



Agenda
Planning Commission
Tuesday, May 26, 2026 – 6:15 PM
City Hall

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Approval of minutes for the April 28, 2026 meeting
4. _____ Public Comment
5. _____
 - (a) Presentation of a request to amend section 157.026 and add new section 157.033 regarding a new Historic Camden zoning district
 - (b) Open Public Hearing
 - (c) Close Public Hearing
 - (d) Consideration of a request to amend 157.026 and add new section 157.033 regarding a new Historic Camden zoning district
6. _____
 - a) Consideration of request to rezone properties (see attached list) from R-15 to Historic Camden (HC):
 - (b) Open Public Hearing
 - (c) Close Public Hearing
 - (d) Consideration of a request to rezone properties (see attached list) from R-15 to Historic Camden (HC)
7. _____ 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.



Properties to be rezoned from R-15 to Historic Camden (HC) zoning district

- 212A Broad Street, C299-00-00-005
- 212B Broad Street, C299-00-00-009
- 216 Broad Street, C298-08-00-013
- 222 Broad Street, C298-08-00-012
- 222A Broad Street, C298-08-00-014
- 416 Broad Street, C298-08-00-022
- 399 Bull Street, C299-00-00-001
- 399A Bull Street, C299-00-00-003
- 399B Bull Street, C299-00-00-006
- 401 Bull Street, C298-08-00-009
- 606 Bull Street, C284-20-00-324
- 611 Bull Street, C298-08-00-007
- 321 Church Street, C298-08-00-006
- 513 Fair Street, C285-17-00-056
- 601 Meeting Street, C298-08-00-011
- 200B Sumter Highway, C298-00-00-007
- 220 Sumter Highway, C298-00-00-012
- 220A Sumter Highway, C298-00-00-008



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
April 28, 2026**

Minutes

The City of Camden Planning Commission met for a regular meeting on April 28, 2026 at 6:15 PM. Commission members present were Mr. Mark Mohr, Vice-Chair; Mr. Jay Hudson, Ms. Connie Rouse, Mr. Travis Hall, Mr. Randy Wiglis, and Mr. Shawn Putnam, Secretary. Commission members Mr. Mark Chickering and Mr. Wes Parks were absent.

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

Mr. Mohr entertained a motion to approve the minutes from the February 24, 2026 meeting. Mr. Hall made a motion to accept the minutes as presented and Mr. Hudson seconded the motion, which passed unanimously.

Election of Officers

Mr. Hall made a motion to elect Mark Mohr as Chair. Mr. Hudson seconded the motion which was approved unanimously. Mr. Hudson made a motion to elect Mark Chickering as Vice-Chair. Mr. Hall seconded the motion which was approved unanimously.

Public Comment – None

Consideration of a request for zoning classifications to annex multiple addresses

Mr. Putnam explained the Planning Commission is required to make a recommendation on zoning for any properties that are proposed to be annexed into the city limits. The addresses to be annexed as part of the annexation covenant process are as follows:

- 35 Black River Road, Tax Map No. 299-13-00-012
- 110 Battleship Road, Tax Map No. 284-00-00-004
- 112 Battleship Road, Tax Map No. 284-00-00-003
- 117 Welsh Street, Tax Map No. 242-18-0C-006-SP5
- 124 Battleship Road, Tax Map No. 284-00-00-022
- 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
- 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
- 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

Mr. Putnam stated that staff provided a list of zoning recommendations for each property (see attached). Most of the recommendations were for zoning that is similar to the existing county zoning. The exception is for 35 Black River Road. The property is zoned R-15, but staff recommended a Commercial Mixed Use (CMU) zoning since all of the surrounding property in the city was zoned CMU.

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

Following discussion, Mr. Mohr entertained a motion to recommend to City Council the proposed zoning classifications for the properties listed above to be annexed. Mr. Hudson made the motion and Mr. Hall seconded the motion, which was approved unanimously.

Creation of a new zoning district for Historic Camden

Commission members reviewed a revised version of the proposed new zoning district for Historic Camden. The primary changes from the prior version were to limit the total number of lodging rooms for the entire property to fifteen, and to add a section on design standards to ensure new buildings were built with architecture that is appropriate for the 18th century. Following discussion, the Commission requested Mr. Putnam schedule a public hearing for the zoning ordinance amendments, and for rezoning the property at Historic Camden to the new zoning district.

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

Shawn Putnam
Secretary

Mark Mohr
Chair

New Zoning District for Historic Camden

Currently all of the property at Historic Camden is zoned R-15, which is a single-family residential zoning district. This zoning is not appropriate for a historical park. Based on discussions with staff at Historic Camden, a new zoning district is needed to accommodate the current and future uses of the park. It is also needed because the park has certain needs that cannot be met through the City's standard zoning requirements.

