

MEMORANDUM

TO: City of Camden Planning Commission

FROM: Shawn Putnam, Planning & Development Director

SUBJECT: January Meeting

DATE: January 20, 2026

Enclosed with this memo is the agenda and information for the January 27, 2025 meeting. Let me know if you have any questions or if you will be unable to attend the meeting.

Item #6 – The City has a policy related to properties outside the city limits that receive water and/or sewer service. The policy states that if a property that receives water and/or sewer service has the name change on the utility bill, an annexation covenant must be signed to continue utility service. The annexation covenant states that at any point in the future, once the property becomes contiguous to the city limits, the owner will sign a petition to annex the property into the city limits. These covenants are recorded and run with ownership of the property.

City Council has decided to initiate the first phase of executing these annexation covenants. The list of addresses to be annexed is on page two of the agenda. As with any annexation, the Planning Commission is required to recommend a zoning classification for each property. I have reviewed each property to see what its current use is and the surrounding zoning, and have created a table with zoning recommendations.



Agenda
Planning Commission
Tuesday, January 27, 2026 – 6:15 PM
City Hall

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Approval of minutes for the November 25, 2025 meeting
4. _____ Public Comment
5. _____ Election of officers
6. _____
 - (a) Presentation of a request for zoning classifications in order to annex multiple addresses (see attached list)
 - (b) Open Public Hearing
 - (c) Close Public Hearing
 - (d) Consideration of recommendations for zoning classifications in order to annex multiple addresses (see attached list)
7. _____
 - (a) Presentation of amendments to the Zoning Ordinance to section 157.029(D) relating to transportation manufacturing uses
 - (b) Open Public Hearing
 - (c) Close Public Hearing
 - (d) Consideration of amendments to the Zoning Ordinance to section 157.029(D) relating to transportation manufacturing uses
8. _____
 - (a) Presentation of a request to rezone property at 112 York Street from Limited Business District (LBD) to General Business District (GBD)
 - (b) Open Public Hearing
 - (c) Close Public Hearing
 - (d) Consideration of a request to rezone property at 112 York Street from Limited Business District (LBD) to General Business District (GBD)
9. _____ Discussion on amendments to Zoning Ordinance on creation of a new zoning district for Historic Camden
10. _____ 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.



35 Black River Road, Tax Map No. 299-13-00-012
38 Black River Road, Tax Map No. 299-13-00-003
48 Black River Road, Tax Map No. 299-13-00-004
96 Black River Road, Tax Map No. 299-14-00-011
110 Battleship Road, Tax Map No. 284-00-00-004
112 Battleship Road, Tax Map No. 284-00-00-003
114 Battleship Road, Tax Map No. 284-00-00-002
117 Welsh Street, Tax Map No. 242-18-0C-006-SP5
124 Battleship Road, Tax Map No. 284-00-00-022
128 Black River Road, Tax Map No. 299-14-00-002
149 Knights Hill Road, Tax Map No. 257-19-00-005
153 Knights Hill Road, Tax Map No. 257-19-00-003
176 Black River Road, Tax Map No. 299-14-00-009
406 Black River Road, Tax Map No. 300-00-00-156
1039 West Dekalb Street, Tax Map No. 284-10-00-009
1039A West Dekalb Street, Tax Map No. 284-10-00-022

1114 Chestnut Ferry Road, Tax Map No. 284-15-00-017
1116 Chestnut Ferry Road, Tax Map No. 284-15-00-016
1200 Duell Street, Tax Map No. 284-10-00-018
1201 Duell Street, Tax Map No. 284-10-00-026
1207 Chestnut Ferry Road, Tax Map No. 284-14-00-020
1213 Chestnut Ferry Road, Tax Map No. 284-14-00-012
1299 Chestnut Ferry Road, Tax Map No. 284-14-00-009
1301 Chestnut Ferry Road, Tax Map No. 284-14-00-008
1303 Chestnut Ferry Road, Tax Map No. 284-10-00-033
1305 Chestnut Ferry Road, Tax Map No. 284-10-00-032
1307 Chestnut Ferry Road, Tax Map No. 284-10-00-027
2001 West Dekalb Street, Tax Map No. 284-00-00-016
2039 West Dekalb Street, Tax Map No. 283-00-00-018
2039 West Dekalb Street 2, Tax Map No. 283-00-00-018-B02
2039 West Dekalb Street 3, Tax Map No. 283-00-00-018-B03



