elements addendums are intended to:
 - Address changing demographics and community needs
 - Address concerns about future residential development identified through extensive public input process
 - Improve quality of new subdivisions
 - Encourage residential development in and near Downtown
 - Encourage development of affordable housing

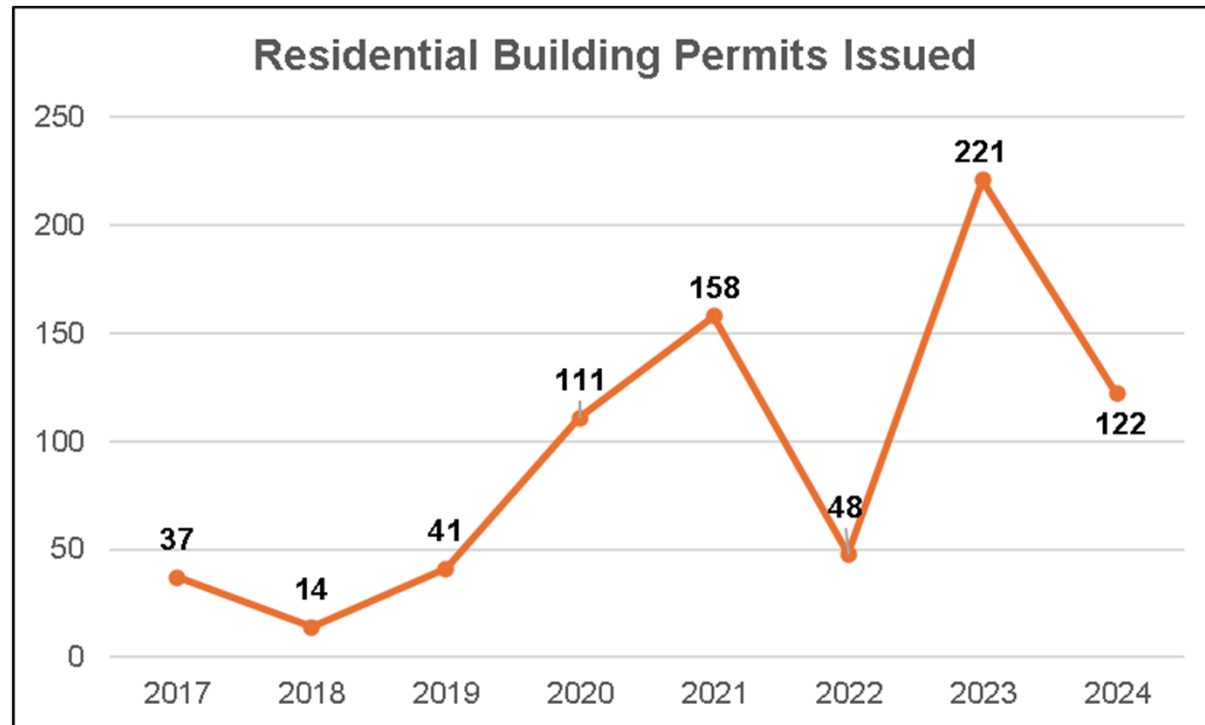
Comprehensive Plan - Element Addendums

- Data was updated to provide an up-to-date picture of housing and land use in Camden
- Goals, Objectives and Implementation Strategies (GOIS) were reviewed and updates developed
- Amendments to the ZO and LDR were developed to address GOIS updates