Add new section 157.026(14) as follows:

(14) Historic Camden District (HC). The intent of this zoning district is to provide for uses related to the interpretation of the history of Camden at the site of Historic Camden through the uses of exhibits, museums, and living history scenarios.

Add new section 157.033 as follows:

157.033 Historic Camden Zoning District

- (A) The Historic Camden zoning district includes all of the property for the Historic Camden historical park. The intent of this zoning district is to provide for uses related to the interpretation of the history of Camden through the uses of exhibits, museums, and living history scenarios.
- (B) Permitted Uses. The only uses permitted in the district are listed below.
- (1) Museums and gift/souvenir shops
 - (2) Accessory uses for non-residential uses (fences, walls, open storage, etc.)
 - (3) Residential units on upper floors of buildings
 - (4) Construction of traditional 18th century buildings, homes, and outbuildings for historic lodging (maximum of 15 sleeping rooms allowed for entire zoning district)
 - (5) Mobile food vending
 - (6) Farming (includes allowing sheep, hogs, mules, horses, oxen, chickens, and guinea hens)
 - (7) Trade artisans
 - (8) Arboreta and botanical gardens
 - (9) Historic sites
 - (10) Nature parks, public parks
 - (11) Libraries, archives
 - (12) Restaurant/Brewpub
 - (13) Open air markets
- (C) Setbacks and heights. Due to the unique design features of Historic Camden, the requirements of this Zoning Ordinance contained in § 157.082 – 157.084 are hereby waived and the following requirements are imposed relating to setbacks and heights:
- (1) The minimum building setback from any exterior property line is 10 feet.

- (2) There shall be a minimum of 10 feet between structures.
- (3) The maximum height allowed for any structure is 60 feet.

(D) Sign Requirements. Due to the unique design features of Historic Camden, the requirements of this Zoning Ordinance contained in § 157.103 – 157.111 are hereby waived and the following requirements are imposed for all such signage:

- (1) General
 - (a) All sign types not expressly permitted in this section are prohibited.
 - (b) No permanent sign shall be installed before obtaining a valid sign permit as required in § 157.211.
 - (c) Requirements found in § 157.112 – 157.117 remain applicable.
 - (d) Permanent signs shall be designed in keeping with 18th century styles.
- (2) Location
 - (a) No sign shall be located within the visual clearance areas as defined in § 157.191.
 - (b) Signs shall relate in their placement and size to other building elements without obscuring building elements such as windows, cornices, or decorative details, except that signs may be placed on the inside of windows where permitted by and according to such standards set forth in this ordinance.
- (3) Pedestrian area clearance. When a sign extends over a sidewalk, walkway or other spaces accessible to pedestrians, the bottom of the sign structure shall be at least eight feet above the ground.
- (4) Vehicle area clearance. When a sign extends over an area where a vehicle travels or is parked, the bottom of the sign shall be at least 14 feet above the ground. Vehicle areas include driveways, alleys, parking lots, and loading and maneuvering areas.
- (5) Construction. All signs must:
 - (a) Be constructed in compliance with all applicable provisions of the International Building Code;
 - (b) Consist of durable all-weather materials; and
 - (c) Be maintained in good condition.
- (6) Illumination.
 - (a) Only external illumination of signs is allowed. Light sources used to illuminate signs shall only use white lights, must be shielded and shall be directed so that all light falls entirely on the sign face.
 - (b) Light sources used to illuminate signs shall neither be visible from any street right-of-way nor cause a glare hazardous to pedestrians or vehicle drivers, and shall not create a nuisance to adjacent properties.
 - (c) No illumination simulating traffic control devices or emergency vehicles shall be used; nor shall lights that are intermittently switched on and off, changed in

intensity or color, or otherwise displayed to create the illusion of flashing or movement be permitted.

- (d) Illumination using exposed bulbs is prohibited.
- (e) Lights used to illuminate signs must remain at a constant intensity.
- (f) Neon lights or strip lights are not allowed.
- (g) Signs shall not have light-reflecting backgrounds or lettering.
- (h) Digital signs are prohibited.

(7) Colors

- (a) No fluorescent colors shall be used.
- (b) Colors shall be of *low reflectance, subtle, neutral, or earth tone colors or shall* relate to historic building colors found within the city generally or on neighboring historic buildings. Contrasting colors shall be in tone with the primary color.

