

AN ORDINANCE APPROVING THE OPERATING AND CAPITAL BUDGET FOR THE CITY OF CAMDEN, SOUTH CAROLINA FOR FISCAL YEAR BEGINNING ON JULY 1, 2026 AND ENDING ON JUNE 30, 2027; AUTHORIZING AND IMPLEMENTING A SCHEDULE OF RATES AND CHARGES; AND OTHER MATTERS RELATED THERETO

WHEREAS, the City of Camden, South Carolina (the “City”) is a municipal corporation of the State of South Carolina (the “State”), located in Kershaw County, South Carolina (the “County”) and as such possesses all general powers granted by the South Carolina Constitution (1895, as amended) and statutes of the State to municipal corporations.

WHEREAS, pursuant to Sections 5-13-10 *et seq.* of the Code of Laws of South Carolina 1976, as amended (the “SC Code”) and Section 30.01 of the City’s code of ordinances, the City operates under the council-manager form of government, with a mayor and four council members serving as the governing body of the City (the “City Council”).

WHEREAS, Article X, Section 7(b) of the South Carolina Constitution (1895, as amended), Section 5-13-30 of the SC Code and Section 39.01 of the City’s code of ordinances require that the City Council shall adopt a budget for each fiscal year to appropriate revenues and expenditures for various purposes necessary to conduct of business of City.

WHEREAS, the staff of the City has prepared its fiscal year 2026-2027 budget (the “Budget”), a copy of which is attached hereto as Exhibit A, the provisions of which establish annual budgets for the City’s general fund, combined public utility enterprise fund, local source fund, paving fund, sanitation fund and project improvement fund.

WHEREAS, the Budget includes a separate section that governs the City’s combined public utility system (the “System”), and by and through this Ordinance, the City has determined to implement utility rates for the System as show on the schedule attached hereto as Exhibit B, which includes certain rate adjustments for water/sewer base and volume charges.

WHEREAS, in addition to the rates for the System, the City has approved an annualized fuel adjustment surcharge related to the electric component of the System, the schedule for which is attached hereto as Exhibit C.

WHEREAS, pursuant to the requirements of Sections 6-1-80 and 6-1-330 of the SC Code, separate public hearings before the City Council were conducted on June 2, 2026 (the “Public Hearings”) on the matters of the enactment of the Budget (as proposed), and the enactment of various the implementation of certain fee adjustments for the general fund and the System, including increases to water/sewer base and volumetric fees.

WHEREAS, the Budget has been presented to and properly considered for approval by the City Council.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the Council Members of the City of Camden, South Carolina, in a meeting duly assembled:

SECTION 1. Approval of the Budget. (a) The Budget, a copy of which is attached hereto as Exhibit A, is hereby approved and enacted. The Budget, as presented, sets forth the necessary revenues and expenditures for the various purposes described therein and shall govern the appropriation of the City’s funds for the fiscal year beginning July 1, 2026 and ending June 30, 2027 (the “FY2027”). A summary of the revenues and expenditures for each of the City’s major funds is set forth in the table below.

<u>FUND</u>	<u>REVENUES</u>	<u>EXPENDITURES</u>
General Fund.....	\$ 17,233,733	\$ 17,233,733
Utility Fund*	43,819,997	43,819,997
Local Source Fund.....	2,027,400	2,027,400
Project Improvement Fund.....	703,800	703,800
Paving Fund	979,200	979,200
Sanitation Fund	<u>2,080,899</u>	<u>2,080,899</u>
TOTAL	\$ 66,845,029	\$ 66,845,029

* See carryforward appropriation in Section 5(c) herein below.

(b) At the close of the 2025-2026 Fiscal Year, any unexpended and unencumbered monies remaining in designated special revenue funds and all capital project funds (as listed in the table above, shall be carried forward and retained within the respective fund balance for the continued and established purposes of such fund, subject to future appropriation by City Council, unless otherwise specifically authorized by ordinance or required by State law.

(c) Except as otherwise provided herein or by law, any unexpended and unencumbered monies remaining at the close of the 2025-2026 Fiscal Year in funds not designated for carryforward shall revert to and be deposited in the fund balance for the General Fund.

(d) Should the City Council, in any subsequent year, fail to enact a new Budget or other appropriation ordinance for the City, the appropriation and tax levies herein set forth shall be the appropriation ordinance for such subsequent year or years of the City.

SECTION 2. Tax Levy. (a) *Ad valorem* property taxes, as a general fund revenue source, in the amounts and in the manner hereinafter mentioned, are and shall be levied, collected and paid as follows: a tax of one hundred twenty three dollars and 50/100 (\$123.50) on every one thousand dollars and no/100 (\$1,000.00) in assessed value of all real estate and personal property of every description owned and used in the City, except as such property may be exempt from taxation under the Constitution and laws of the State; such tax shall be levied by the County Auditor and collected by the County Treasurer. Upon such collection, all taxes shall be paid into the City treasury for credit to the City, for the corporate purposes, permanent improvements, and current expenses. The total millage levy in the City shall be one hundred twenty-three and 50/100 (123.50) mills, which includes 90.5 mills for general operations, 19.2 mills for road paving/resurfacing and 13.8 mills for the Project Improvement Fund.

(b) The millage rates are based on estimated assessments received from the County Auditor and are subject to change based on final assessment figures. Any change in the Budget or the tax levy shall be by subsequent Ordinance enacted in accordance with the SC Code. Notwithstanding the foregoing, any changes to the tax levy stated herein as a result of reassessment and any legally required rollback thereunder, the action or actions to amend or modify the tax levy may be done by resolution of City Council.

(c) A copy of this Ordinance and the Budget shall be made available to the County in order to properly order the levy and collection of *ad valorem* property taxes. Additionally, the City Manager shall be authorized to make the millage certification to the County Auditor required by Section 12-43-285 of the SC Code.

(d) Based on revenues received from the County's Local Option Sales Tax ("LOST"), as imposed by State law, all applicable millage rates shall be adjusted to reflect the applicable property tax credits generated by such tax. The City Manager, or his designee, is hereby authorized and directed to calculate the applicable tax credit factor in accordance with State law and guidance from the South Carolina Department of Revenue, and to apply such factor to the millage otherwise required to be levied for the 2026-2027 Fiscal Year. The calculated tax credit factor shall be used, as applicable, as a credit against millage imposed on taxable property consistent with statutory requirements and LOST ordinance approved by the County. The Auditor and Treasurer are authorized to implement such adjustments in the preparation of tax notices and the collection of property taxes.

SECTION 3. Tax Timeline. All applicable payment dates, penalty dates and amounts of penalties shall be levied for delinquent taxes in accordance with State law.

SECTION 4. Delinquent Taxes. The Finance Director of the City, acting in concert with the proper officials of the County, shall be responsible for the collection of delinquent taxes, penalties and other charges.

SECTION 5. Reallocation of Funds; Contracts. (a) As necessary, the City Manager, including any interim, temporary or acting City Manager, or his designee shall administer the Budget and may authorize the transfer of appropriated funds within and between departments as necessary to achieve the goals of the Budget. Additionally, the City Manager is authorized to enter into City contracts if the total contract amount is less than or equal to the budget line item or project budget as approved by City Council under the terms of the Budget.

(b) All duly authorized transfers of funds heretofore made from one account to another, or from one fund to another during Fiscal Year 2025-2026, are hereby approved, and the City Manager shall be authorized to implement and fulfill the same transfer authority in Fiscal Year 2026-2027 so long as the transfer does not exceed the amount budgeted therefore or violate any restrictions associated with the expenditure of monies from such fund.

(c) Per the terms of Ordinance No. 2026-005 dated March 3, 2026 ("Ordinance 2026-5"), the City Council conditionally appropriate the sum of \$850,000 to purchase that certain property located at 311 East Dekalb Street, Camden, South Carolina 29020 (TMS No. C285-09-00-053), and commonly known as the "Deluxe Inn" (the "Property") under the terms of that certain Purchase and Sale Agreement, as may be amended from time to time, between

the City and JME Land, LLC (the “PSA”). The appropriation under Ordinance 2026-5 is confirmed and sustained under this Ordinance, but otherwise extended through and until the end of FY27. In keeping with the foregoing, and subject to the terms of the PSA, the Utility Fund budget shall be expanded to \$44,669,997 to account for the prior appropriation in Ordinance 2026-5. However, to the extent the City does not complete the purchase of the Property in accordance with the terms of the PSA, the funding appropriation for the Property shall be automatically repealed back to \$43,819,997, and the corresponding funding from the City’s utility fund reserve fund balance shall be terminated and withdrawn.