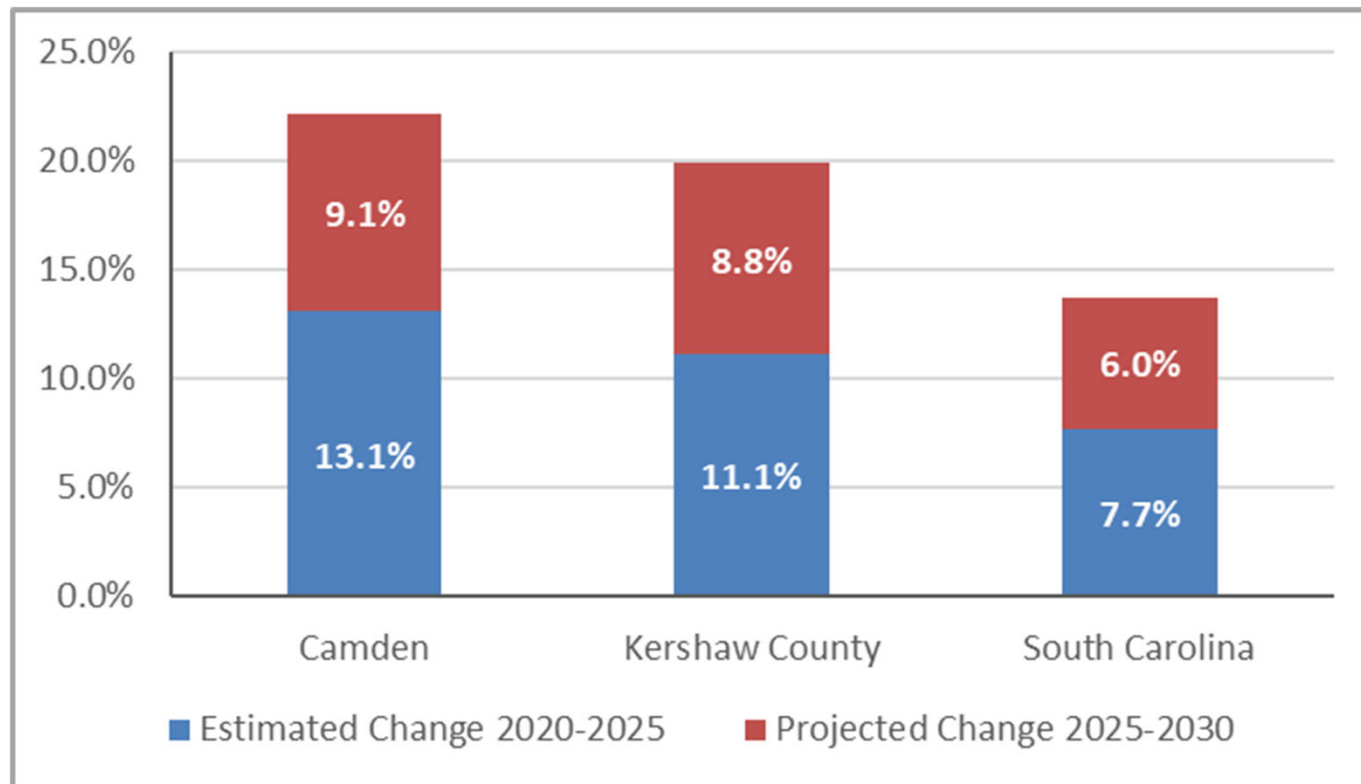
2025 HOUSING Addendum

New Residential Permitting

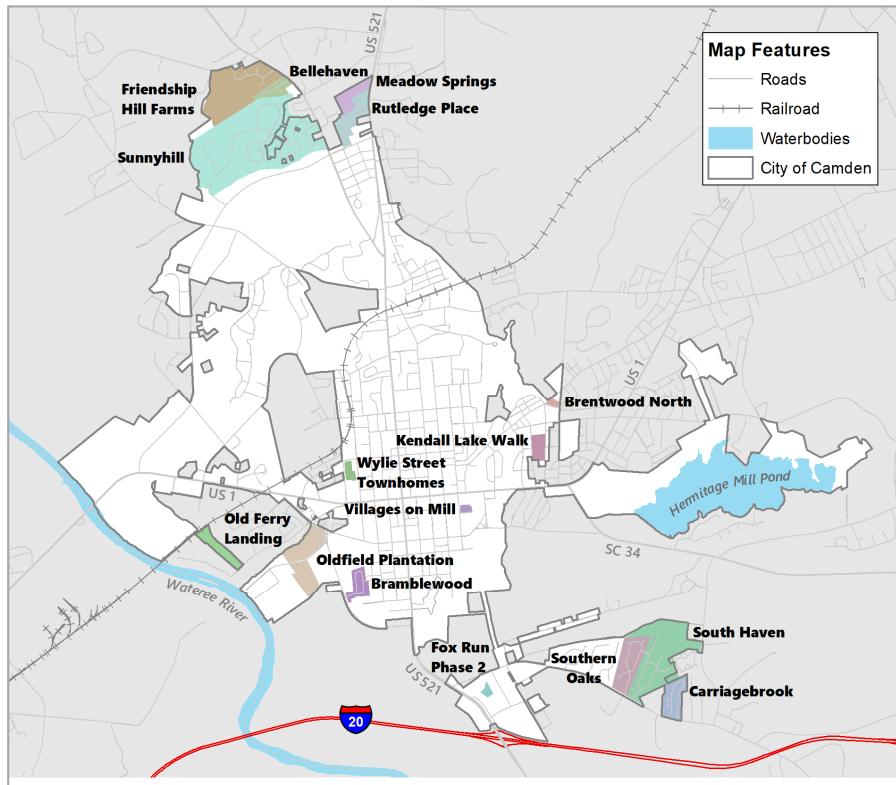


Source: City of Camden, 2025

Housing Growth, 2020-2030



New and Developing Subdivisions



SUBDIVISION	# OF SINGLE-FAMILY PERMITS
Bellehaven	28
Bramblewood	67
Brentwood North	11
Carriagebrook	100
Friendship Hill Farms	125
Kendall Lake Walk	29
Meadow Springs	84
Old Ferry Landing	25
Rutledge Place	24
South Haven	222
Southern Oaks	10
Sunnyhill	8
Total	733

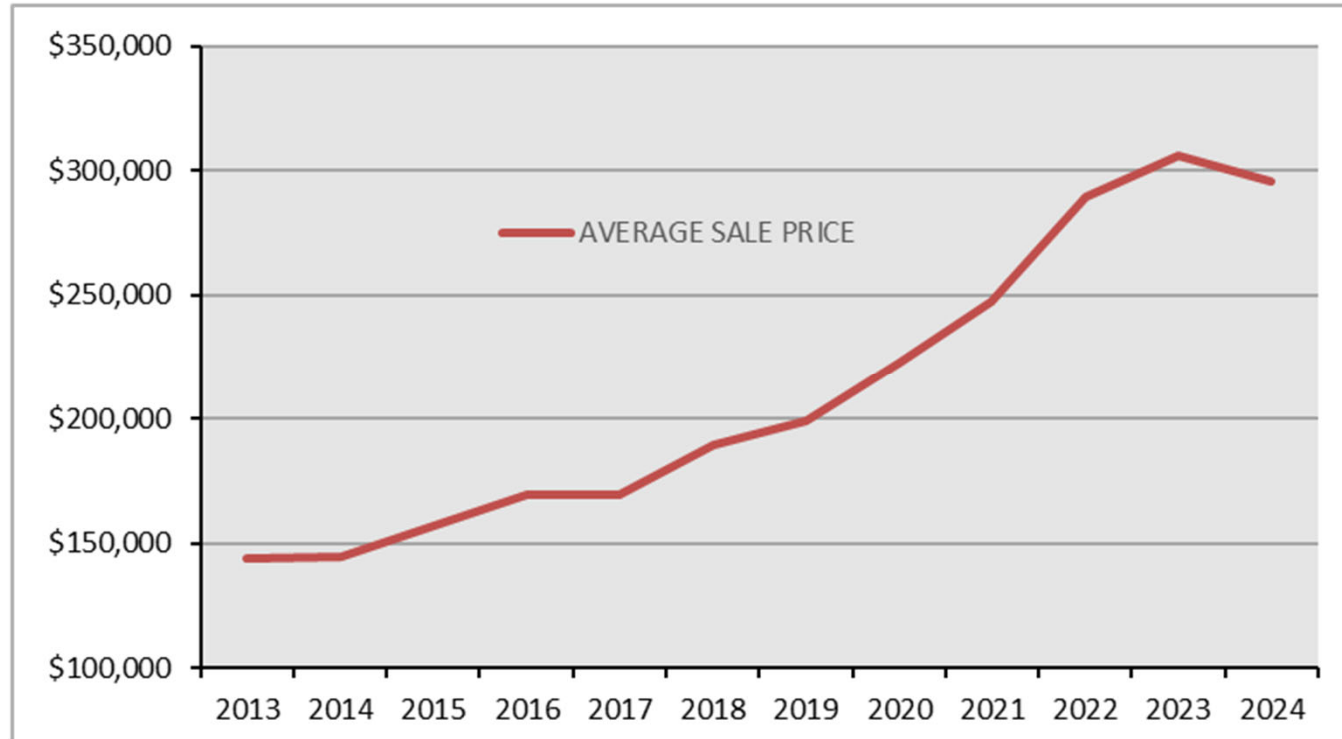
SUBDIVISION NAME AND TYPE*	HOUSING UNITS		
	TOTAL	COMPLETED	REMAINING
Underway	552	222	5
South Haven (SF)	227	222	5
Oldfield Plantation (SF/MF)	86 SF/198 MF	0	284
Gordon Village (MF)	41	0	41