(8) Freestanding signs

- (a) A maximum of 3 freestanding signs is allowed.
- (b) The maximum width allowed is 8 feet.
- (c) The maximum height allowed is 6 feet.
- (d) The maximum area allowed is 40 square feet.
- (e) Any permanent freestanding sign must be either a monument style sign with no empty space between the bottom of the sign and the ground, or a sign hung from a pole.
- (f) Sidewalk signs are allowed provided they are a maximum height of 4 feet and a maximum width of 2.5 feet, and are not illuminated.
- (g) Incidental signs shall have a maximum sign area of 4 square feet and a maximum height of 2.5 feet.

(9) Building signs

- (a) The total area allowed of all building signs on a building is 2 square feet per linear foot of building frontage.
- (b) The maximum area of all building signs shall not exceed 300 square feet per building.
- (c) The area of an awning or canopy sign may not exceed 30 percent of the area of the awning or canopy.
- (d) Projecting signs must conform to the following requirements:
 - I. The maximum sign area allowed for a projecting sign is 10 square feet.
 - II. A minimum clearance of 8 feet is required between the bottom of the sign and the sidewalk, pavement or ground surface.
 - III. The maximum distance a projecting sign shall project from a building is 4 feet.
 - IV. Projecting signs shall not be mounted higher than 12 feet.
 - V. All projecting signs shall be mounted at right angles to the building wall.
 - VI. Projecting signs may be illuminated as specified in the illumination provisions of this section.

(10) Wall signs must conform to the following requirements:

- (a) The maximum area allowed for a wall sign is 2 square feet per linear foot of building frontage.
 - (b) The maximum height allowed is 20 feet.
 - (c) Wall signs may be illuminated as specified in the illumination provisions of this section.
 - (d) No wall sign shall project more than 12 inches from the wall to which it is mounted.
 - (e) No wall signs may extend above the roofline of the building.
 - (f) Window signs may not exceed 30 percent of the area of a window.
- (11) Temporary signs must conform to the following requirements:
- (a) Maximum duration shall be 30 days.
 - (b) Maximum area allowed is 32 square feet.
 - (c) Signs shall not be illuminated.
 - (d) Signs are prohibited in the public right-of-way, utility poles, or street signs.
 - (e) Directional signs of a temporary nature for events may be erected 48 hours before such events, must be removed within 48 hours after such an event.

(E) Design Standards

- (1) Any new structures built in the zoning district after July 1, 2026, and any alterations to structures built after July 1, 2026, shall require a Certificate of Appropriateness approved by the Historic Landmarks Commission that complies with the requirements in this section.
- (2) Architectural Style. New construction shall reflect the historic period surrounding the Historic Camden Foundation by focusing on compatibility with known historic Camden design traditions. Preferred styles include Colonial, Georgian/Federal, and Charleston Single house.
- (3) Exterior Description and Materials.
 - (a) Roofing shall be gable or hipped styles, traditionally utilizing slate or asphalt shingles.
 - (b) Brick may be allowed per review of proposed color, size, and bond (See Price House and Bishop Davis House as examples).
 - (c) New buildings shall be constructed using horizontal wood siding when possible. Cementitious siding is a permitted alternative to wood.
 - (d) Siding shall match historically represented widths and profiles – typically horizontal placement with a six to eight-inch exposure.
 - (e) Materials such as vinyl, aluminum, metal siding, tiled-faced or ceramic-faced masonry units, synthetic stucco, and synthetic siding, are not allowed.
- (4) Windows & Doors. Windows are often six-over-six or eight-over-eight, featuring classical proportions and shutters. Doors commonly feature four to six panels with classical door-surrounds, sidelights, or fanlights.
 - (a) Doors

1. Entrance doors shall be wood with panels or some variation thereof. Fiberglass or other visually compatible (must look like wood) materials are permitted.
2. Windows, sidelights, and transoms in entrance doors are permitted, provided that they are proportioned and appropriate to the specific style of the building.