SECTION 6. Recitation of Debt Obligations. The following list represents the City’s debt and non-debt (capital lease and installment purchase revenue bond) obligations in effect for FY2027:

<u>Lender</u>	<u>Purpose</u>	<u>Balance</u>	<u>Term</u>
Series 2015	H-Tax Bond, City Arena	\$1,342,000	01/30
Series 2017	H-Tax Bond, Tennis Complex	\$945,000	06/32
Series 2020A	Combined Public Utility Bond	\$35,135,000	03/31
Series 2026	Combined Public Utility Bond (SRF)	\$5,525,000	09/45
Series 2026A	General Obligation Bond	\$750,000	06/30
Series 2026B	General Obligation Bond	\$2,500,000	07/40
Series 2026	Installment Revenue Bond	\$10,775,000	04/51
Truist Bank	Lease - Fire Truck/Sanitation Truck	\$826,356	01/32
First Citizens	Lease - Police Units/Sanitation Truck	\$320,500	06/29
First Citizens	Lease – Fire Truck/Sanitation Truck/Police Units	\$1,867,559	06/30

SECTION 7. Recognition and Allocation of Surplus Combined Public Utility System Funds. Respecting the System, the City maintains its Water Fund, Wastewater Fund and Electric Fund for the collection of revenues derived from each component piece of the System (collectively, the “Funds”). For purposes of the City’s outstanding combined public utility system revenue bonds (the “Bonds”), the revenues of the System and amounts on deposit in the Funds are all pledged as security for the Bonds. In keeping with the City’s Master Bond Ordinance dated February 11, 2014 (the “Bond Ordinance”) and for purposes of the Budget, the City Council hereby finds and determines, as a fact and after appropriate investigation, as follows:

(a) The Budget appropriates sufficient revenues within the Funds to pay the principal of and interest on all Bonds secured by revenues of the System as and when they become due and payable in one or more bond and interest redemption funds (a.k.a “debt service funds”).

(b) The Budget appropriates sufficient revenues within the Funds to provide for the payment of all expenses of administration and operation of the System, as well as such expenses for maintenance as may be necessary to preserve the System in good repair and working order. These appropriations are made to the Funds into multiple accounts, organized by department and line items that collectively serve as the “operation and maintenance fund.”

(c) The City maintains within the Funds an account or accounts described generally as the “depreciation and contingent fund.” Upon advice of the City Manager, and as supported

by capital improvement plans prepared by the City staff and its third-party consultants, the City Council finds and declares that appropriations to the “depreciation and contingent fund” in the Budget are sufficient to build up a reserve for depreciation of the System. Additionally, other amounts within or appropriated to the depreciation and contingent fund or other capital accounts within the Funds are considered to be a sufficient reserve for funding improvements, betterments, and extensions to the System, other than those necessary to maintain it in good repair and working order as provided above. Based on the current levels of funding in the depreciation and contingent fund and various capital funding appropriations in the Budget, the City Council believes that the City’s depreciation and contingency fund is adequately and appropriately funded.

(d) After giving effect to the funding described above, the budgeted revenues for the System exceed the budgeted expenses for the System by an amount of not less than \$3,586,997. Accordingly, the City Council hereby determines and finds, as a fact and based on the information described above, that the amount of \$3,586,997 shall be considered surplus revenues of the System and shall be applied as described in the Budget.¹

SECTION 8. Fees and Charges

(a) The Budget imposes and applies various fees and charges, generally including general fees and charges, System fees and charges, sanitation fees, fire service fees, facility rental charges, recreation facility charges, building/planning/development fees, development impact fees, emergency services fees, and other miscellaneous fees and charges that will be effective or continue to be imposed by the City on or after July 1, 2026. Copies of all fees have been incorporated into the Budget, and a schedule of all applicable fees levied by the City is attached hereto as Exhibit B, and incorporated into the Budget by reference.

(b) As incorporated into the Budget, the following adjustments are proposed for the System for FY2027:

(1) *Water Service*: A 2% rate increase for base charges and usage charges is authorized. A full schedule of the fees applicable to the water service charges is detailed in the rate and fee schedule attached hereto as Exhibit B, the entirety of which is included herein by reference and has been projected in revenues for purposes of the Budget.

(2) *Sewer Service*: A 2% rate increase for base charges and usage charges is authorized. A full schedule of the fees applicable to the sewer service charges is detailed in the rate and fee schedule attached hereto as Exhibit B, the entirety of which is included herein by reference and has been projected in revenues for purposes of the Budget.

SECTION 9. Fuel Adjustment Surcharge.

¹ Such amount has been calculated on the basis of the City’s financial policies dated May 12, 2015, as amended on November 18, 2025 (the “Financial Policies”). Under the section of the Financial Policies governing transfers, certain monies from the Funds shall be transferred to the City’s general fund on the basis of an annual transfer methodology that consists of (1) a cost of service allocation, (2) a franchise fee, and (3) a payment in lieu of taxes.

(a) The City has previously enacted a Fuel Adjustment Surcharge to be charged to the System's electric customers (the "Fuel Surcharge"). The Fuel Surcharge shall be revised and applied for FY2027 under the methodology described in Exhibit C attached hereto. Such methodology is incorporated into the rate schedule for the electric component of the System and shall be applied as a supplement to the electric rate schedule set out in Exhibit B attached hereto. For purposes of the Budget, the Fuel Surcharge has been annualized; however, the application of the Fuel Surcharge may be suspended and resumed by the City, acting through City Council, at its discretion.

(b) The City previously established an "Electric Rate Stabilization Fund", as a subaccount of the Operation and Maintenance Fund (as established under and defined in the Bond Ordinance). The purpose of the Electric Rate Stabilization Fund is to provide a reserve that can be utilized to pay for unanticipated changes in budgeted costs that may otherwise require additional charges through increased base rates or Fuel Surcharge charges. Monies in the Electric Rate Stabilization Fund shall be used to cover unexpected increases in payments to the City's power supplier and transmission provider and any other cost of providing electric service authorized by the City. Additionally, and so long as any revenues constitute "surplus money" under the Bond Ordinance, any over-collection of costs from the City's power supplier and transmission provider may be added to the Electric Rate Stabilization Fund.

SECTION 10. Public Hearings. Prior to the date of enactment of this Ordinance and pursuant to the requirements of Sections 6-1-80 and 6-1-330 of the SC Code, the City held the Public Hearings on June 2, 2026. The notice of Public Hearings, in the form and format required by Sections 6-1-80 and 6-1-330 of the SC Code, was timely published in *The State*, which is a newspaper of general circulation in the City. Notice was also published in *The Camden Chronicle*. 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 Hearings are ratified, confirmed and approved.

SECTION 11. Ratification of Findings; Actions. The City Council ratifies and approves the findings of fact recited above. Further, all actions of the City Manager and other City staff regarding the Public Hearings and drafting, execution and delivery of the Budget are ratified, approved and confirmed. Further, the City Manager and City staff shall be authorized to do all things necessary to implement the provisions of the Budget.

SECTION 12. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, is held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 13. Interpretation. That nothing in this Ordinance or the City's code of ordinances hereby enacted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause of causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 14. Repealer. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or

inconsistency. This Ordinance shall take effect immediately upon its enactment by the City Council.

DONE AND ORDAINED IN COUNCIL ASSEMBLED, this 2d day of June 2026.