Source: City of Camden, 2025



New development since 2017 has been largely located on the City periphery

Housing Costs – Average Sale Price



Source: Consolidated MLS, Feb. 2025



Housing affordability is a challenge for prospective Camden homeowners

Housing Affordability for Homeowners

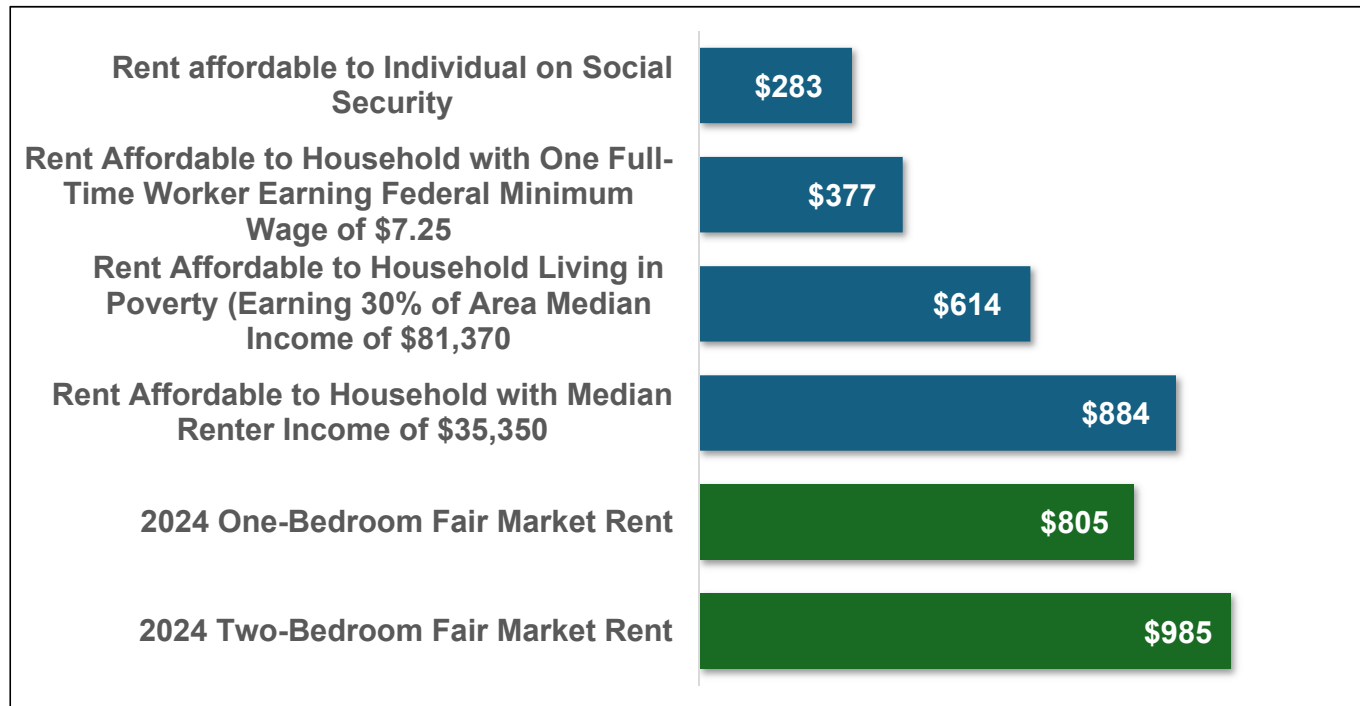
- **\$303,424** – Estimated Affordable Home Price for a Median Household's Monthly Income (with 20% downpayment)
- **\$62,426** – Annual Household Income Required to spend less than 30% on total monthly payment (with 20% downpayment)
- **7.0 years** – needed to save 20% for Downpayment, Saving 10% of Income in Account Earning 5% APY

Source: Zillow.com, 2025



Housing affordability is a challenge for prospective Camden homeowners

Housing Affordability for Renters



Source: Out of Reach, 2025

Overall Trends

- Growth pressures continue
 - Regional growth
 - Specific attraction of historic Camden
- Changing commuter patterns
- Growing retirement population
- Demand for variety of housing types



This presents an opportunity for Camden to channel future growth

Goals, Objectives, & Implementation Strategies

OBJECTIVE 3.1.2. Allow and promote appropriate residential development options in and around the Central Business District (CBD) to encourage walkability and the use of existing infrastructure.

