



CAMDEN CITY COUNCIL MEETING

Tuesday, September 2, 2025

5:30 P.M.

Council Chambers - City Hall

PRESENT

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

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

CALL TO ORDER

Mayor Vincent Sheheen called the Camden City Council Meeting to order at 5:30 p.m.

INVOCATION

Councilmember Phil Elliott opened the council meeting with the invocation.

APPROVAL OF MINUTES

Council, on motion by Mayor Pro Tem Boykin, seconded by Councilmember Davis, voted unanimously to approve the regular meeting minutes of August 19, 2025.

APPROVAL OF PROPOSED AGENDA

Mayor Sheheen made a motion to move item XXII –Executive Session after item number X-Public Hearing. Council on motion by, Mayor Pro Tem Boykin, seconded by Councilmember Davis, voted unanimously to approve the September 2, 2025 proposed agenda, as amended.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Council unanimously voted to proclaim the week of September 17 through September 23, 2025, as Constitution week. Members of the Hobkirk Hill Chapter of the Daughters of the American Revolution (DAR) were in attendance to receive the proclamation.

PUBLIC COMMENTS

Patricia Smith of Monument Square voiced her concerns on water issues in city of Camden. Ms. Smith suggest some no cost/low cost solutions to her concerns of the city's water issues. Ms. Smith advocates to reinstate an arborist on staff, evaluate the older trees in the city, and she would like to see a contractor hired in order to preserve trees in the city.

CONSENT ITEM

Council, voted unanimously to approve the following consent items:

1. **Resolution #2025-021** – Resolution authorizing consumption of alcoholic beverages at Southern Gothic Festival.
2. **Resolution #2025-022** – Resolution authorizing consumption of alcoholic beverages at Combat Veterans Motorcycle Association Hero Fest Fall Ride and Outdoor Concert.

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



PRESENTATION

Phil Linder, Linder Planning Consultants – briefed council on the survey results and discussion of Camden comprehensive plan addendum and various ordinance amendments. Linder Planning Consultants were task with three things; identify ways to encourage high quality development, look for impediments that may develop in the downtown area and encourage more open space and tree protection. As a result of their task, modification and recommendations were made to the comprehensive plan addendum and various ordinance amendments.

PUBLIC HEARING

Council entered into a public hearing at 5:56 pm to receive public comments regarding amendments to the City of Camden Land Development Regulations.

Hunter Ives spoke in favor of the moratorium but asked council to consider several changes moving forward such as the tree survey, requiring hardie plank on exterior of houses, clear cutting requirements, and increasing the density of lots.

Susan Jones also spoke in favor of the moratorium but spoke regarding her concerns about wildlife in the Southgate area of the lake. She was also concerned about maintain the “beauty” and history of the lake.

After hearing no further discussion, and hearing no further public comments; Council, voted unanimously to close the public hearing at 6:01 pm.

EXECUTIVE SESSION

Council, on motion by Mayor Pro Tem Boykin, seconded by Councilmember Davis, voted unanimously to enter into Executive Session at 6:02 pm to discuss receipt of legal advice related to potential settlement.

REGULAR SESSION

Council, on motion by Councilmember Davis, seconded by Councilmember Wilkes, unanimously agreed to re-enter regular session at 6:22 pm. No action taken.

ORDINANCE #2025-023 1st Reading

Council, on motion by Councilmember Elliott, seconded by Councilmember Davis, follow by comments from Planning and Development Director Shawn Putnam and Phil Linder of Linder Planning Consultants, voted unanimously to approve an ordinance amending the text of the City of Camden Land Development Regulations regarding various matters and other matters related thereto.

PUBLIC HEARING

Council entered into a public hearing at 6:27 pm to receive public comments concerning updates to the City of Camden Comprehensive Plan.

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



Allan Blackman spoke regarding his support of the city's purchasing of the First Palmetto Bank.

After hearing no further discussion, and no further public comments; Council, voted unanimously to close the public hearing at 6:29 pm.