CITY OF CAMDEN, SOUTH CAROLINA

(SEAL)

By: _____
Mayor

WITNESS

By: _____
City Clerk

First Reading: May 19, 2026
Public Hearing #1 (Budget): June 2, 2026
Public Hearing #2 (Fees): June 2, 2026
Second Reading: June 2, 2026

EXHIBIT A

COPY OF THE BUDGET



Proposed Budget in Brief

FY 2026-2027

All Funds

<p>General Fund – ad valorem taxes levied on real and personal property. It provides the resources necessary to sustain the day-to-day activities and thus pays for administrative and operating expenses. (90.5 mils)</p>	<p>\$ 17,233,733</p>
<p>Project Improvement Fund – ad valorem taxes levied on real and personal property. These are restricted funds used to pay for special projects, grant fund matching and capital improvements. (13.8 mils)</p>	<p>\$ 703,800</p>
<p>Paving Fund – ad valorem taxes levied on real and personal property. These are restricted funds used to pay for paving and associated projects. (19.2 mils)</p>	<p>\$ 979,200</p>
<p>Utility Fund – an enterprise (or business) fund segregated for the express purpose of providing resources for the electric, water and wastewater activities.</p>	<p>\$ 43,819,997</p>
<p>Sanitation Fund—an enterprise (or business) fund segregated for the express purpose of providing resources for sanitation activities.</p>	<p>\$ 2,080,899</p>
<p>Local Source Revenue Fund – a separate fund used for the express purpose of promoting, maintaining and advancing tourism. These funds come from 2% Hospitality Taxes (on prepared food and beverages), Accommodations Taxes levied on hotel stays and permit fees issued for Sunday alcohol sales.</p>	<p>\$ 2,027,400</p>

*FY 2026-27 includes a 5% COLA to all City employees

Total	\$ 66,845,029
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General Fund

	2025/26 Budget	2026/27 Budget	%Change
Revenues			
TOTAL	\$ 13,543,702	\$ 17,233,733	27.25 %
Expenditures			
Personnel	\$ 9,004,630	\$9,468,586	5.15 %
Retiree Health Insurance	297,263	281,600	(5.27) %
Supplies/Operating	3,426,809	3,819,424	11.46 %
Capital/Maintenance	815,000	3,608,224	342.73 %
Sanitation Support		55,899	
TOTAL	\$ 13,543,702	\$ 17,233,733	27.25 %



Sanitation Fund

	2025/26 Budget	2026/27 Budget	% Change
Revenues			
Residential and Commercial	\$ 1,916,343	\$ 2,025,000	5.67 %
Support from General Fund		55,899	
TOTAL	\$ 1,916,343	\$ 2,080,899	8.59 %
Expenditures			
Personnel	\$ 1,019,825	\$ 1,142,358	12.02 %
Supplies/Operating	620,247	678,053	9.32 %
Capital/Maintenance	88,069	87,000	(1.21) %
Front End Loader (6 of 10)	28,274	28,274	
Rear Loader	68,000		
Knuckle Loader (4 of 7)	49,500	49,500	
8 yd. Small Garage Truck (4 of 7)	26,714	26,714	
Dump Truck and Rear Loader (5 of 7)	15,714	69,000	
TOTAL	\$ 1,916,343	\$ 2,080,899	8.59 %



Project Improvement Fund

Revenues

Dedicated 13.8 mils	\$ 703,800
TOTAL	\$ 703,800



Expenditures		
Purchase	Streets Equipment	\$ 22,785
Year 6 of 11	Pierce Fire Truck and Equipment	\$ 100,244
Year 4 of 7	Police (4)/Sanitation (1)/Fire (1)	\$ 352,406
Year 5 of 7	Police Vehicles and Equipment	\$ 88,365
Year 1 of 5	Police Vehicles (4)	\$70,000
Year 1 of 5	Street Sweeper (1)	\$70,000
TOTAL		\$ 703,800



Paving Fund

Revenues

Dedicated 19.2 mils		\$ 979,200
	TOTAL	\$ 979,200

Expenditures

Sidewalks (25%)		\$ 244,800
Signs (5%)		48,960
Roads IMS Implementation (70%)		685,440
	TOTAL	\$ 979,200



Utility Fund

	2025/26 Budget	2026/27 Budget	% Change
<u>Revenues</u>			
Electric Division	\$ 32,030,423	\$ 32,132,423	0.32 %
Water Division	5,115,000	5,502,000	7.57 %
Sewer Division	5,050,625	5,138,625	1.74 %
Misc Income	878,400	1,046,949	19.19 %
TOTAL	\$ 43,074,448	\$ 43,819,997	1.73 %
<u>Expenditures</u>			
Personnel	\$ 4,244,643	\$ 4,607,617	8.55 %
Retiree Health Insurance	96,522	92,712	(3.95) %
Supplies/Operating	4,705,237	4,225,526	(10.20) %
Purchase Power	14,500,000	15,000,000	3.45 %
Capital/Maintenance	9,010,578	8,658,745	(3.90) %
General Fund Transfer	2,266,000	3,586,997	58.30 %
Debt Service	8,251,468	7,648,400	(7.31) %
TOTAL	\$ 43,074,448	\$ 43,819,997	1.73 %



2 % Water Base Charge Increase

	Inside City Limits		Outside City Limits	
	Current Base Charges per month	Proposed Base Charges per month	Current Base Charges per month	Proposed Base Charges per month
5/8 in	\$ 20.95	\$ 21.37	\$ 37.67	\$ 38.42
1 in	\$ 54.23	\$55.31	\$ 104.07	\$ 106.15
5/8 in or 1 in irrigation	\$ 20.95	\$21.37	\$ 37.67	\$38.42
1 1/2 in	\$ 87.50	\$ 89.25	\$ 170.47	\$ 173.88
2 in	\$ 137.35	\$ 140.10	\$ 269.94	\$ 275.34
3 in	\$ 177.97	\$ 181.53	\$ 350.98	\$ 358.00
4 in	\$ 290.19	\$ 295.99	\$ 577.88	\$ 589.44
6 in	\$ 578.95	\$ 590.53	\$ 1,154.04	\$ 1,177.12

2 % Water Usage Rate Increase

	Inside City Limits		Outside City Limits	
	Current Metered Usage	Proposed Metered Usage	Current Metered Usage	Proposed Metered Usage
Up to 133,600 cubic feet	\$ 2.46 per 100 cubic feet	\$ 2.51 per 100 cubic feet	\$ 4.91 per 100 cubic feet	\$5.01 per 100 cubic feet
Over 133,600 cubic feet	\$ 1.98 per 100 cubic feet	\$2.02 per 100 cubic feet	\$ 3.94 per 100 cubic feet	\$ 4.02 per 100 cubic feet

2 % Sewer Base Charge Increase

	Inside City Limits		Outside City Limits	
	Current Base Charges per month	Proposed Base Charges per month	Current Base Charges per month	Proposed Base Charges per month
Residential	\$ 8.97	\$ 9.15	\$ 17.26	\$ 17.61
Commercial	\$ 8.97	\$ 9.15	\$ 17.26	\$ 17.61

2 % Sewer Usage Rate Increase

	Inside City Limits		Outside City Limits	
	Current Usage Charge	Proposed Usage Charge	Current Usage Charge	Proposed Usage Charge
Residential	\$ 4.49 per 100 cubic feet	\$ 4.58 per 100 cubic feet	\$ 9.05 per 100 cubic feet	\$ 9.23 per 100 cubic feet
Commercial	\$ 4.49 per 100 cubic feet	\$ 4.58 per 100 cubic feet	\$ 9.05 per 100 cubic feet	\$ 9.23 per 100 cubic feet

Local Source Revenue Fund

Revenues

ATAX for Community Grants	\$ 100,000
ATAX for Tourism Designated Agency	50,000
Hospitality Tax	1,480,000
County Funds/Tourism Agency	35,000
County Funds/Tourism Director	50,000
County Funds/Rev War Visitors Center	125,000
Arts Center Funds/Executive Director	70,000
Tennis Center Revenue	21,200
City Arena Revenue	20,000
Robert Mills Revenue	8,000
Rev War Visitors Center Rentals	22,000
Rev War Programs	1,200
TAG Grant Revenue	45,000

TOTAL \$ 2,027,400



Local Source Revenue Debt Service	
City Arena Debt Service (Year 11 of 15)	\$ 295,000
Tennis Complex Debt Service (Year 9 of 15)	\$ 150,000
Local Source Fund Expenditures	
Tourism Promotion	\$ 70,000
Website Marketing / Advertising	\$ 65,000
Print Ads/Tourism/Hospitality Marketing	\$ 80,000
Billboard Vinyl Refresh	\$12,000
Price House Maintenance	\$ 5,000
City Arena Maintenance	\$ 20,000
Tourism PR Newswire / Publicity	\$ 30,000
Carolina Cup/Colonial Cup Sponsorship	\$ 25,000
SC Tourism Society Dues	\$ 200
Tourism Meetings / SCPRT Meetings	\$ 3,500
TAG—Destination	\$ 90,000
Advertising Promo Items	\$ 5,000
Events / Sponsorships	\$ 10,000
Downtown Events/Cultural District Programming	\$ 75,000
Shop Local Campaign	\$ 2,500
Downtown Redevelopment Planning	\$ 50,000
Midtown	\$ 148,821
Façade Grant Program	\$ 20,000
SC Equine Park	\$ 5,000
TODS Signage	\$ 100
Robert Mills Courthouse Maintenance	\$ 10,000
Aberdeen	\$ 5,000
Tourism Department	\$ 278,366
Tennis Center Department Operations	\$182,520
Visitors Center Department Operations	\$ 389,393
TOTAL	\$2,027,400

The Budget in Brief FY 2026-27 was developed April 2025.