STRATEGY 3.1.2.1. Review and amend the Land Use Element to allow and encourage appropriate residential development, redevelopment, and infill in and around the CBD.

City of Camden

2026

STRATEGY 3.1.2.2. Review and amend land use and development regulations to remove potential barriers to appropriate residential development, redevelopment, and infill in the CBD.

City of Camden

2026

STRATEGY 3.1.2.3. Review and amend land use and development regulations to remove potential barriers to the development of cottage courts, townhouses, mixed use developments, and live-work units in the CBD under appropriate conditions.

City of Camden

2026

STRATEGY 3.1.2.4. Expand Downtown Overlay District design standards to include the entire CBD area.

City of Camden

2026

Goals, Objectives, & Implementation Strategies

GOAL 3.2. Promote access to safe, decent, and affordable housing for all residents.

OBJECTIVE 3.2.1. Promote programs that encourage and support homeownership in new and existing neighborhoods.

STRATEGY 3.2.1.10. Explore the feasibility of reducing or waiving impact fees for residential infill development where infrastructure (roads, utilities, etc.) are already in place.

City of Camden

2026

Goals, Objectives, & Implementation Strategies

GOAL 3.2. Promote access to safe, decent, and affordable housing for all residents.

OBJECTIVE 3.2.1. Promote programs that encourage and support homeownership in new and existing neighborhoods.

STRATEGY 3.2.1.10. Explore the feasibility of reducing or waiving impact fees for residential infill development where infrastructure (roads, utilities, etc.) are already in place.

City of Camden

2026

OBJECTIVE 3.2.4. Enable the provision of affordable housing options for a range of housing needs.

STRATEGY 3.2.4.1. Review and amend land use and development regulations to provide more flexibility in the allowance of accessory dwelling units.

City of Camden

2026

STRATEGY 3.2.4.2. Review and amend land use and development regulations to remove barriers to the development of housing options in appropriate locations.

City of Camden

2026

STRATEGY 3.2.4.3. Review and amend land use and development regulations to allow and encourage the adaptive reuse of existing structures for higher density residential uses in appropriate locations.

City of Camden

2026

Goals, Objectives, & Implementation Strategies

OBJECTIVE 3.3.2. Ensure that the historic and small city character of Camden is reflected in new residential development and redevelopment.

STRATEGY 3.3.2.1. Review and amend land use and development regulations to incorporate requirements that will enhance the quality of new residential developments.

City of Camden

2026

STRATEGY 3.3.2.2. Review and amend residential design standards to ensure that new and substantially renovated homes are in keeping with established homes in the City.

City of Camden

2026

STRATEGY 3.3.2.3. Consider developing model building plans that reflect Camden housing style to share with the public that would be preapproved for building permits and reduced fees.

City of Camden

2026

Goals, Objectives, & Implementation Strategies

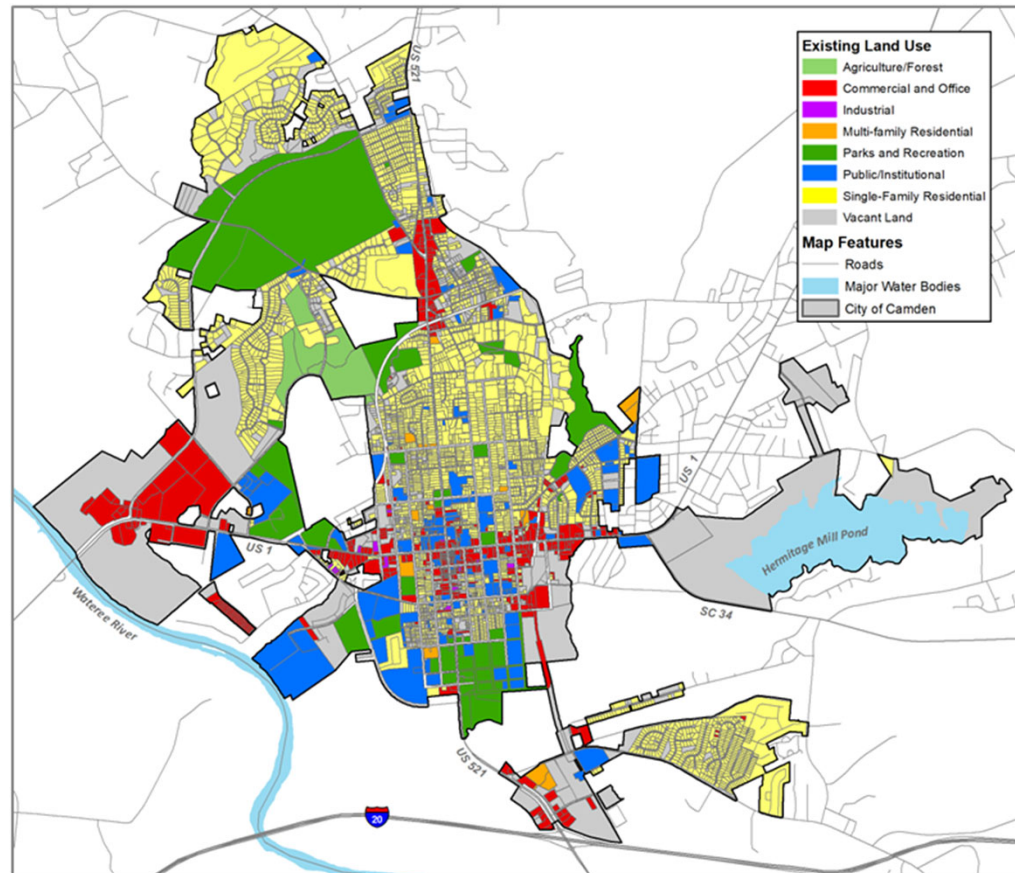
OBJECTIVE 3.3.3. Preserve and protect significant trees and encourage the incorporation of additional trees within residential developments.