ORDINANCE #2025-024 1st Reading

Council, on motion by Mayor Pro Tem Boykin, seconded by Councilmember Davis, followed by comments from Planning and Development Director Shawn Putnam, voted unanimously to approve an ordinance adopting updated housing and land use elements of the City of Camden 2028 Comprehensive Plan for the City of Camden, South Carolina; and other matters related thereto.

ORDINANCE #2025-025 1st Reading

Mayor Sheheen, made a motion, seconded by Councilmember Davis, followed by comments from Planning and Development Director Shawn Putnam, to amend section 157.094(a)(2)(a) by deleting it and replacing with the following: "crawlspase, raised slab, and slab on grade foundations are allowed." A motion was also made to allow sections 157.095 (a) and 157.095 (b) be amended and restated to read as follow: Applicability. The following standards shall apply to all new single-family attached dwellings in new subdivision, but shall not apply to infill housing." Council, on motion by Councilmember Elliott, seconded by Mayor Pro Tem Boykin, voted unanimously to approve ordinance #2025-025, as amended.

ORDINANCE #2025-026 1st Reading

Council, on motion by Councilmember Davis, seconded by Mayor Pro Tem Boykin, followed by comments from council, voted unanimously to approve an ordinance re-zoning the property located at 2200 Carter Street (Parcel Number C270-00-00-013) and other matters related thereto. (Re-zone from R15 to RE)

ORDINANCE #2025-027 1st Reading

Council, on motion by Mayor Pro Tem Boykin, seconded by Councilmember Elliott, followed by comments from Planning and Development Director Shawn Putnam, voted unanimously to approve an ordinance amending the text of certain articles of the zoning ordinance of the City of Camden relating to smoke shops and tobacco stores; and other matters related thereto.

RESOLUTION #2025-020

Council, on motion by Mayor Pro Tem Boykin, seconded by Councilmember Davis, voted unanimously to approve a resolution to express the intention of the City of Camden, South Carolina to cause the city to be reimbursed with the proceeds of tax-exempt obligations. Mayor Vincent Sheheen abstained from voting due to conflict of interest.

ORDINANCE #2025-028 1st Reading

Council, on motion by Mayor Pro Tem Boykin, seconded by Councilmember Elliott, voted unanimously to approve an ordinance providing for the issuance and sale of combined Public Utility System Revenue Bonds of the City of Camden, South Carolina, in the principal amount of



not exceeding six million dollars (\$6,000,000); providing for the issuance of bond anticipation notes; and other matters relating thereto.

ORDINANCE #2025-029 1st Reading

Council, on motion by Councilmember Davis, seconded by Councilmember Elliott, voted unanimously to approve an ordinance approving the sale of six (6) parcels of real property owned by the City of Camden, South Carolina; and other matters related thereto. Properties are as follow:

1. 810 Campbell Street, identified as Tax Map No. C284-16-00-166
2. 807 Church Street, identified as Tax Map No. C284-16-00-180
3. 1210 Gordon Street, identified as Tax Map No. C284-11-00-030
4. 2129 Fishing Lane, identified as Tax Map No. 178-02-46-054
5. 718 York Street, identified as Tax Map No. C284-16-00-192
6. 1319 Lakeshore Drive, identified as Tax Map No. C271-18-00-114

RESOLUTION #2025-023

Council on motion by Councilmember Davis, second by Mayor Pro Tem Boykin, voted unanimously to approve a resolution of the City Council of the City of Camden authorizing the purchase of real property and improvements from First Palmetto Bank; and other matters related thereto. Mayor Vincent Sheheen abstained by voting due to conflict of interest.

COUNCIL/STAFF TOPICS

Council's second meeting in September will be held on September 30th, 2025.

ADJOURN

There being no further business, Council voted unanimously to adjourn the Council Meeting at 7:02 pm.

Mayor Vincent Sheheen

Attest:

City Clerk Brenda Davis