EXHIBIT B

SCHEDULE OF FEES

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

1. Electric Component

Residential Service (Monthly Rate):

Base Charge		\$12.61 (single phase) \$22.07 (three phase)
Energy Charge	1st 750 kWh All above 750 kWh	\$0.1472 per kWh \$0.1387 per kWh
Purchase Power Cost Adjustment		\$0.01135 per kWh

Small Commercial Service (Monthly Rate):

Small Commercial is a service with small than 600A meter base.

Base Charge		\$18.52 (single phase) \$22.07 (three phase)
Energy Charge	1st 500 kWh All above 500 kWh	\$0.1514 per kWh \$0.1394 per kWh
Demand Charge	1st 20 kW All above 20 kW	\$0.00 per kW \$13.94 per kW
Purchase Power Cost Adjustment		\$0.01135 per kWh

Large Commercial Service (Monthly Rate):

Large Commercial is a service with 600A meter base or larger.

Base Charge		\$115.28 (single phase) \$122.77 (three phase)
Energy Charge	1st 30,000 kWh All above 30,000 kWh	\$0.1356 per kWh \$0.0750 per kWh
Demand Charge	1st 20 kW All above 20 kW	\$0.00 per kW \$17.23 per kW
Purchase Power Cost Adjustment		\$0.01135 per kWh

The minimum monthly charge will be the sum of the "Customer Charge," the "Demand Charge" and all applicable rate adjustments.

Electric System Infrastructure Fees

One-time charge (Residential or Commercial)		\$ 1,500.00 per premises
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**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

Interconnection Fees

Interconnection Application Fee: The nonrefundable interconnection application fee covers only the application process for interconnection of Generators

Residential service customers	\$100.00
Nonresidential service customers	\$200.00

Termination Fee: A nonrefundable termination fee will be applied in the event that the Customer terminates this agreement as follows in addition to any costs incurred by the City

Residential service customers	\$100.00
Nonresidential service customers	\$200.00

Outdoor Lighting

Security Rental Lights

Initial Cost for Standard Security Rental Lights	\$100.00
Initial Cost for Decorative Security Rental Lights	\$2,000.00 (non-refundable)
Relocation Fee	\$100.00
Underground Installation Charge - Security Rental Lights	\$6.50 per foot (not to exceed 225 ft)

		Repair	Replace
100 watt	\$14.00 per month	\$100.00	\$100.00
400 watt	\$22.00 per month	\$100.00	\$250.00
Decorative	\$28.91 per month		Remove at no cost

Street Lights

Initial Cost for Standard Street Lights inside City Limits	\$0.00
Initial Cost for Decorative Street Lights	\$2,000.00

	Inside City Limits	Outside City Limits
Standard	\$0.00 per month	\$2.66 per month per lot
Decorative	\$0.00 per month	\$3.32 per month per lot

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

2. Water Component

a. All Water Rates

Hydrant Meter Refundable Deposit ~~\$1,500.00~~ **\$ 2,000.00**
 Hydrant Meter Fee \$67.07 per month base meter fee and commercial consumption rates

Water Capacity Fees

<u>Meter Size**</u>	<u>In Town</u>	<u>Out of Town</u>
5/8 in	\$ 2,100	\$ 3,150
1 in	\$ 2,257	\$ 3,570
1 1/2 in	\$ 2,625	\$ 3,990
2 in	\$ 3,570	\$ 5,040
3 in	\$ 5,145	\$ 6,825
4 in	\$ 6,720	\$ 8,925
6 in	\$ 8,295	\$ 10,500
8 in	\$ 11,550	\$ 15,750
Irrigation Meter*	\$ 500	\$ 500

*Not exceeding 1" Tap.

**The costs shown are for typical installations only. If the actual cost exceeds the costs shown herein, the actual cost shall be billed. Irrigation meters shall only be offered where the customer's residence is served water by the City via a separate primary meter. If the customer chooses to terminate primary water service, the irrigation meter shall be removed on the same date.

Water Rates

<u>Base Charge</u>	Proposed	<u>In Town</u>	Proposed	<u>Out of Town</u>
5/8 in	\$ 21.37	\$ 20.95 per month	\$ 38.42	\$ 37.67 per month
1 in	\$ 55.31	\$ 54.23 per month	\$ 106.15	\$ 104.07 per month
5/8 in irrigation	\$ 18.55	\$ 18.19 per month	\$ -	per month
1 in irrigation	\$ 21.37	\$ 20.95 per month	\$ 38.42	\$ 37.67 per month
1 1/2 in	\$ 89.25	\$ 87.50 per month	\$ 173.88	\$ 170.47 per month
2 in	\$ 140.10	\$ 137.35 per month	\$ 275.34	\$ 269.94 per month
3 in	\$ 181.53	\$ 177.97 per month	\$ 358.00	\$ 350.98 per month
4 in	\$ 295.99	\$ 290.19 per month	\$ 589.44	\$ 577.88 per month
6 in	\$ 590.53	\$ 578.95 per month	\$ 1,177.12	\$ 1,154.04 per month

Volume Charge

	up to 133,600 cubic feet million gallons) per month	(1	over 133,600 cubic feet million gallons) per month	(1
Metered Usage				
In Town	\$ 2.46 per 100 cubic feet		\$ 1.98 per 100 cubic feet	
Out of Town	\$ 4.91 per 100 cubic feet		\$ 3.94 per 100 cubic feet	

Proposed

	up to 133,600 cubic feet million gallons) per month	(1	over 133,600 cubic feet million gallons) per month	(1
Metered Usage				
In Town	\$ 2.51 per 100 cubic feet		\$ 2.02 per 100 cubic feet	
Out of Town	\$ 5.01 per 100 cubic feet		\$ 4.02 per 100 cubic feet	

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

3. Sewer Component

Sewer Capacity Fees

Residential Only

<u>Tap Size</u>	<u>In Town</u>	<u>Out of Town</u>
4 inch connection	\$ 3,937.50	\$ 3,937.50
6 inch connection	\$ 4,200.00	\$ 5,355.00
8 inch connection	\$ 6,300.00	\$ 8,557.50

These figures are base figures. Actual capacity feeds determined by SC DHEC Unit Contributory Loadings Schedule. All inside the City owners of properties where sewer facilities are not currently accessible will be permitted to connect to the City Sewer System for the old capacity fee of \$35.00, if and when sewer lines become accessible to their property. However, they must have owned the property prior to September 13, 1995, and have not changed the use of the property, and the privilege is not transferable or assignable to a new owner. Addendum dated 09/14/95. (As stated, under policy adopted September 12, 1995, no new sewer connections outside the City have been permitted since that time except to honor pre-existing sewer commitments. The fact that outside connection fees are set forth in this fee schedule does not alter that policy in any way.)

Commercial and Industrial Sewer Capacity Fees

Determined by SCDHEC Unit Contributory Loadings Schedule at \$7.50/GPD for in town installation, \$9.50/GPD for out of town installations.

Sewer Surcharge Fees

(In accordance with City of Camden Ordinance Section 51 and 53)

Biochemical Oxygen Demand (BOD)	\$0.27/lbs./day
Total Suspended Solids (TSS)	\$0.21/lbs./day
Oil and Grease	\$0.09/lbs./day

Industrial Wastewater Pretreatment Fees

(In accordance with City of Camden Ordinance Section 53)

Annual Program Administration and Inspections Fees	\$6,720*
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*Varies based on wastewater characteristics. An additional sewer impact fee shall be required if the sewer collection system has to be upgraded to serve an industrial project.

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

Sewer Rates

Residential

		Proposed	<u>In Town</u>		Proposed	<u>Out of Town</u>
Base Charge	\$	9.15	\$ 8.97		\$ 17.61	\$ 17.26
Usage Charge	\$	4.58	\$ 4.49	per 100 cu. ft.	\$ 9.23	\$ 9.05 per 100 cu. ft.