STRATEGY 3.3.2.1. Review and amend land use and development regulations to discourage clear cutting of properties prior to development.	City of Camden	2026
STRATEGY 3.3.2.2. Review and amend land use and development regulations to require a tree survey for all new development and substantial redevelopment.	City of Camden	2026
STRATEGY 3.3.2.3. Review and amend land use and development regulations to ensure the continued health of existing and newly planted trees in developments.	City of Camden	2026
STRATEGY 3.3.2.4. Review and amend land use and development regulations to require street trees in new subdivisions.	City of Camden	2026

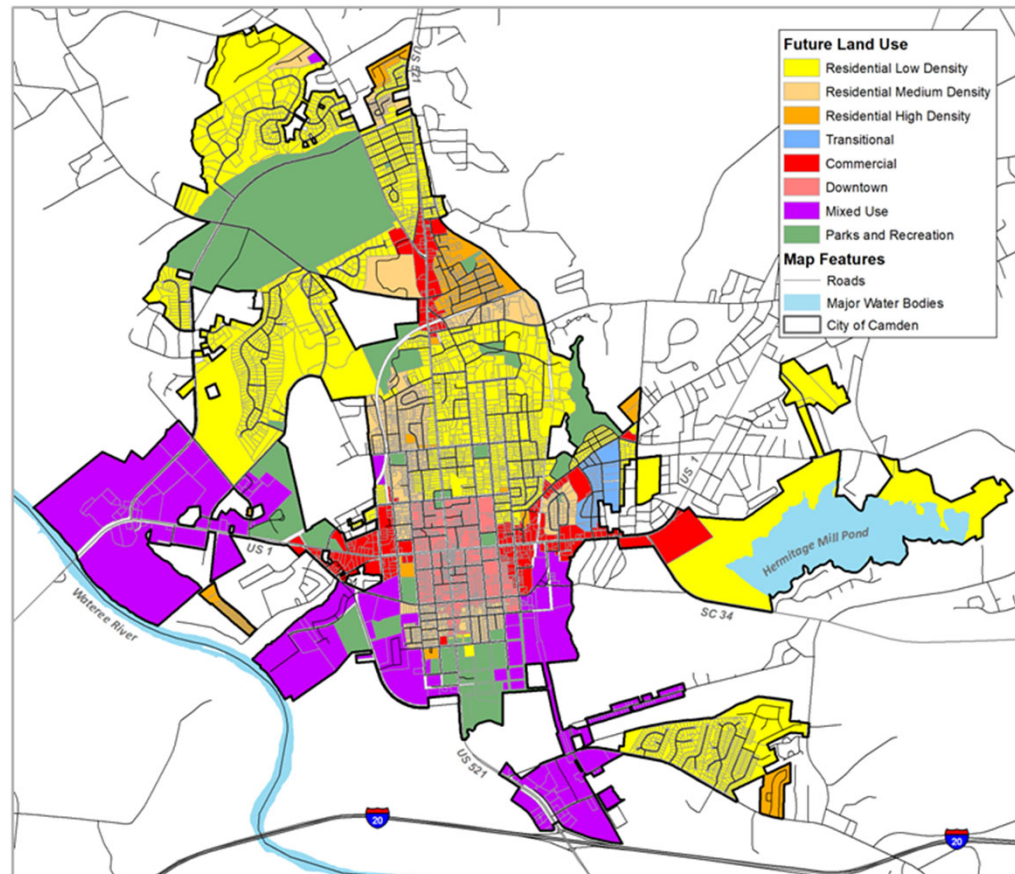


2025 LAND USE Addendum

Existing Land Use



Future Land Use



Future Land Use Designations of Vacant Properties

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

Goals, Objectives, & Implementation Strategies

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

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

STRATEGY 10.1.1.7. Review and amend land use and development regulations to incorporate requirements that will enhance the quality of new residential developments.

City of Camden

2026

STRATEGY 10.1.1.8. Review and amend residential design standards to ensure that new and substantially renovated homes are in keeping with established homes in the City.

City of Camden

2026

STRATEGY 10.1.1.9. Consider developing model building plans that reflect Camden housing styles to share with the public that would be preapproved for building permits and reduced fees.

City of Camden

2026

Goals, Objectives, & Implementation Strategies

OBJECTIVE 10.1.3. Protect, preserve, and provide access to the City's natural resources.

STRATEGY 10.1.3.4. Review and amend land use and development regulations to discourage clear cutting of properties prior to development.

City of Camden

2026

STRATEGY 10.1.3.5. Consider reviewing and amending land use and development regulations to require a tree survey for all new larger developments and substantial redevelopments.

City of Camden

2026

STRATEGY 10.1.3.6. Review and amend land use and development regulations to ensure the continued health of existing and newly planted trees in developments.

City of Camden

2026

Goals, Objectives, & Implementation Strategies

OBJECTIVE 10.1.4. Strengthen the role of downtown as the historic heart of the City and Kershaw County.

STRATEGY 10.1.4.7. Review and amend the Housing Element to allow and encourage appropriate residential development, redevelopment, and infill in and around the CBD.	City of Camden	2026
STRATEGY 10.1.4.8. Review and amend land use and development regulations to remove potential barriers to appropriate residential development, redevelopment, and infill in the CBD.	City of Camden	2026
STRATEGY 10.1.4.9. Review and amend land use and development regulations to remove potential barriers to the development of cottage courts, townhouses, mixed use developments, and live-work units in the CBD under appropriate conditions.	City of Camden	2026
STRATEGY 10.1.4.10. Expand Downtown Overlay District design standards to include the entire CBD area.	City of Camden	2026

Comprehensive Plan Adoption Process

- Planning Commission reviews revised plan elements and makes recommendation to City Council
- City Council holds public hearing on revised plan elements
- City Council votes on ordinance to adopt revised plan elements

Proposed Ordinance Amendments City of Camden, S.C.