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
November 25, 2025**

Minutes

The City of Camden Planning Commission met for a regular meeting on November 25, 2025 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Jay Hudson, Mr. Mark Mohr, Ms. Connie Rouse, Mr. Wes Parks, and Mr. Shawn Putnam, Secretary. Commission members Mr. Travis Hall and Mr. Mark Chickering were absent.

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

Mr. Deal entertained a motion to approve the minutes from the September 23, 2025 and September 29, 2025 meetings. Mr. Hudson made a motion to accept the minutes as presented and Mr. Mohr seconded the motion, which passed unanimously.

Public Comment – None

Consideration of a request to annex 154 Battleship Road (284-00-00-021) and 154A Battleship Road (284-00-00-024)

Mr. Putnam explained that the city received an annexation petition from the owner of the two properties which consist of the Springdale Healthcare facility. The majority of the surrounding property is zoned General Business District, so that is the zoning recommended by staff.

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

Following discussion, Mr. Deal entertained a motion to recommend City Council apply a zoning classification of General Business District for the properties to be annexed at 154 Battleship Road and 154A Battleship Road. Mr. Parks made the motion and Mr. Hudson seconded the motion, which was approved unanimously.

Consideration of a request to amend section 157.060(D)(4)(c)(1) regarding fence heights and delete section 157.197 regarding murals

Mr. Putnam explained that the first amendment is to the requirements on fence heights. Over the years there have been multiple requests for variances related to fence heights for corner lots. The ordinance requires that each side of the lot that faces a street is considered a front

yard, and this results in only allowing a fence of four feet in height for part of the back yard. This height is not sufficient to fence in a yard that has dogs in it. Staff is proposing amendments to the requirements to have a separate requirement for corner lots that would allow the part of the backyard that fronts on a street to have a maximum fence height of eight feet. A diagram is provided in the amendment to illustrate the requirement. The second amendment is to delete the entire section on murals. City Council approved a public art policy that includes approval of murals, so this section is no longer needed.

Mr. Deal entertained a motion to open the public hearing. Mr. Parks moved to open the public hearing, and Mr. Hudson seconded the motion. The motion passed unanimously.

Ms. Overturf stated that she agreed with the amendments on fence requirements, but felt the diagram was not clear enough to show the requirement. She said that four feet was not enough height to adequately keep dogs in a back yard.

Mr. Jones stated that it would be helpful to have the maximum height be eight feet in the back yard area to enclose a backyard.

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

During discussion, The Commission asked Mr. Putnam to revise the drawing to make it more clear where the eight foot maximum height would be allowed. Mr. Deal entertained a motion to recommend City Council approve the zoning ordinance amendments presented with the revision to the fence diagram. Mr. Parks made the motion and Mr. Mohr seconded the motion, which was approved unanimously.

Discussion of possible zoning ordinance amendments related to manufacturing uses and zoning for Historic Camden

Mr. Putnam explained that all of the Historic Camden property is zoned R-15, and this is creating issues with future plans that the Historic Camden Foundation has for the property. After discussions with the executive director of Historic Camden, we agreed that it is time to have a separate zoning district for Historic Camden. Mr. Putnam reviewed a draft of requirements for the new zoning district that included allowable uses and sign requirements. Following discussion, the Commission asked Mr. Putnam to invite Carey Briggs to attend the next meeting to continue the discussion.

Mr. Putnam explained the next item is a proposal to amend the ordinance to allow some transportation manufacturing uses in the General Business District. This would better position the City to attract some businesses related to the Scout Motors factory that is under construction in Blythewood. These would be limited to uses that make parts for automobiles; partial or full vehicle assembly would not be allowed. Following discussion, the Commission requested a public hearing be scheduled for the next meeting.