Commercial

		Proposed	<u>In Town</u>		Proposed	<u>Out of Town</u>
Base Charge	\$	9.15	\$ 8.97		\$ 17.61	\$ 17.26
Usage Charge	\$	4.58	\$ 4.49	per 100 cu. ft.	\$ 9.23	\$ 9.05 per 100 cu. ft.

Large Industrial Use

For all sewer customers that utilize, or are anticipated to utilize, 15,000,000 gallons (2,005,208 cubic feet) per month, such customer shall be billed as "In-Town" sewer customer for both base charges and usage regardless of whether such customer is located within the City's municipal limits.

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

4. Sanitation

Residential \$26.00 per month/per cart/per address

Sanitation Cart Fee \$150 per cart (applied only to new residential addresses that have not had sanitation services before)

Commercial

<u># of Carts</u>	<u>1/Week</u>	<u>2/Week</u>	<u>3/Week</u>	<u>4/Week</u>	<u>5/Week</u>
1	\$ 33.19	\$ 39.26	\$ 45.30	\$ 51.35	\$ 57.37
2	\$ 66.42	\$ 78.50	\$ 90.56	\$ 102.65	\$ 114.72
3	\$ 99.62	\$ 115.72	\$ 135.86	\$ 153.96	\$ 172.08
4	\$ 132.84	\$ 156.98	\$ 181.14	\$ 205.28	\$ 229.43
5	\$ 166.04	\$ 196.22	\$ 226.41	\$ 256.60	\$ 286.79

<u>Dumpsters</u>	<u>1/Week</u>	<u>2/Week</u>	<u>3/Week</u>	<u>4/Week</u>	<u>5/Week</u>
4 yards	\$ 75.60	\$ 151.19	\$ 226.85	\$ 302.44	\$ 378.01
6 yards	\$ 113.43	\$ 226.85	\$ 340.18	\$ 453.61	\$ 566.96
8 yards	\$ 151.19	\$ 302.44	\$ 453.61	\$ 604.80	\$ 755.99

Special Events

Roll Cart(s)	\$ 23.00
4 Yard Dumpster	\$ 52.36
6 Yard Dumpster	\$ 78.55
8 Yard Dumpster	\$ 104.72

Charges for additional collection will apply for each additional collection requested

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

5. Fire Protection Fees

Residential

Total Value (based on Kershaw County Assessment)

To	From	Amount
\$ 1	\$ 20,000	\$ 12.78
\$ 20,001	\$ 40,000	\$ 14.74
\$ 40,001	\$ 60,000	\$ 16.70
\$ 60,001	\$ 80,000	\$ 18.65
\$ 80,001	\$ 100,000	\$ 20.61
\$ 100,001	\$ 120,000	\$ 22.57
\$ 120,001	\$ 140,000	\$ 24.52
\$ 140,001	\$ 160,000	\$ 26.48
\$ 160,001	\$ 180,000	\$ 28.44
\$ 180,001	\$ 200,000	\$ 30.39
\$ 200,001	\$ 220,000	\$ 32.35
\$ 220,001	\$ 240,000	\$ 34.31
\$ 240,001	\$ 260,000	\$ 36.26
\$ 260,001	\$ 280,000	\$ 38.22
\$ 280,001	\$ 300,000	\$ 40.18
\$ 300,001	\$ 320,000	\$ 42.13
\$ 320,001	\$ 340,000	\$ 44.09
\$ 340,001	\$ 360,000	\$ 46.05
\$ 360,001	\$ 380,000	\$ 48.00
\$ 380,001	\$ 400,000	\$ 49.96
\$ 400,001	\$ 420,000	\$ 51.92
\$ 420,001	\$ 440,000	\$ 53.87
\$ 440,001	\$ 460,000	\$ 55.83
\$ 460,001	\$ 480,000	\$ 57.78
\$ 480,001	\$ 500,000	\$ 59.74
\$ 500,001	\$ 520,000	\$ 61.70
\$ 520,001	\$ 540,000	\$ 63.65
\$ 540,001	\$ 560,000	\$ 65.61
\$ 560,001	\$ 580,000	\$ 67.57
\$ 580,001	\$ 600,000	\$ 69.52
\$ 600,001	\$ 620,000	\$ 71.48
\$ 620,001	\$ 640,000	\$ 73.44
\$ 640,001	\$ 660,000	\$ 75.39
\$ 660,001	\$ 680,000	\$ 77.35
\$ 680,001	\$ 700,000	\$ 79.31

Please call the Finance Dept for appraised values greater than \$700,000

Fee credits: 10% reduction for 100% Fire Suppression System installed in building.

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

Commercial

Total Value (based on Kershaw County Assessment)

From	To	Amount
\$ 1.00	\$ 50,000.00	\$ 35.69
\$ 50,001.00	\$ 100,000.00	\$ 40.59
\$ 100,001.00	\$ 150,000.00	\$ 45.50
\$ 150,001.00	\$ 200,000.00	\$ 50.40
\$ 200,001.00	\$ 250,000.00	\$ 55.31
\$ 250,001.00	\$ 300,000.00	\$ 60.21
\$ 300,001.00	\$ 350,000.00	\$ 65.12
\$ 350,001.00	\$ 400,000.00	\$ 70.02
\$ 400,001.00	\$ 450,000.00	\$ 74.92
\$ 450,001.00	\$ 500,000.00	\$ 79.83
\$ 500,001.00	\$ 550,000.00	\$ 84.73
\$ 550,001.00	\$ 600,000.00	\$ 89.64
\$ 600,001.00	\$ 650,000.00	\$ 94.54
\$ 650,001.00	\$ 700,000.00	\$ 99.45
\$ 700,001.00	\$ 750,000.00	\$ 104.35
\$ 750,001.00	\$ 800,000.00	\$ 109.26
\$ 800,001.00	\$ 850,000.00	\$ 114.16
\$ 850,001.00	\$ 900,000.00	\$ 119.07
\$ 900,001.00	\$ 950,000.00	\$ 123.97
\$ 950,001.00	\$ 1,000,000.00	\$ 128.87
\$ 1,000,001.00	\$ 1,050,000.00	\$ 133.78
\$ 1,050,001.00	\$ 1,100,000.00	\$ 138.68
\$ 1,100,001.00	\$ 1,150,000.00	\$ 143.59
\$ 1,150,001.00	\$ 1,200,000.00	\$ 148.49
\$ 1,200,001.00	\$ 1,250,000.00	\$ 153.40
\$ 1,250,001.00	\$ 1,300,000.00	\$ 158.30
\$ 1,300,001.00	\$ 1,350,000.00	\$ 163.21
\$ 1,350,001.00	\$ 1,400,000.00	\$ 168.11
\$ 1,400,001.00	\$ 1,450,000.00	\$ 173.02
\$ 1,450,001.00	\$ 1,500,000.00	\$ 177.92
\$ 1,500,001.00	\$ 1,550,000.00	\$ 182.82
\$ 1,550,001.00	\$ 1,600,000.00	\$ 187.73
\$ 1,600,001.00	\$ 1,650,000.00	\$ 192.63
\$ 1,650,001.00	\$ 1,700,000.00	\$ 197.54
\$ 1,700,001.00	\$ 1,750,000.00	\$ 202.44
\$ 1,750,001.00	\$ 1,800,000.00	\$ 207.35
\$ 1,800,001.00	\$ 1,850,000.00	\$ 212.25
\$ 1,850,001.00	\$ 1,900,000.00	\$ 217.16
\$ 1,900,001.00	\$ 1,950,000.00	\$ 222.06
\$ 1,950,001.00	\$ 2,000,000.00	\$ 226.97

Please call the Finance Dept for appraised values greater than \$2,000,000

Fee credits: 10% reduction for 100% Fire Suppression System installed in building
 10% reduction for fully trained/certified fire brigade

