



CAMDEN CITY COUNCIL MEETING

Tuesday, September 30, 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
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 September 30, 2025.

APPROVAL OF PROPOSED AGENDA

Council, on motion by Councilmember Wilkes, seconded by Councilmember Elliott, voted unanimously to approve the September 30, 2025 proposed agenda.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Council unanimously voted to proclaim the week of October 5-11, 2025 as Fire Prevention Week. Chief Eddie Gardner and Assistant Chief Chris Tidwell were in attendance to receive the proclamation.

PUBLIC COMMENTS

Stuart Grant voiced his concerns on constitution rights, private property taken for public use, the current re-zoning of property at Carter street from R15 to RE, and government telling people what to do with their property.

Susan Jones of Old Mill Lane spoke on behalf of her neighbors and their HOA Board of how much they appreciated the opportunity for input in terms of where the city is moving forward and where the city seem to be going.

Di Dubose voiced her concerns about the increase in traffic, the availability of emergency service trucks and for council to re-extend the moratorium until April 2026.

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.



Paul Anderson voiced his concerns Camden Training Center, speaking in favor of it being redeveloped to benefit the citizens of Camden and allowing the property owner to develop it as he wishes.

Lynne Conto gave brief comments on proactive compromise. Community is growing at rapid rate, traffic increase and schools are overcrowded. Mrs. Conto thanked Council for being proactive and growing in smart responsible manner.

Linda Franklin Moore spoke in support of the rezoning of property located on Cater Street from R15 to RE.

Joseph Berry spoke on behalf of his client Stuart Grant asking that his client not be singled out in regards to his property at Camden Training Center. Mr. Berry briefly stated that this is not a compromise situation, it is a unilateral appropriation of private property for public use. They are not asking for change but asking not to be singled out and to be treated same as neighbors.

CONSENT ITEMS – None

ORDINANCE #2025-023 2nd Reading

Council, on motion by Councilmember Wilkes, seconded by Mayor Pro Tem Boykin, 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.

ORDINANCE #2025-024 2nd Reading

Council, on motion by Mayor Pro Tem Boykin, seconded by Councilmember Davis, , 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 2nd Reading

Council, on motion by Councilmember Elliott, seconded by Councilmember Wilkes, followed by comments from Council, voted unanimously to approve an ordinance amending the text of the City of Camden Zoning Ordinance regarding various matters and other matters related thereto.



ORDINANCE #2025-026 2nd Reading

Council, on motion by Councilmember Wilkes, seconded by Councilmember Davis, 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 2nd 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.

ORDINANCE #2025-028 2nd Reading

Council, on motion by Mayor Pro Tem Boykin, seconded by Councilmember Davis, 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 2nd Reading

Council, on motion by Councilmember Davis, seconded by Mayor Pro Tem Boykin, followed by discussion, 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

ORDINANCE #2025-030 1st Reading

Council on motion by Councilmember Davis, second by Mayor Pro Tem Boykin, voted unanimously to approve an ordinance 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 from voting due to conflict of interest.

ORDINANCE #2025-031 1st Reading

Council on motion by Councilmember Wilkes, second by Councilmember Elliott, voted unanimously to approve an ordinance re-zoning property located at 402 Bishopville Highway (Parcel Number C286-00-00-019) and other matters related thereto.



COUNCIL/STAFF TOPICS

Daupler response management system was activated on Wednesday, September 24. Daupler will take all PU/PW calls after hours, weekends and holidays.

New Meters are being installed.

Councilmember Elliott request staff to give a report on the number of 2025 Comprehensive Plan updates.

ADJOURN

There being no further business, Council voted unanimously to adjourn the Council Meeting at 6:23 pm.

Mayor Vincent Sheheen

Attest:

City Clerk Brenda Davis