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

Shawn Putnam
Secretary

Johnny Deal
Chair

Address	Recommended Zoning
35 Black River Road, Tax Map No. 299-13-00-012	R-15
38 Black River Road, Tax Map No. 299-13-00-003	R-15
48 Black River Road, Tax Map No. 299-13-00-004	R-15
96 Black River Road, Tax Map No. 299-14-00-011	R-15
110 Battleship Road, Tax Map No. 284-00-00-004	GBD
112 Battleship Road, Tax Map No. 284-00-00-003	GBD
114 Battleship Road, Tax Map No. 284-00-00-002	GBD
117 Welsh Street, Tax Map No. 242-18-0C-006-SP5	R-15
124 Battleship Road, Tax Map No. 284-00-00-022	GBD
128 Black River Road, Tax Map No. 299-14-00-002	CMU
149 Knights Hill Road, Tax Map No. 257-19-00-005	R-15
153 Knights Hill Road, Tax Map No. 257-19-00-003	R-15
176 Black River Road, Tax Map No. 299-14-00-009	R-15
406 Black River Road, Tax Map No. 300-00-00-156	R-15
1039 West Dekalb Street, Tax Map No. 284-10-00-009	GBD
1039A West Dekalb Street, Tax Map No. 284-10-00-022	GBD
1114 Chestnut Ferry Road, Tax Map No. 284-15-00-017	R-6 or R-6S
1116 Chestnut Ferry Road, Tax Map No. 284-15-00-016	R-6 or R-6S
1200 Duell Street, Tax Map No. 284-10-00-018	R-6 or R-6S
1201 Duell Street, Tax Map No. 284-10-00-026	R-6 or R-6S
1207 Chestnut Ferry Road, Tax Map No. 284-14-00-020	R-6 or R-6S
1213 Chestnut Ferry Road, Tax Map No. 284-14-00-012	R-6 or R-6S
1299 Chestnut Ferry Road, Tax Map No. 284-14-00-009	R-6 or R-6S
1301 Chestnut Ferry Road, Tax Map No. 284-14-00-008	R-6 or R-6S
1303 Chestnut Ferry Road, Tax Map No. 284-10-00-033	R-6 or R-6S
1305 Chestnut Ferry Road, Tax Map No. 284-10-00-032	R-6 or R-6S
1307 Chestnut Ferry Road, Tax Map No. 284-10-00-027	R-6 or R-6S
2001 West Dekalb Street, Tax Map No. 284-00-00-016	CMU
2039 West Dekalb Street, Tax Map No. 283-00-00-018	CMU
2039 West Dekalb Street 2, Tax Map No. 283-00-00-018-B02	CMU
2039 West Dekalb Street 3, Tax Map No. 283-00-00-018-B03	CMU

Revisions to table of uses related to manufacturing uses

The table of uses in the zoning ordinance identifies “Transportation Equipment Manufacturing” (NAICS 336) as being permitted as a conditional use in the Industrial zoning district. This category of manufacturing includes a wide variety of manufacturing uses relating to transportation, such as cars, trucks, motor homes, campers, recreational vehicles, boats, airplanes, and spacecraft. This category also includes the manufacturing of parts for these types of vehicles.

Scout Motors currently has an assembly plant under construction in the Blythewood area. They expect to attract numerous businesses to the area to make components for their vehicles. In light of this, we thought it would be a good idea to review where these types of businesses could go and consider changes to the zoning ordinance in order to attract some of these future vehicle related businesses to Camden.

There are subcategories under the heading of transportation equipment in the NAICS listing that are considered light industrial. These are motor vehicle electrical and electronic equipment manufacturing, motor vehicle steering and suspension components manufacturing, motor vehicle brake system manufacturing, motor vehicle seating and interior trim manufacturing, and other motor vehicle parts manufacturing (this is what making wheels falls under). These types of manufacturing are considered light industrial and could be allowed in the General Business District and Commercial Mixed Use district. The ordinance already allows some manufacturing uses in these districts, such as apparel, beverage, electrical equipment, applicant and components, fabricated metal products, furniture, and leather products. All manufacturing uses are identified as conditional uses and subject to the requirements in the performance standards section of the zoning ordinance.