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

7. Facility Rental

	Full Day	Half Day	Hourly (Nonprofit/ Small Biz - 2hr min.)	Proposed	Set Up/ Breakdown Day	Multi-Day Event Discount
<u>City Arena</u>						
Full Facility	1200	N/A	100		700	25%
Conference Room Only	300	N/A	50		N/A	N/A
Access to Tables/Chairs (Flat Rate)	100	N/A	100		100	N/A
Additional Fees	X	N/A	X		N/A	X
Security Deposit (Refundable)	500	N/A	N/A		N/A	X
<u>RWVC</u>						
Liberty Hall	1200	N/A	50	100	600	25%
Market Building	900	N/A	50	100	600	25%
Public House	N/A	N/A	N/A		N/A	N/A
Additional Fees	X	X	X		N/A	X
Security Deposit (Refundable)	1000	N/A	250		N/A	X
<u>Robert Mills Courthouse</u>						
Additional Fees	X	X	X	100	N/A	X
Security Deposit (Refundable)	200	200	N/A		N/A	X
<u>Price House</u>						
Security Deposit	100	100	100		N/A	X
Holding Fee (Non-Refundable)	50	50	50		N/A	50
<u>Kendall Lake Clubhouse</u>						
	25/hour -2 hour minimum	N/A	N/A	N/A	25%	
<u>Kirkwood Concessions</u>						
	25/hour -2 hour minimum	N/A	N/A	N/A	25%	
<u>Tennis Center of Camden</u>						
One-Day Tournament - Full	500	N/A	200 (flat rate)	N/A	25%	
One -Day Tournament - Half	250	N/A	200 (flat rate)	N/A	25%	
Fri-Sun Tournament - Full	1125	N/A	200 (flat rate)	N/A	N/A	
Fri-Sun Tournament - Half	550	N/A	200 (flat rate)	N/A	N/A	
Individual Matches - Full	100/team	N/A	N/A	N/A	N/A	
Individual Matches - Half	50/team	N/A	N/A	N/A	N/A	
Additional Fees	X	N/A	X	X	X	
Security Deposit	100	N/A	100	N/A	X	
<u>City Parks</u>						
	N/A	N/A	N/A	N/A	N/A	

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

City Services						
Mobile Restroom Trailer	200	200	N/A	N/A	25%	
Stage/Tent	500	N/A	N/A	N/A	25%	
Trash Roll Carts (pair)	26	26	N/A	N/A	N/A	
Dumpster	100	100	N/A	N/A	N/A	
Cones/Barricades	50	50	N/A	N/A	N/A	
		\$50 per person/per hr. (3 hr. min)	\$50 per person/per hr. (3 hr. min)	\$50 per person	N/A	N/A

8. Tennis Center

YEAR 2025 TENNIS MEMBERSHIP TYPES and FEES

All memberships will expire on December 31st.

Memberships are non-transferable and non-refundable.

Facility Rules and Procedures must be followed.

MONTH	FAMILY	INDIVIDUAL	SENIOR (age 55+)	SENIOR & SPOUSE ONLY	MILITARY, FIRST RESPONDER, LAW ENFORCEMENT	STUDENT (High School Aged or Younger)
January	\$325	\$225	\$175	\$250	\$175	\$90
February	\$325	\$225	\$175	\$250	\$175	\$90
March	\$300	\$200	\$160	\$225	\$160	\$80
April	\$275	\$175	\$150	\$220	\$150	\$75
May	\$250	\$165	\$135	\$180	\$135	\$70
June	\$225	\$155	\$120	\$165	\$120	\$65
July	\$200	\$140	\$110	\$135	\$110	\$60
August	\$175	\$125	\$97	\$120	\$97	\$55
September	\$150	\$105	\$85	\$100	\$85	\$50
October	\$125	\$85	\$75	\$85	\$75	\$35
November	\$100	\$65	\$60	\$60	\$60	\$25
December	\$75	\$50	\$45	\$30	\$45	\$20

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

YEAR 2025 BALL MACHINE PLANS and FEES

Court time is for scheduled ball machine use; not for play.

MONTH	FAMILY PLAN	NON-MEMBER FAMILY PLAN	INDIVIDUAL	NON-
	(with Membership)		PLAN (with Membership)	MEMBER INDIVIDUAL PLAN
January	\$200	\$250	\$120	\$150
February	\$190	\$230	\$110	\$137.50
March	\$170	\$200	\$100	\$125
April	\$150	\$170	\$90	\$112.50
May	\$130	\$150	\$80	\$100
June	\$110	\$130	\$70	\$87.50
July	\$100	\$125	\$60	\$75
August	\$80	\$110	\$50	\$62.50
September	\$60	\$90	\$40	\$50
October	\$50	\$70	\$30	\$37.50
November	\$35	\$50	\$20	\$25
December	\$25	\$35	\$10	\$12.50

YEAR 2025 TENNIS COURT FEES

With a MEMBERSHIP: No Charge
NON-MEMBERS: \$6 per player (2 hours)

YEAR 2025 BALL MACHINE RENTAL FEES

With Ball Machine Plan: No Charge
With a MEMBERSHIP: \$15 per hour
NON-MEMBERS: \$20 per hour

9. Revolutionary War Visitor Center Educational Program Fees

Fees apply to public programs, lectures, and workshops hosted by the Revolutionary War Visitor Center

Standard Educational Program Fee: up to \$10 per person
Applies to all programs where no food is provided
No fee for individuals 18 and under

Educational Program Fee with Lunch Provided: up to \$20 per person
Applies to programs or events that include a provided lunch
Fee for lunch only for individuals 18 and under

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

10. Building Fees

New Construction: Adopt Building Valuation Data (BVD) table published by International Code Council.
Permit fee = Gross Floor Area x Square Foot Construction Cost x 0.0065

Fees for renovations based on the following fee schedule*:

\$0 - \$50,000	\$50 for first \$1,000 plus \$8 for each additional \$1,000
\$50,001 - \$100,000	\$415 for first \$50,000 plus \$7 for each additional \$1,000
\$100,001 - \$300,000	\$765 for first \$100,000 plus \$6 for each additional \$1,000
\$300,001+	\$1,965 for first \$300,000 plus \$5 for each additional \$1,000
Plan Checking Fee	1/2 of building permit fee (not required for single family residential)
Electrical/Plumbing/HVAC	\$50 for first \$1,000 plus \$7 for each additional \$1,000
\$0 - \$10,000	\$50. Includes one inspection.
\$10,001 - \$50,000	\$50 for first \$10,000 plus \$7 for each additional \$1,000. Includes 2 inspections.
\$50,001 - \$100,000	\$290 for first \$50,000 plus \$6 for each additional \$1,000. Includes 4 inspections.
\$100,001 - \$300,000	\$515 for first \$100,000 plus \$5 for each additional \$1,000. Includes 4 inspections.
\$300,001+	\$2,315 for first \$300,000 plus \$5 for each additional \$1,000. Includes 4 inspections.
Residential re-inspections	\$50 each
Commercial re-inspections	\$100 each
Demolition	\$50 (residential), \$100 (non-residential)
Storage Building / Garage	\$ 30
1 story residential	\$ 60
2 story residential	\$ 100
1 & 2 story commercial	\$ 170
3+ story	\$ 300
Each additional story	\$ 25
Manufactured home installation	\$150

Fees for renovations based on following fee schedule*:

Occupancy permit	\$30	\$50
Fire Alarm Permit, Automatic Sprinkler System, Vent & Hood	\$50 for the first \$1,000 plus \$7 for each additional \$1,000	
Fire re-inspections	1st free, all others \$50 each	

*Fees are doubled if work is started without a permit.

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

11. Zoning and Planning and Development Fees

Subdivision Review Fees

Plat Approval	\$10.00	\$35
Minor Subdivision	\$25.00 per new lot	\$35 per new lot
Major Subdivision - sketch plan	\$200.00	\$1,000
Major Subdivision - sketch plan	\$200.00	\$1,000
Major Subdivision - sketch plan	\$200.00	\$1,000

Zoning & Land Development Site Plan Review

Project cost up to \$300,000	\$100.00
Project cost between \$300,001-\$1,000,000	\$500.00
Project cost over \$1,000,000	\$1,000.00

Sign Permit	\$30 for first \$1,000 plus \$5 for each additional \$1,000	
Home occupation permit	\$30	\$50
Bed & Breakfast permit	\$30	
Appeals request to BZA	\$0	
Variance request to BZA	\$150	\$350
Rezoning	\$150	\$350
Zoning Text Amendments	\$150	\$350

Proposed New Zoning Fees

Fence Permit	\$25
Certificate of Appropriateness (COA)	\$25
Zoning Verification Letter	\$50