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

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

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

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

Proposed Ordinance Amendments

City of Camden, S.C.

Zoning Ordinance

1. Ordinance sections impacted: § 157.029, § 157.054

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

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

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

Recommended Changes

§ 157.029. ZONING DISTRICT TABLE OF PERMITTED USES.

(D) Table of Permitted Uses.

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

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

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

Recommended Changes

§ 157.029. ZONING DISTRICT TABLE OF PERMITTED USES.

(D) Table of Permitted Uses.

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

§ 157.064 COTTAGE COURTS.

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

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

Proposed Ordinance Amendments

City of Camden, S.C.

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

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

(B) The site plan for any proposed cottage court development must be approved by the Planning Commission per the applicable requirements of *Chapter 156 - Land Development Regulations*.

2. Ordinance sections impacted: § 157.031(J)

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

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

CONS: None

Recommended Changes

§ 157.031. PLANNED DEVELOPMENT DISTRICT (PDD).

(J) Development Standards.

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

Proposed Ordinance Amendments

City of Camden, S.C.

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

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

3. Ordinance sections impacted: § 157.045

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

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

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

Recommended Changes

§ 157.045. ACCESSORY APARTMENTS.

Proposed Ordinance Amendments

City of Camden, S.C.

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

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

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

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

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

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

Proposed Ordinance Amendments

City of Camden, S.C.

4. Ordinance sections impacted: § 157.054

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

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

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

Recommended Changes

§ 157.054 RESIDENTIAL USES IN CBD AND EQ DISTRICTS.

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

5. Ordinance sections impacted: § 157.060

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

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

CONS: Could be slightly more costly for homeowners.

Recommended Changes

§ 157.060. ACCESSORY STRUCTURES AND USES.

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

Proposed Ordinance Amendments City of Camden, S.C.

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

6. Ordinance sections impacted: § 157.082(A)

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

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

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

Recommended Changes

§ 157.082 LOT AREA, WIDTH AND SETBACK REQUIREMENTS.

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

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

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

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

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

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

Recommended Changes

§ 157.082. LOT AREA, WIDTH AND SETBACK REQUIREMENTS.

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

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

Proposed Ordinance Amendments City of Camden, S.C.

8. Ordinance sections impacted: § 157.083

Increase allowed corner lot setback reduction percentage by Zoning Administrator.

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

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

Recommended Changes

§ 157.083. YARD AND SETBACK MODIFICATIONS.

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

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

9. Ordinance sections impacted: §157.094

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

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

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

Recommended Changes

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

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

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

- (c) Front, rear, and side facade materials

Proposed Ordinance Amendments City of Camden, S.C.

(I) Rear porches and patios

(B) The following shall apply to all building plans within new subdivisions submitted on or after June 30, 2024.

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

10. Ordinance sections impacted: § 157.095

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

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

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

Recommended Changes

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

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

(13) Duplexes.

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

11. Ordinance sections impacted: § 157.123

Proposed Ordinance Amendments

City of Camden, S.C.

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

PROS: Improves quality of residential neighborhoods.

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

Recommended Changes

§ 157.123. PARKING REQUIREMENTS.

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

12. Ordinance sections impacted: § 157.123

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

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

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

Recommended Changes

§ 157.123 PARKING REQUIREMENTS.

(A) General requirements.

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

(F) Location of parking.

Proposed Ordinance Amendments

City of Camden, S.C.

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

13. Ordinance sections impacted: § 157.123, § 157.220

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

PROS: Improves quality of residential neighborhoods.

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

Recommended Changes

§ 157.123. PARKING REQUIREMENTS.

(A) General requirements.

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

(H) Off-street parking requirements.

Proposed Ordinance Amendments City of Camden, S.C.

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

§ 157.220. DEFINITIONS.

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

14. Ordinance sections impacted: § 157.137(A)

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

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

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

Recommended Changes

§ 157.137. LANDSCAPING STANDARDS

(A) General Standards.

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

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

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

Proposed Ordinance Amendments

City of Camden, S.C.

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

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

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

Recommended Changes

§ 157.137. LANDSCAPING STANDARDS

(C) Existing Vegetation

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

§ 157.141. TREE CONSERVATION

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

16. Ordinance sections impacted: § 157.139(G)

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

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

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

Recommended Changes

§ 157.139. BUFFERS

G. Street Buffers and Trees.

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

Type	Minimum Number Per Linear Foot	Minimum Planting Area Width*
------	--------------------------------	------------------------------

Proposed Ordinance Amendments City of Camden, S.C.

Large Maturing Trees	.02	8 feet
Medium Maturing Trees	.04	6 feet
Small Maturing Trees	.06	4 feet

** Measured perpendicularly to the street*

17. Ordinance sections impacted: § 157.142(E)

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

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

CONS: None

Recommended Changes

§ 157.142. TREE CONSERVATION

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

18. Ordinance sections impacted: § 157.193

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

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

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

Recommended Changes

Proposed Ordinance Amendments City of Camden, S.C.

§ 157.193. NONCONFORMITIES.

(A) Nonconforming lots.

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

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

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

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

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

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

Recommended Changes

~~§ 157.195 RESIDENTIAL CLUSTERING PERMITTED.~~

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

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

Proposed Ordinance Amendments City of Camden, S.C.

§157.194. LOW IMPACT DESIGN REQUIRED

(B) Site design shall minimize impervious surface and alteration of natural vegetation and topography.

- (6) Open space areas set aside in residential ~~cluster~~ developments may be used for onsite treatment of stormwater.

§ 157.220. DEFINITIONS.

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

20. Ordinance sections impacted: § 157.212

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

PROS: Will serve as a deterrent to clear cutting.

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

Recommended Changes

§ 157.212. ENFORCEMENT

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

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

Proposed Ordinance Amendments

City of Camden, S.C.

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

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

Proposed Ordinance Amendments

City of Camden, S.C.