I am proposing that we consider amending the zoning ordinance to allow the following uses under the “transportation equipment manufacturing” category as conditional uses in the Industrial, General Business District, and Commercial Mixed Use zoning districts:

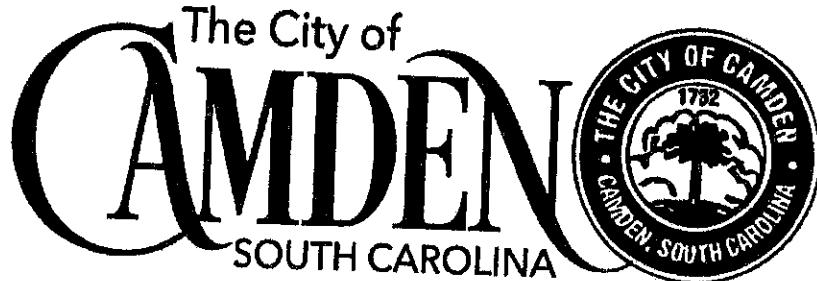
- motor vehicle electrical and electronic equipment manufacturing
- motor vehicle steering and suspension components manufacturing
- motor vehicle brake system manufacturing
- motor vehicle seating and interior trim manufacturing
- other motor vehicle parts manufacturing

These uses have minimal impact as far as issues like sound, traffic, etc. The only include uses that make parts for vehicles, and do not include any partial or full vehicle assembly.

PAID

JAN 08 2026

CITY OF CAMDEN
TELLER:



APPLICATION FOR ZONING RECLASSIFICATION

Date: 1/6/26

Fee: \$150

Name of Applicant: Lowcountry Housing Communities Phone: 404-576-1003

Mailing Address: 295 Seven Farms Dr. Suite G-225 Charleston, SC 29492

Name of Owner (if different from Applicant): James L. Guy II, Trustee

Mailing Address: P.O. Box 129 Camden, S.C. 29021

Location of Property: 112 York St. Camden, SC 29020

Tax Map #: C-285-13-00-032

Present Zoning Classification: Limited Business LBD

Requested Zoning Classification: General Business GBD

Reason for Request: Multi-Family Dwellings

Designation of Agent (if owner is not applicant):

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning.

James L. Guy II, Trustee
Owner(s) Signature(s)

I certify that the information in this request is accurate and complete, and that this property is not subject to a recorded covenant that is contrary to, conflicts with, or prohibits this subdivision.

RJ
Applicant Signature

Office Use Only

Adjacent Properties:	_____
Ad to Newspaper:	_____
Date ad ran in newspaper:	_____
Property posted:	_____
Adjacent property owners notified:	_____
Public hearing:	_____
1 st reading by City Council:	_____
2 nd reading by City Council:	_____

CAMDEN POINTE PROJECT OVERVIEW

The proposed development site is conveniently located on the east side of the City of Camden, specifically just off the corner of Mill Street and Whiting Lane. The site's central location places it within a short drive of the downtown center and numerous restaurants, pharmacies, and grocery stores, offering residents convenient access to essential services and recreational opportunities making it especially well-suited for multifamily housing.

The site consists of approximately 6.31 acres. The proposed development is adjacent to the Villages on Mill Street which maintains 100% occupancy and would add another 50 affordable housing units to Camden.

The proposed development will be located on parcel C-285-13-00-032 which we currently have under contract. This parcel is currently zoned General Business District (GBD). We are requesting the zoning be changed to Limited Business District (LBD), which allows for the development of multifamily housing.

