



Agenda
Planning Commission
Monday, September 29, 2025 – 6:15 PM
City Hall

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Public Comment
4. _____ (a) Presentation of a request to rezone property at 2200 Carter Street from R-15 to R-E
(b) Open Public Hearing
(c) Close Public Hearing
(d) Consideration of a request to rezone property at 2200 Carter Street from R-15 to R-E
5. _____ 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.



STAFF REPORT – ZONING MAP AMENDMENT
PREPARED BY: Shawn Putnam
DATE: September 18, 2025

General Information

Property Owner(s): Carlyle Development LLC

Applicant (if other than owner): City of Camden

Location: 2200 Carter Street

Existing Zoning: R-15

Proposed Zoning: R-E

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

Size: 61.64 acres

Existing Land Use: Vacant

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: AE and X (unshaded)



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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.
2. The existing development in the area adjacent to this property consists of low-density single-family residential houses, a golf course, and several former equestrian training facilities. The surrounding property to the north and east is zoned R-15, which is a low-density residential district that allows single-family detached homes with a minimum lot size of 15,000 square feet and a maximum density of 2.5 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 property to the west and south is zoned R-6 in unincorporated Kershaw County. The R-6 zoning district is defined as “intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses and employment opportunities.” In this district, the minimum lot size for single-family detached homes is ½ acre, and the minimum lot size for other residential units is 0.34 acre. The maximum density for single-family detached homes is 2.0 dwelling units per acre and the maximum density for other residential units is 4.35 dwelling units per acre. Property to the southeast is zoned R-10, which is a medium density zoning district with a minimum lot size of 10,000 square feet and a maximum density of 5.0 dwelling units per acre. The R-10 zoning district is intended to foster, protect and accommodate single-family and two-family residential development, and limited residential support facilities in areas so designated.

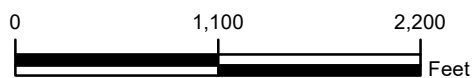
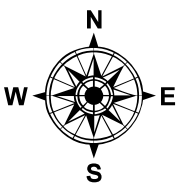
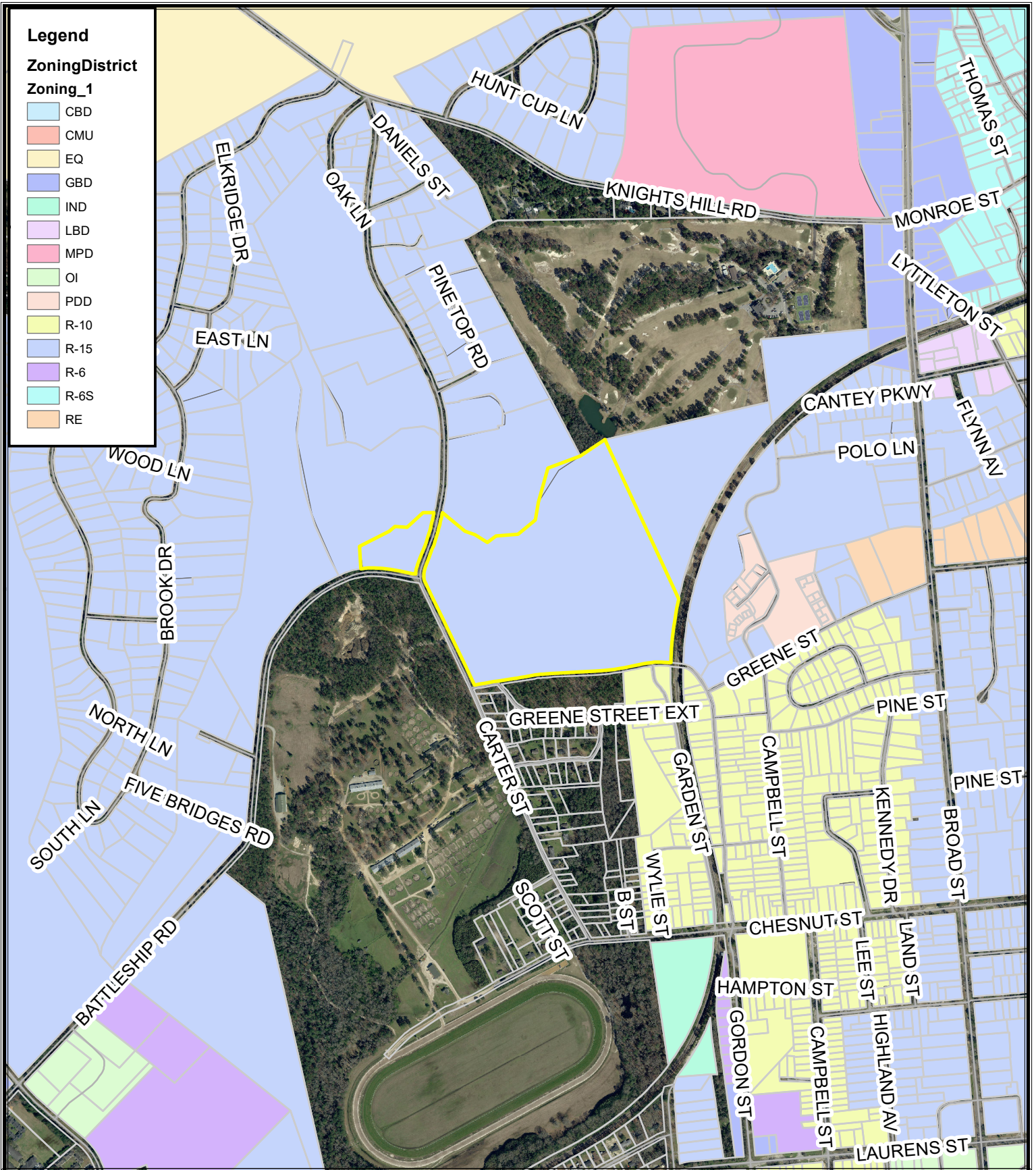


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The R-E district is intended to foster, preserve and protect areas of the community in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities at very low densities. The R-E zoning district 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. The property was previously used as an equestrian training facility, which was a nonconforming use. Section 157.193(B)(5) of the Zoning Ordinance states: *“Where a nonconforming use is discontinued or abandoned for a period of 180 days, then the use shall not be re-established or resumed and any subsequent use of the land or structure shall conform to the requirements of these regulations.”* The equestrian training facility closed on or before October 9, 2024. The facility has now been closed more than 180 days, so the equestrian training facility use cannot be reestablished on the property under the current R-15 zoning, and an equestrian training facility is not a permitted use in the R-E zoning district.

2200 Carter Street



The City of
CAMDEN
SOUTH CAROLINA