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

12. Development Impact Fees

Land Use Category	Unit of Analysis	Parks & Recreation	Fire Protection	Municipal Facilities & Equipment	Total
Residential					
Single Family Home	dwelling unit	\$3,446	\$1,230	\$398	\$5,074
Apartment	dwelling unit	\$2,174	\$774	\$250	\$3,198
Condominium/Townhome	dwelling unit	\$2,174	\$774	\$250	\$3,198
Mobile Home	dwelling unit	\$2,774	\$988	\$320	\$4,082
Hotel/Motel					
Hotel	room	--	\$114	\$96	\$210
All Suites Hotel	room	--	\$18	\$14	\$32
Business Hotel	room	--	\$23	\$19	\$42
Motel	room	--	\$26	\$21	\$47
Resort Hotel	room	--	\$380	\$318	\$698
Recreational					
Golf Driving Range	tee	--	\$49	\$41	\$90
Movie Theater	1,000 s.f.	--	\$291	\$244	\$535
Multiplex Movie Theater	1,000 s.f.	--	\$267	\$224	\$491
Amusement Park	acre	--	\$1,902	\$1,594	\$3,496
Water Slide Park	acre	--	\$1,782	\$1,493	\$3,275
Recreation Community Center	1,000 s.f.	--	\$210	\$176	\$386
Institutional					
School District Office	1,000 s.f.	--	\$561	\$470	\$1,031
Junior/Community College	1,000 s.f.	--	\$275	\$230	\$505
University/College	1,000 s.f.	--	\$581	\$486	\$1,067
Daycare	1,000 s.f.	--	\$442	\$370	\$812
Cemetery	acre	--	\$23	\$19	\$42
Prison	1,000 s.f.	--	\$3,320	\$2,782	\$6,102
Museum	1,000 s.f.	--	\$61	\$51	\$112
Library	1,000 s.f.	--	\$255	\$214	\$469
Medical					
Hospital	1,000 s.f.	--	\$561	\$470	\$1,031
Nursing Home	1,000 s.f.	--	\$451	\$378	\$829
Clinic	1,000 s.f.	--	\$818	\$686	\$1,504
Animal Hospital/Veterinary Clinic	1,000 s.f.	--	\$334	\$280	\$614
Medical/Dental Office	1,000 s.f.	--	\$793	\$664	\$1,457

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

Land Use Category	Unit of Analysis	Parks & Recreation	Fire Protection	Municipal Facilities & Equipment	Total
General Office					
General Office Building	1,000 s.f.	--	\$588	\$493	\$1,081
Small Office Building	1,000 s.f.	--	\$402	\$337	\$739
Corporate Headquarters	1,000 s.f.	--	\$682	\$571	\$1,253
Single Tenant Office Building	1,000 s.f.	--	\$590	\$494	\$1,084
Government Office Building	1,000 s.f.	--	\$600	\$503	\$1,103
US Post Office	1,000 s.f.	--	\$357	\$298	\$655
State Motor Vehicles Department	1,000 s.f.	--	\$810	\$679	\$1,489
Government Office Complex	1,000 s.f.	--	\$507	\$425	\$932
Office Park	1,000 s.f.	--	\$620	\$519	\$1,139
Research and Development Center	1,000 s.f.	--	\$678	\$568	\$1,246
Business Park	1,000 s.f.	--	\$610	\$511	\$1,121
General Retail					
Building Materials/Lumber	1,000 s.f.	--	\$146	\$122	\$268
Variety Store	1,000 s.f.	--	\$130	\$110	\$240
Free Standing Discount Store	1,000 s.f.	--	\$428	\$358	\$786
Hardware Paint Store	1,000 s.f.	--	\$49	\$41	\$90
Nursery (Garden Center)	1,000 s.f.	--	\$618	\$518	\$1,136
Nursery (Wholesale)	1,000 s.f.	--	\$330	\$277	\$607
Shopping Center	1,000 s.f.	--	\$463	\$388	\$851
Auto Sales (New)	1,000 s.f.	--	\$493	\$413	\$906
Auto Sales (Used)	1,000 s.f.	--	\$430	\$360	\$790
Recreation Vehicle Sales	1,000 s.f.	--	\$125	\$104	\$229
Automobile Parts Sales	1,000 s.f.	--	\$325	\$272	\$597
Tire Store	1,000 s.f.	--	\$307	\$257	\$564
Supermarket	1,000 s.f.	--	\$281	\$235	\$516
Convenience Market	1,000 s.f.	--	\$309	\$258	\$567
Convenience Market with Gas Pumps	1,000 s.f.	--	\$507	\$425	\$932
Discount Superstore	1,000 s.f.	--	\$446	\$374	\$820
Discount Club	1,000 s.f.	--	\$258	\$215	\$473
Sporting Goods Superstore	1,000 s.f.	--	\$1,284	\$1,076	\$2,360
Pharmacy with Drive-Through Window	1,000 s.f.	--	\$313	\$262	\$575
Furniture Store	1,000 s.f.	--	\$114	\$96	\$210
Beverage Container Recycling Depot	1,000 s.f.	--	\$176	\$147	\$323
Liquor Store	1,000 s.f.	--	\$566	\$474	\$1,040
Industrial					
Intermodal Truck Terminal	1,000 s.f.	--	\$521	\$437	\$958
General Light Industrial	1,000 s.f.	--	\$322	\$270	\$592
Industrial Park	1,000 s.f.	--	\$230	\$192	\$422
Manufacturing	1,000 s.f.	--	\$314	\$264	\$578
Warehousing	1,000 s.f.	--	\$67	\$56	\$123

**City of Camden FY 2026-27
Billing Rate and Fee Schedule**

Utility	1,000 s.f.	--	\$638	\$534	\$1,172
Specialty Trade Contractor	1,000 s.f.	--	\$545	\$456	\$1,001

Land Use Category	Unit of Analysis	Parks & Recreation	Fire Protection	Municipal Facilities & Equipment	Total
Services					
Walk-In Bank	1,000 s.f.	--	\$846	\$709	\$1,555
Drive-In Bank	1,000 s.f.	--	\$624	\$523	\$1,147
Copy, Print, and Express Ship Store	1,000 s.f.	--	\$309	\$309	\$618
Quality Restaurant	1,000 s.f.	--	\$918	\$769	\$1,687
High-Turnover Restaurant	1,000 s.f.	--	\$1,046	\$877	\$1,923
Fast Food without Drive-Through Window	1,000 s.f.	--	\$1,026	\$860	\$1,886
Fast Food with Drive-Through Window	1,000 s.f.	--	\$2,051	\$1,718	\$3,769
Fast Food with Drive-Through (No Seating)	1,000 s.f.	--	\$2,648	\$2,218	\$4,866
Quick Lubrication Vehicle Shop	1,000 s.f.	--	\$862	\$722	\$1,584
Automobile Care Center	1,000 s.f.	--	\$486	\$406	\$892
Automobile Parks and Service Center	1,000 s.f.	--	\$297	\$249	\$546
Gas/Service Station	1,000 s.f.	--	\$864	\$724	\$1,588
Gas/Service Station with Convenience	1,000 s.f.	--	\$1,171	\$982	\$2,153
Super Convenience with Gas	1,000 s.f.	--	\$719	\$602	\$1,321

13. Emergency Services

Emergency Services Fee Procedures

All incidents will be billed on a per-basis, for actual time on a per-apparatus basis, and on the basis of actual materials consumed and special procedure costs, all as applicable. Elapsed time is from the time of the alarm to the time when the last equipment for the incident has cleared. The minimum rates for incidents contained in this Fee Schedule will be charged for any incident where the combined hourly rates for apparatus do not meet or exceed the minimum rate. Fees for Consumed Materials and Damaged Equipment will be charged in addition to any applicable flat rate or hourly rate. All flat and hourly rates include the personnel to man the applicable apparatus.

Hourly Rates for Apparatus

Heavy Apparatus (includes engines, aerials, rescues, air/light units, etc.): \$305.00 per hour
 Light Apparatus (includes brush units, support vehicles, etc.): \$225.00 per hour
 Command Staff Vehicles (battalion buggies, etc.): \$195.00 per hour

Procedural and Equipment Rates

Extrication (use of hydraulic tools): \$2,015.00
 Extrication (with use of hydraulic tools) with Landing Zone Command and Control: \$2,335.00
 Landing Zone Command and Control (without extrication): \$900.00

City of Camden FY 2026-27 Billing Rate and Fee Schedule

Minimum Rates for Incidents

The minimum rates for incidents set forth below will be charged for any incident where the combined hourly rates for apparatus do not meet or exceed the applicable minimum rate.

Motor Vehicle Accident: \$535.00

Emergency Services include scene safety and hazard control including hazard assessment and securing including containment of hazardous materials (i.e. hazardous material spills such as gasoline/diesel fuel, motor oil, coolant or antifreeze) which may be flammable, dangerous to the environment, or cause other hazards such as slippery conditions; debris cleanup from roadway; vehicle systems safety assurance (i.e. disable potential ignition sources such as electrical/power supply systems); fire suppression stand-by; and perimeter command and control to protect involved parties and non-involved parties by establishing a safe environment for mitigating damages and injuries and to protect the safety and welfare of the general public until scene has been secured of all hazards.