Our proposed development incorporates the following design elements:

- The site plan ensures connectivity with surrounding parcels.
- The site plan encourages pedestrianism through gridded road networks, sidewalks, crosswalks, street trees and pedestrian scaled lighting.
- Multiple materials including brick, hardi-plank, and hardi-shank are included in the proposed facades. No vinyl or aluminum siding will be utilized.
- The selected site is ideally suited for a multifamily community, as it is adjacent to an existing residential development, guaranteeing seamless integration into the neighborhood. The area's blend of residential and commercial properties creates a balanced environment that supports both living and working, enhancing the appeal of Camden Pointe.

Development Overview

- 50 Units – Family Tenancy
 - 10 1BR/1BA
 - 24 2BR/2BA
 - 16 3BR/2BA
- Two 3-story apartment buildings
- One 1-story clubhouse/community building with the following amenities:
 - Laundry facility, Equipped computer center, Exercise/fitness center, On-site property manager with an office in the clubhouse
- Community Amenities:
 - Covered pavilion/gathering area with grills, Playground, Extensive landscaping

CAMDEN, SC APARTMENTS

CAMDEN, SC 12/31/2025

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CREECET CENTER PARKWAY, SUITE 220, JACKSON, GA 30084
CAMDEN, SC APARTMENTS
CONCEPTUAL SITE PLAN

CSP

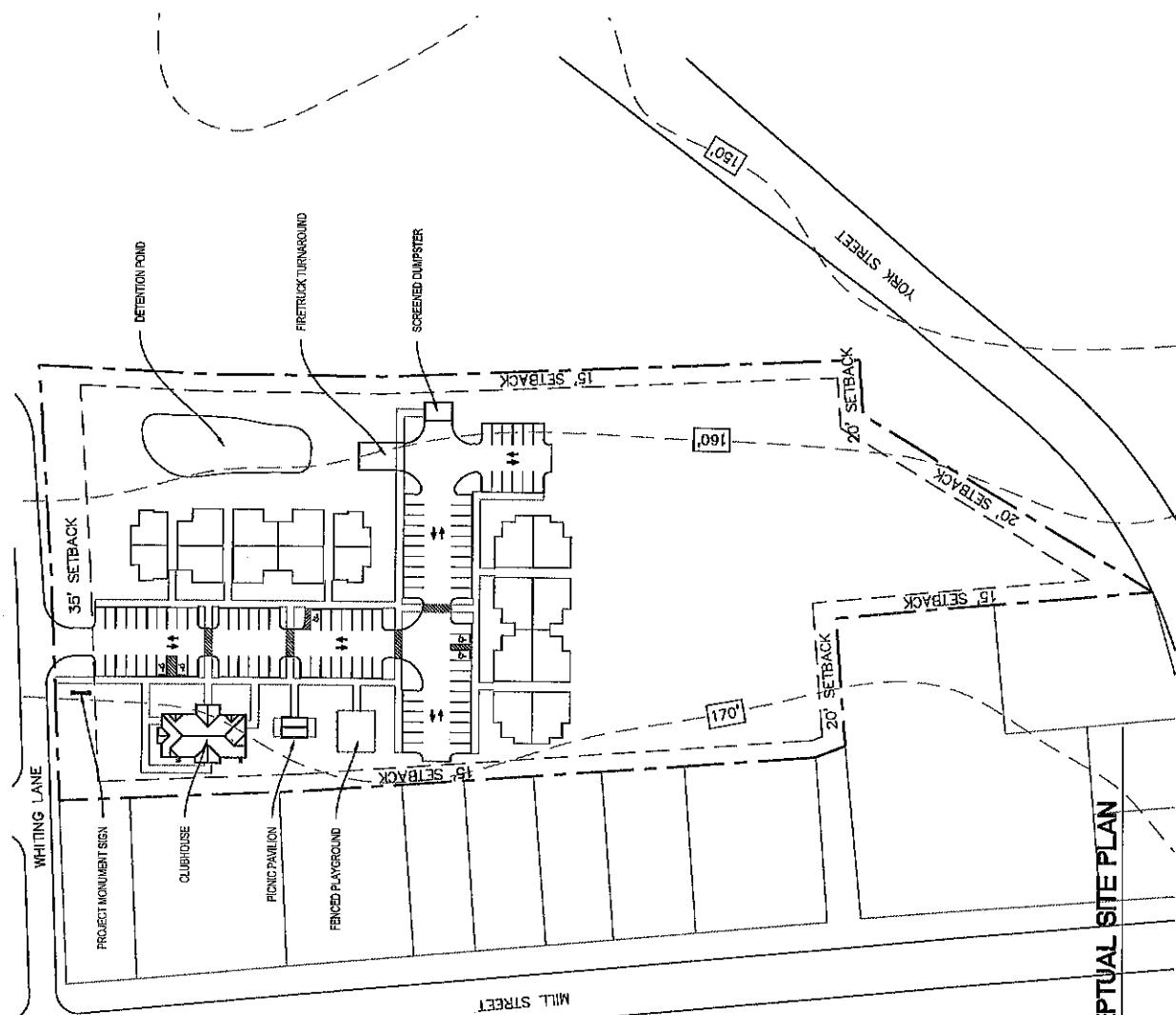
SITE INFORMATION:
SITE: 6.34 ACRES
EXISTING ZONING: LID (LIMITED BUSINESS DISTRICT)
PROPOSED ZONING: GBD (GENERAL BUSINESS DISTRICT)
BUILDINGS:
(1) 1 STORY CLUBHOUSE
(2) 3 STORY APARTMENT BUILDING
SETBACKS:
FRONT: 35'
SIDES: 16'
REAR: 25'
ZONING: GBD (GENERAL BUSINESS DISTRICT)
SPRINKLERS: 30'
PARKING SPACES: 96 PROVIDED @ 14' PER ONE BEDROOM
2 PER REST OF THE UNITS