(b) Windows

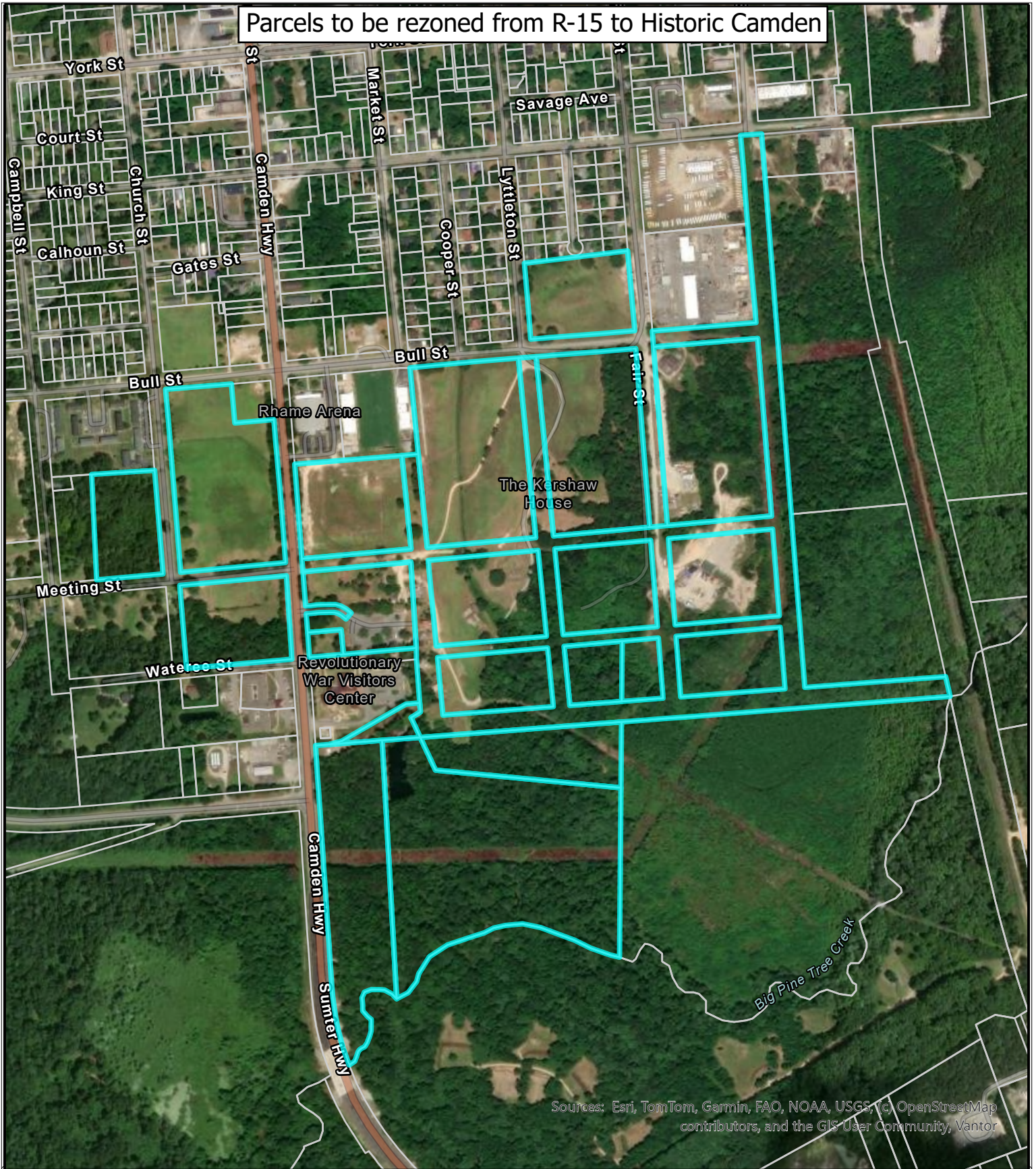
1. Wood, vinyl-clad wood, and prefinished aluminum-clad wood windows are allowed.
2. External muntins should be preferred as they add depth and dimension to the overall feel of a window.
3. Windows shall be rectangular single, double, or triple hung or operable casement type.
4. All windows on a building shall represent symmetry as well as function. Window openings on upper floors should be centered directly over openings on the ground floor whenever possible.
5. Openings in gable ends should be symmetrical.
6. Shutters, if proposed, shall be sized to fit the window opening with appropriate hardware (i.e. shutter dogs). Vinyl, and metal shutters are not allowed.

(5) Porches, Stoops, and Columns.

- (a) Porches and stoops shall be architecturally appropriate, constructed of wood or brick and contain appropriate-sized columns and rails for the design.
- (b) Screened porches shall be located on the side or rear of the building.
- (c) Columns are preferred to be Tuscan or Doric orders, although other types may be reviewed. When used, columns shall have correct proportions and profiles.
- (d) Columns may be made of wood, although high-quality fiberglass columns and cellular PVC are acceptable.

(6) Color Palette. Colors are reviewed and shall try to match a traditional color palette, such as white, pale tones, with some darker accents (like shutters, eaves, etc.) all with matte finishes. No overly vibrant or fluorescent colors are to be permitted.

Parcels to be rezoned from R-15 to Historic Camden



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, etc, OpenStreetMap contributors, and the GIS User Community, Vantor