Land Development Regulations

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

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

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

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

Recommended Changes

§ 156.025. MAJOR SUBDIVISION.

(B) Sketch plan approval

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

Proposed Ordinance Amendments

City of Camden, S.C.

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

~~(8) If the sketch plan is found to conform to all of the requirements of the comprehensive plan and this chapter, approval shall be given by the Planning Commission and shall be noted in writing by the Planning and Development Director on at least two copies of the sketch plan. One copy shall be retained by the Planning Commission and one copy given to the applicant.~~

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

(A) No building permit shall be issued for a shopping center; apartment or condominium complex; commercial, business, or industrial park; manufactured home park; or other multi-use or multi-occupant project, unless the project is approved by the ~~Planning Commission Review Committee~~. In addition, ~~shopping center; apartment or condominium complex; commercial, business, or industrial park; manufactured home park; other multi-use or multi-occupant project;~~ and single tenant developments may also require Planning Commission approval of preliminary and/or final drawings as determined by the Planning and Development Director or designee. The applicant will submit to the Planning and Development Director the following:

- (1) A plat and/or site plan with date and scale, showing the actual shape and dimensions of the lot to be built upon; the size, height, and location on the lot of existing and proposed buildings and structures; the intended use of each building; the number of units the building is designed to accommodate; flood and wetland areas; proposed parking, driveways, and interior circulation pattern; building elevations; exterior materials and colors; and contiguous off-site development.
- (2) Grading and storm water plan.
- (3) Zoning compliance determination.
- (4) All required permits of other state and local agencies.
- (5) A traffic impact analysis that complies with requirements of § 156.034.

(B) Project design criteria.

~~(1) The Planning and Development Director shall transfer the application together with the above data to the Planning Commission for review. The Planning Commission shall evaluate the application and the following design and improvement criteria.~~

(1) Project design criteria.

~~(2)(a)~~ Ingress and egress to the project site shall be designed to maximize automotive, bicycle and pedestrian safety and facilitate traffic flow.

~~(3)(b)~~ Off-street parking, off-street loading, refuse, and service areas shall be designed to minimize their visual and physical impact on neighboring property.

Proposed Ordinance Amendments

City of Camden, S.C.

(4)(e) Street right-of-way and pavement construction shall be adequate to accommodate the type and volume of traffic anticipated.

(5)(d) The project shall be designed in harmony with its physical surroundings and in such a manner as to ensure land use compatibility.

(6)(e) Where the project will create a need for off-site improvements, including improvements to streets, drainage systems, sidewalks, and curbs, the ~~Planning Commission Review Committee~~ may require the installation of such improvements as a condition of approval.

(7)(f) Other items as required by the Zoning Ordinance or Land Development Ordinance or city policies or procedures.

(C) Project approval.

(1) If, upon review of these standards, the project is determined to be in compliance, the ~~Planning Commission~~ Director of Planning and Development shall approve the land development application. Upon approval of the drawings by the Building Official, Fire Official, Public Utilities, and other departments as required, a building permit will be issued.

(2) Any proposed changes to an approved project shall be resubmitted and reevaluated in light of the above.

2. Ordinance sections impacted: § 156.042(E)

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

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

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

Recommended Changes

§ 156.042. STREETS.

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

3. Ordinance sections impacted: § 156.042(G)

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

Proposed Ordinance Amendments City of Camden, S.C.

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

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

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

Recommended Changes

§ 156.042. STREETS.

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

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

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

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

4. Ordinance sections impacted: § 156.042

Include requirements for street trees in new residential developments.

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

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

Recommended Changes

§ 156.042. STREETS.

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

Proposed Ordinance Amendments City of Camden, S.C.

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

5. Ordinance sections impacted: § 156.043(C)

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

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

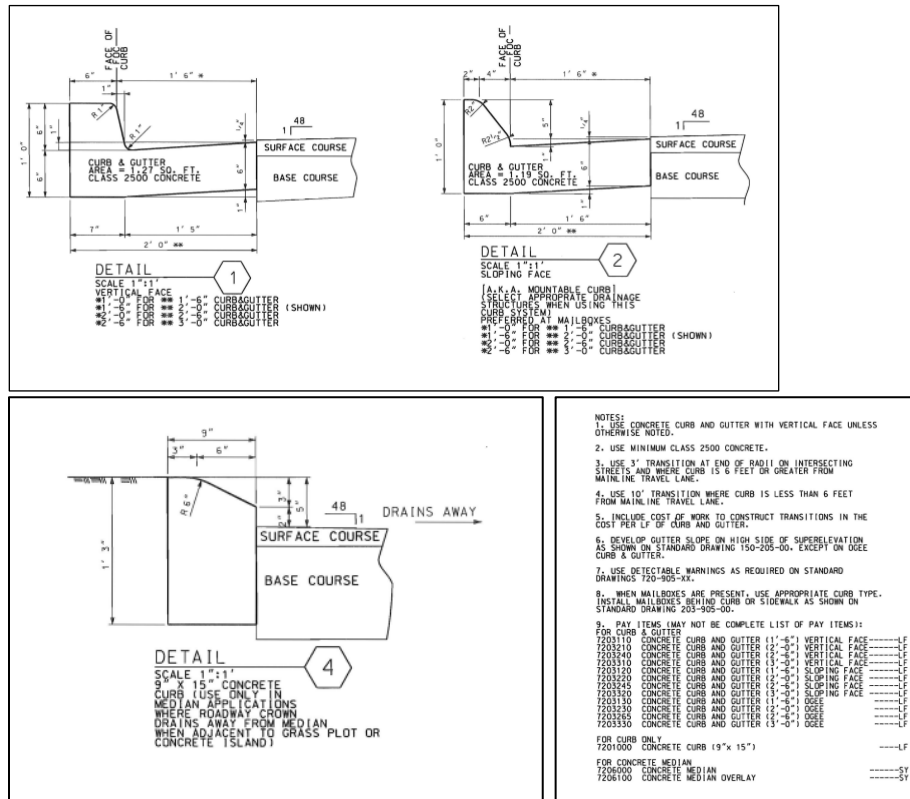
CONS: Removes a popular option for the development community and is costly for developers, with costs passed on to lot purchasers.

