

AN ORDINANCE ANNEXING PROPERTY UNDER 100% ANNEXATION METHOD AND ASSIGNING A ZONING CLASSIFICATION THERETO; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Camden, South Carolina (the “*City*”) is a municipal corporation created under the laws of the State of South Carolina, that is duly empowered to extend its municipal boundaries through annexation; and

WHEREAS, Section 5-3-150(3) of the Code of Laws of South Carolina 1976, as amended, provides that one hundred percent of the freeholders owning one hundred percent of the assessed value of the contiguous real property in the area requesting annexation may petition the City for annexation; and

WHEREAS, the City has received petitions from certain property owners for annexation of certain real property (collectively, the “*Petitions*”), copies of which are attached hereto as Exhibit A and incorporated herein by reference (collectively, the “*Property*”); and

WHEREAS, ten of the Petitions are executed by the City Manager of the City on behalf of the respective owners of the Property. Such execution and delivery is authorized pursuant to a Declaration of Covenant (each, a “*Covenant*”) applicable to the Property and referenced in the Petition. Under the express terms of the Covenant, the City Manager has been appointed as attorney-in-fact with the express authority to execute and deliver the applicable Petitions on behalf of the original owner of the Property and all subsequent owners of record. Accordingly, each Petition signed by the City Manager under the authority of the applicable Covenant constitutes sufficient and valid authority for the City to accept the Petition and consider the applicable Property for annexation into the City; and

WHEREAS, it appears that each Property is contiguous to the City’s existing municipal boundary; and

WHEREAS, based upon its review of the petitions, the City Council, as the governing body of the City (the “*Council*”), believes that annexation of the Property would be beneficial to the best interests of the owners of the Property and the City.

NOW, THEREFORE, BEING DULY ASSEMBLED, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF CAMDEN, AS FOLLOWS:

Section 1. *Ratification of Findings.* All of the recitals and findings of fact set forth above are ratified and confirmed.

Section 2. *Acceptance.* The City, acting through the Council, accepts the petition for annexation of the Property, and the Property shall be annexed into the corporate limits of the City upon the due enactment of this Ordinance. All of the Property is listed with reference to their respective Tax Map Numbers below. A more precise legal description of each Property is listed on the respective Petition for such property, copies of which are attached hereto as Exhibit A and incorporated herein by reference.

The Property includes the following:

1. Tax Map No. 299-13-00-012;
2. Tax Map No. 284-00-00-004;
3. Tax Map No. 284-00-00-003;
4. Tax Map No. 242-18-0C-006-SP5;
5. Tax Map No. 299-14-00-002;
6. Tax Map No. 257-19-00-005;
7. Tax Map No. 257-19-00-003;
8. Tax Map No. 299-14-00-009;
9. Tax Map No. 284-10-00-009;
10. Tax Map No. 284-10-00-022;
11. Tax Map No. 284-15-00-017;
12. Tax Map No. 284-15-00-016;
13. Tax Map No. 284-10-00-018;
14. Tax Map No. 284-10-00-026;
15. Tax Map No. 284-14-00-020;
16. Tax Map No. 284-14-00-012;
17. Tax Map No. 284-14-00-009;
18. Tax Map No. 284-14-00-008;
19. Tax Map No. 284-10-00-033;
20. Tax Map No. 284-10-00-027;
21. Tax Map No. 284-00-00-016; and
22. Tax Map No. 283-00-00-018.

Section 3. *Public Hearing.* Prior to the date of enactment of this Ordinance, a public hearing on the annexation of the Property and the zoning designations assigned thereto has held by the City of Camden Planning Commission (the “*Planning Commission*”) on February 24, 2026 (the “*Public Hearing*”). At the public hearing, all interested parties were given an opportunity to speak in favor of or against this Ordinance. All actions of City staff as necessary to properly notice the Public Hearing are ratified, confirmed and approved.

Section 4. *Zoning.* Pursuant to 157.028 of the City’s code of ordinances, the Planning Commission made recommendations regarding the zoning of the Property. Pursuant to such recommendation, the Property shall be assigned the respective zoning classifications listed and described on Exhibit B, a copy of which is attached hereto and fully incorporated herein.

Section 5. *Notices.* City staff is hereby authorized and directed to provide all notices required in connection with the annexations approved by this Ordinance in accordance with applicable provisions of South Carolina law. In addition to the notices expressly required by law, City staff is further authorized to provide notice of the annexations to any other governmental entities, utilities, service providers, property owners, or other parties that may be affected by the annexation, as City staff reasonably determines to be appropriate in order to facilitate the orderly implementation of the annexation and the coordination of municipal services. The provision or omission of any notice recipient shall not affect the validity of this Ordinance or the annexation approved herein.

Section 6. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

DONE AND ORDAINED, this 7th day of April 2026.

CITY OF CAMDEN,
SOUTH CAROLINA

(SEAL)

By: _____
Mayor Vincent Sheheen

Attest:

By: _____
City Clerk Brenda Davis

Public Hearing April 28, 2026
First Reading: May 5, 2026
Second Reading: May 19, 2026

Exhibit A

Exhibit B

Address	Current Zoning	Recommended Zoning
35 Black River Road, Tax Map No. 299-13-00-012	R-15	Commercial Mixed Use
110 Battleship Road, Tax Map No. 284-00-00-004	B-2	General Business
112 Battleship Road, Tax Map No. 284-00-00-003	B-2	General Business
117 Welsh Street, Tax Map No. 242-18-0C-006-SP5	R-15	R-15
128 Black River Road, Tax Map No. 299-14-00-002	General Development	Commercial Mixed Use
149 Knights Hill Road, Tax Map No. 257-19-00-005	R-15	R-15
153 Knights Hill Road, Tax Map No. 257-19-00-003	R-15	R-15
176 Black River Road, Tax Map No. 299-14-00-009	R-15	R-15
1039 West Dekalb Street, Tax Map No. 284-10-00-009	General Development	General Business
1039A West Dekalb Street, Tax Map No. 284-10-00-022	General Development	General Business
1114 Chestnut Ferry Road, Tax Map No. 284-15-00-017	General Development	Commercial Mixed Use
1116 Chestnut Ferry Road, Tax Map No. 284-15-00-016	General Development	Commercial Mixed Use
1200 Duell Street, Tax Map No. 284-10-00-018	General Development	Commercial Mixed Use
1201 Duell Street, Tax Map No. 284-10-00-026	General Development	Commercial Mixed Use
1207 Chestnut Ferry Road, Tax Map No. 284-14-00-020	General Development	Commercial Mixed Use
1213 Chestnut Ferry Road, Tax Map No. 284-14-00-012	General Development	Commercial Mixed Use
1299 Chestnut Ferry Road, Tax Map No. 284-14-00-009	General Development	Commercial Mixed Use
1301 Chestnut Ferry Road, Tax Map No. 284-14-00-008	General Development	Commercial Mixed Use
1303 Chestnut Ferry Road, Tax Map No. 284-10-00-033	General Development	Commercial Mixed Use
1307 Chestnut Ferry Road, Tax Map No. 284-10-00-027	General Development	Commercial Mixed Use
2001 West Dekalb Street, Tax Map No. 284-00-00-016	General Development	Commercial Mixed Use
2039 West Dekalb Street, Tax Map No. 283-00-00-018	General Development	Commercial Mixed Use