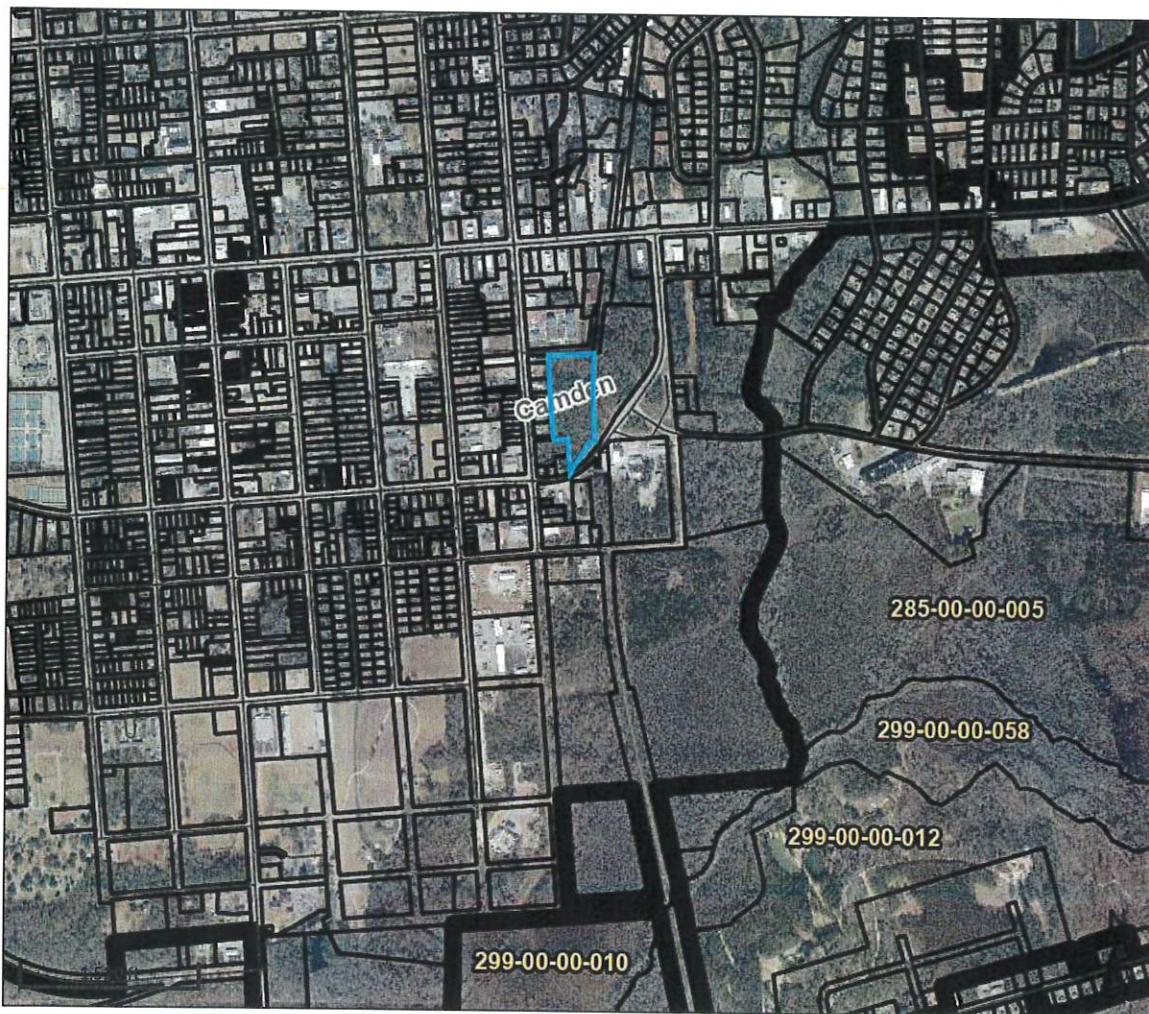
UNIT INFORMATION:

UNIT TYPE	UNIT/PAINT	UNIT/GROSS	NO. OF UNITS	GROSS
	TO PAINT	HEATED	HEATED	HEATED
1-BR/1-BR (10 UNITS)	= 10	15	15	7,920
2-BR/1-BR (24 UNITS)	= 24	2	48	
2-BR/2-BR (16 UNITS)	= 16	2	32	
TOTAL	= 30 UNITS		96	

REQUIRED SITE AMENITIES:

PLAYGROUND FOR CHILDREN
ENCLOSED TRASH DOCKSTER WITH RECYCLE CENTER
COMMUNAL LAUNDRY AND MAIL
ADDITIONAL AMENITIES:
RESIDENT COMPUTER CENTER
FITNESS CENTER
SCREENED PORCH





Overview



Legend

- Centerlines
- Parcels

Parcel ID C285-13-00-032
Property Address 112 YORK ST, CAMDEN, SC 29020

Alternate ID 44021
Class FARM
Acreage 6.0

Owner Address GUY EDWIN P TRUSTEE
c/o James L. Guy
PO BOX 129
CAMDEN, SC 29021

District Dist: 275

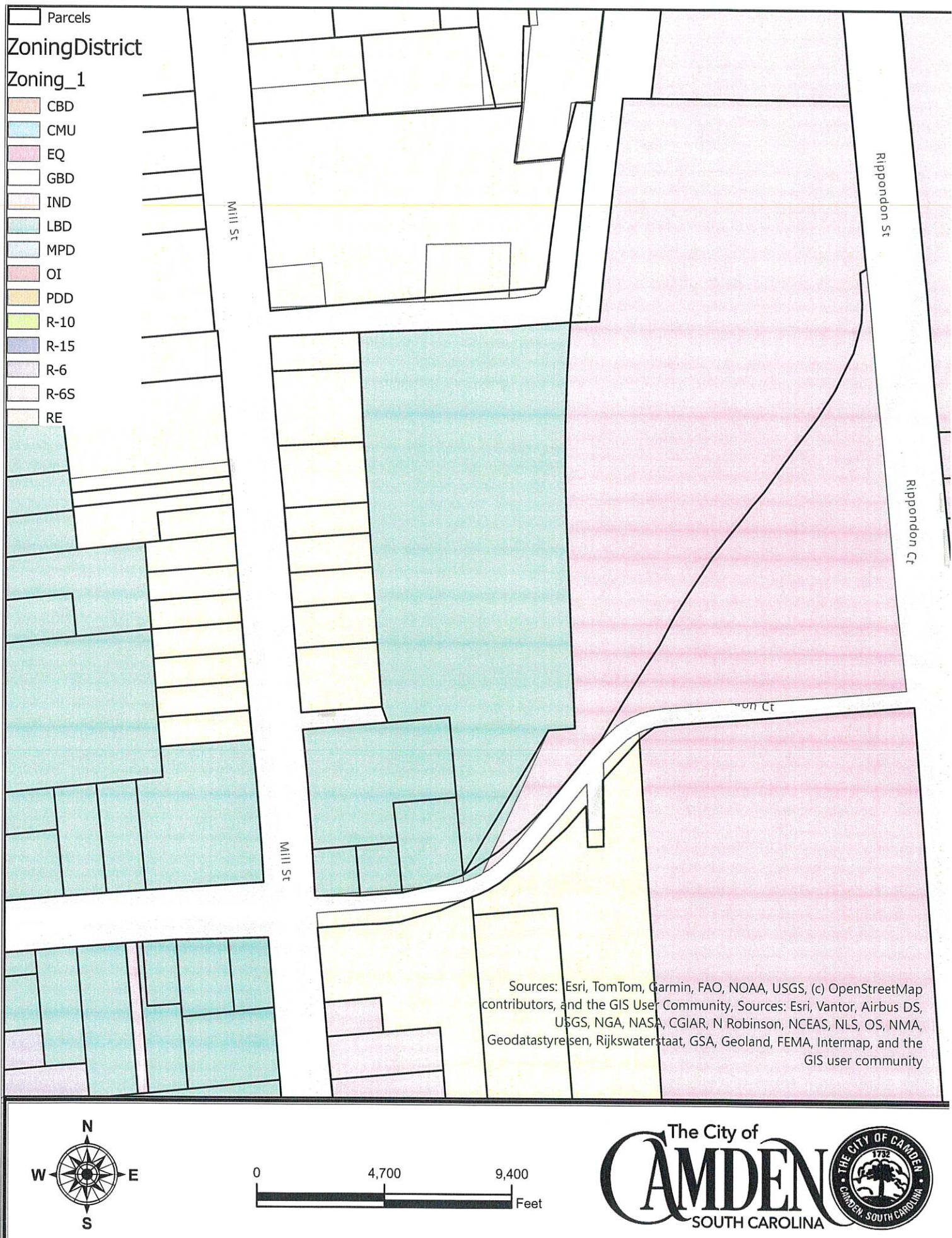
Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 10/9/2025

Last Data Uploaded: 10/9/2025 4:59:46 AM

Developed by  **SCHNEIDER**
GEOGRAPHICAL INFORMATION SYSTEMS





STAFF REPORT – ZONING MAP AMENDMENT
PREPARED BY: Shawn Putnam
DATE: January 20, 2026

General Information

Property Owner(s): James L. Guy

Applicant (if other than owner): Lowcountry Housing Communities

Location: 112 York Street

Existing Zoning: LBD

Proposed Zoning: GBD

Reason for Request: Reclassify zone to allow multifamily residential development

Size: 6.1 acres

Existing Land Use: Vacant

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: X (unshaded)



STAFF REPORT – ZONING MAP AMENDMENT
PREPARED BY: Shawn Putnam
DATE: January 20, 2026

4. Rezoning this property from LBD to GBD will not adversely affect any known archaeological, environmental, historical, or cultural resource. The property is undeveloped and there is no evidence of any previous use.

Conclusion

Most of the property surrounding this parcel is zoned GBD. The property to the north is zoned GBD and has a multifamily development that has been successful. The developer is proposing a similar multifamily development for low to moderate income families in conjunction with the Low Income Housing Tax Credit (LIHTC) program. This proposed development would provide new affordable housing options for low to moderate income households. Staff recommends approval of the rezoning from LBD to GBD.