Recommended Changes

§ 156.043. CURBS AND GUTTERS.

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

Proposed Ordinance Amendments City of Camden, S.C.



6. Ordinance sections impacted: § 156.050

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

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

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

Recommended Changes

§ 156.050 STREET LIGHTS.

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

Proposed Ordinance Amendments

City of Camden, S.C.

7. Ordinance sections impacted: § 156.057

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

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

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

Recommended Changes

§ 156.057 ENTRANCEWAY ENHANCEMENTS.

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

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

**Proposed Ordinance Amendments
City of Camden, S.C.**

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



STAFF REPORT – ZONING MAP AMENDMENT
PREPARED BY: Shawn Putnam
DATE: September 16, 2025

General Information

Property Owner(s): Hermitage Lake Associates

Applicant (if other than owner): City of Camden

Location: 402 Bishopville Highway

Existing Zoning: R-15

Proposed Zoning: R-E

Reason for Request: Reclassify zoning to reduce maximum allowed residential density

Size: 744 acres

Existing Land Use: Vacant

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: AE and X (shaded and unshaded)

Conformance to Comprehensive Plan and Zoning Ordinance Requirements

1. This parcel has a low-density residential land use classification. Based on the Comprehensive Plan, the R-E zoning district is compatible with this land use classification. Rezoning this property would be consistent with the following goals, objectives, and strategies of the comprehensive plan:
 - a. Objective 10.1.2. Preserve and build upon Camden’s established and successful development patterns.
 - b. Strategy 10.1.2.4. Promote and facilitate compatible infill development where appropriate.
 - c. Goal 10.1. Protect and preserve the rich history and unique character of the City while encouraging complimentary and appropriate growth.
 - d. Strategy 10.1.1.6. Encourage new residential and commercial development in appropriate locations that is complementary to and respectful of historic resources and the established character of the City.



STAFF REPORT – ZONING MAP AMENDMENT
PREPARED BY: Shawn Putnam
DATE: September 16, 2025

2. The existing development in the area is as follows: medium-density single-family residential development to the northwest; low-density single-family residential development to the north, undeveloped property to the east, northeast and southwest; and low-density single-family residential development to the south; and undeveloped property to the west. The property to the northwest is zoned R-10 in unincorporated Kershaw County and has a minimum lot size of 0.5 acres, although when the current neighborhood was built the minimum lot size was 10,000 square feet. Some property to the north is zoned RD-2 in unincorporated Kershaw County and has a minimum lot size of 1 acre. The property to the west is in the city limits and is zoned General Business District. All of the other surrounding property is zoned R-15 unincorporated Kershaw County, which is a low-density residential district that allows single-family detached homes with a minimum lot size of 0.5 acres and a maximum density of 2.0 dwelling units per acre. The R-15 district is intended to foster, preserve, and protect at low densities areas of the community in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities.

The R-E district is intended to foster, preserve and protect areas of the community in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities at very low densities. The R-E zoning district is a very low-density residential district that allows single-family detached homes with a minimum lot size of 1.5 acres and a maximum density of 0.75 dwelling units per acre. Reducing the maximum density allowed will not have a negative impact on the surrounding properties.

3. There are adequate public facilities and services to serve this property. Reducing the maximum allowed density will not have a negative impact on the ability of the city to provide utility or public safety services.
4. Rezoning this property from R-15 to RE will not adversely affect any known archaeological, environmental, historical, or cultural resource.



STAFF REPORT – TEXT AMENDMENT

PREPARED BY: Shawn Putnam

DATE: September 16, 2025

General Information

Applicant: City of Camden

Requested Action: Amendments to Zoning Ordinance

- Amend parts of sections 157.094 and 157.095 of the Zoning Ordinance to prohibit the use of slab on grade foundations in new residential units.

This set of ordinance amendments will prohibit slab on grade foundations for residential units in new subdivisions. These type foundations would still be allowed for infill residential units.

Proposed Ordinance Amendment

157.094(B)(12):

- (12) Building foundations. Homes must use one of the following:
- a. A crawl space with a minimum height of 18 inches that is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades.
 - b. A slab foundation, provided that the foundation supporting the floor framing is an average of at least 18 inches above grade on the front and side façades and is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades.
 - c. Alternatively, a basement foundation may be used on the sides and/or rear façades.
 - ~~d. Slab on grade foundations provided that an average of 18 inches from the ground level is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades. This shall not apply to houses with brick, stone or stucco siding.~~
 - e.d. -Foundations shall not be clad in finished or unfinished concrete block.

157.095(A):

- (A) Applicability. The following standards shall apply to all new single-family attached dwellings in ~~the City~~ in new subdivisions, but shall not apply to infill housing. For projects built under old standards but that have space for additional buildings, all new buildings are expected to meet these standards unless it is determined:



STAFF REPORT – TEXT AMENDMENT
PREPARED BY: Shawn Putnam
DATE: September 16, 2025

157.095(B):

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

(9) Building foundations. ~~One of the following is required on all homes except for dwellings designed or intended for occupation by persons with physical disabilities~~ Homes must use one of the following:

- a. An 18-inch crawlspace that is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades; or
- b. A slab foundation, provided that the foundation supporting the floor framing is an average of at least 18 inches above grade on the front and side façades and is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades.

~~c. A slab on grade foundation, provided that an average of 18 inches from the ground levels is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades. This shall not apply to dwellings with brick, stone or stucco siding.~~

~~d.~~ c. Alternatively, a basement foundation may be used on the sides and/or rear façades.

~~e.~~ d. Foundations shall not be clad in finished or unfinished concrete block.