Structure Fire or Vehicle Fire: \$600.00

Minor Hazmat Incident Response: \$600.00

A minor hazmat incident means an incident where Kershaw County Emergency Management is not required under applicable laws and regulations to notify State officials of the incident. Services will include perimeter establishment, evacuations, and setup of command. Minor Hazmat Incident Response will be billed at the per-hour rate for applicable apparatus after the first hour, along with any consumable materials, damaged equipment, and outside resources needed to mitigate the incident.

Major Hazmat Incident Response: \$3,369.00

A major hazmat incident means an incident where Kershaw County Emergency Management is required under applicable laws and regulations to notify State officials of the incident. Services will include a Haz-Mat Team with appropriate equipment, perimeter establishment, evacuations, setup of command, level A or B suit donning, breathing air and detection equipment, and setup of decontamination center, as applicable. Response will be billed at the per-hour rate for applicable apparatus after the first hour, along with any consumable materials, damaged equipment, and outside resources needed to mitigate the incident.

Consumable Materials and Damaged Equipment: Billed at Replacement Cost

The replacement costs set forth below are based upon average costs and may be updated periodically as an update to this Fee Schedule.

Oil Dry: \$15.00 per bag
Absorbent Pad/Sock: \$3.00 per piece
Class A Foam: \$150.00 per 5-gallon bucket
Class B Foam: \$250.00 per 5-gallon bucket
Self-Contained Breathing Apparatus: \$7,500.00
Structural Boots: \$350.00
Structural Gear: \$3,500.00
Structural Helmet: \$500.00
Supply Hose: \$1,000.00
Level A Suite: \$1,500.00

EXHIBIT C

FUEL ADJUSTMENT SURCHARGE

AVAILABILITY

The Fuel Adjustment Surcharge (the "FAS") is available throughout the entire electric service territory and all customers served by the City.

APPLICABILITY

The Fuel Surcharge is applicable to all and becomes a part of all the City's retail electric service rate schedules and is applicable to all kWh sales thereunder.

BILLING RATE

Each monthly bill computed under the City's appropriate retail rate schedule will be increased or decreased by an amount equal to the result of multiplying the kWh used by the FAS factor.

The FAS will be calculated as follows:

$$FAS = (Pm/Sm) - \$0.01135$$

- FAS* = Adjustment factor in dollars per kWh rounded to the nearest one thousandth of a cent applicable to bills rendered during the current fiscal year billing cycle defined as July through June (Fiscal Year).
- Pm* = Total Applicable Purchased Power costs during the current Fiscal Year.
- Sm* = Total estimated retail energy sales during the current Fiscal Year.

TOTAL APPLICABLE PURCHASED POWER

"Total Applicable Purchased Power "shall be:

- (i) the City's total cost of purchased power charges from Carolina Power Partners ("CPP"), plus
- (ii) transmission charges from Duke Energy Progress Transmission ("DEPT"), plus
- (iii) any applicable adjustments applied to purchased power for the Billing Period, plus
- (iv) amounts described below in Special Provisions, plus
- (v) an amount to correct for any over-recovery or under-recovery of the actual Total Applicable Purchased Power costs in the preceding Fiscal Year. This over-recovery or under-recovery shall be determined as the difference between the actual Applicable Purchased Power cost during the preceding Fiscal Year and the estimated Applicable Purchased Power costs established for the preceding Fiscal Year.

SPECIAL PROVISIONS

Actual CPP purchased power costs and DEPT transmission costs that are over or under budgeted may be recovered, or returned, through the FAS at the discretion of the City. Any true-ups or true-downs charged, or credited, to the FAS may be offset in whole or in part by amounts provided from, or to, the Electric Rate Stabilization Fund, as established by the City.

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CAMDEN PERTAINING TO CREATION OF A NEW HISTORIC CAMDEN ZONING DISTRICT; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Camden, South Carolina (the “*City*”) was created as a municipal corporation under the laws of the State of South Carolina (the “*State*”) and is authorized, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act, Chapter 29 of Title 6 of the Code of Laws of South Carolina 1976, as amended (the “*Act*”) to adopt a zoning ordinance regulating land use within the City; and

WHEREAS, the City Council of the City of Camden (the “*City Council*”) did, on February 24, 2015, adopt the Zoning Ordinance of the City of Camden, South Carolina, codified at Chapter 157 of Title XV of the City of Camden, South Carolina Code of Ordinances (the “*Zoning Ordinance*”); and

WHEREAS, the property owned by the Historic Camden Foundation is zoned R-15, which is a single-family residential zoning that restricts certain activities at the historical park; and

WHEREAS, the Planning Staff of the City (the “*Staff*”), in cooperation with staff at Historic Camden, has recommended that the City Council enact certain changes to the Zoning Ordinance to create a new Historic Camden zoning district for the historical park to provide appropriate zoning for the use of the property; and

WHEREAS, in compliance with Section 6-29-760 of the Act, the requested changes were brought before the City of Camden Planning Commission (the “*Planning Commission*”) on May 26, 2026, which conducted a public hearing on the matter where both proponents and opponents of the proposed changes were permitted to speak, and, after due consideration, the Planning Commission recommended that the City Council adopt the proposed changes.

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

Section 1. By and through the enactment of this Ordinance, the applicable subsections of Chapter 157 of Title XV of the City of Camden, South Carolina, Code of Ordinances, shall be amended and restated as set forth in **Exhibit A** attached thereto. Items marked with an underline represent additions and items marked with a ~~strike through~~ represent deletions. To the extent that any text or subsection is not included, such item is unchanged.

Section 2. The amendments, modifications, and supplements provided in Section 1 above shall be effective upon due enactment of this Ordinance.

Section 3. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Nothing in this Ordinance hereby enacted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause of causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 5. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict or inconsistency. This Ordinance shall take effect immediately upon its enactment by the Council.

DONE AND ORDAINED IN COUNCIL ASSEMBLED, this ____th day of _____, 2026.

CITY OF CAMDEN, SOUTH CAROLINA

(SEAL)

By: _____
Vincent Sheheen, Mayor

Attest:

By:

Brenda Davis, City Clerk
City of Camden, South Carolina

First Reading: _____, 2026
Second Reading: _____, 2026

Exhibit A

Add new section 157.026(A)(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 the Historic Camden historical park 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.

Exhibit A

- (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.

Exhibit A

- (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

Exhibit A

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.

Exhibit A

- (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 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.

AN ORDINANCE APPROVING THE RE-ZONING OF PROPERTY LOCATED AT THE HISTORIC CAMDEN HISTORICAL PARK, AND OTHER MATTERS RELATED THERETO

NOW THEREFORE, BE IT ENACTED by the City Council of the City of Camden (the "**City Council**"), the governing body of the City of Camden, South Carolina (the "**City**") in a meeting duly assembled as follows:

Section 1 Findings of Fact. The City Council make the following findings of fact in connection with the enactment of this ordinance (this "**Ordinance**");

(1) Pursuant to Section 6-29-730 of the South Carolina Comprehensive Planning Enabling Act of 1994 (the "**Act**"), the City Council of the City of Camden (the "**City Council**"), the governing body of the City of Camden, South Carolina (the "**City**"), is authorized to establish the zoning designation and to re-zone property within the City.

(2) The City Council has requested that the City of Camden Planning Commission (the "**Planning Commission**") consider rezoning the following properties within the City located at the Historic Camden historical park (the "**Property**") from R-15 to Historic Camden (the "**Rezoning**");

- 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

(3) In accordance with the notice and public hearing requirements of Section 6-29-760 of the Act, the Planning Commission has conducted the required and properly notice public hearing concerning reviewing the proposed Rezoning and has provided the City Council with its recommendation to approve the rezoning request.

Section 2 Approval of Rezoning. Having considered the proposed Rezoning, and having taken into account input provided by the City's Planning Staff addressing those matters that the City Council must take into account pursuant to Section 157.211(H)(9)(D) of the City of Camden Zoning Ordinance, the City Council hereby approves the Rezoning and rezones the Property to the zoning designation Historic Camden.

DONE AND ORDAINED in Council this ___ day of _____, 2026.

Vincent Sheheen, Mayor

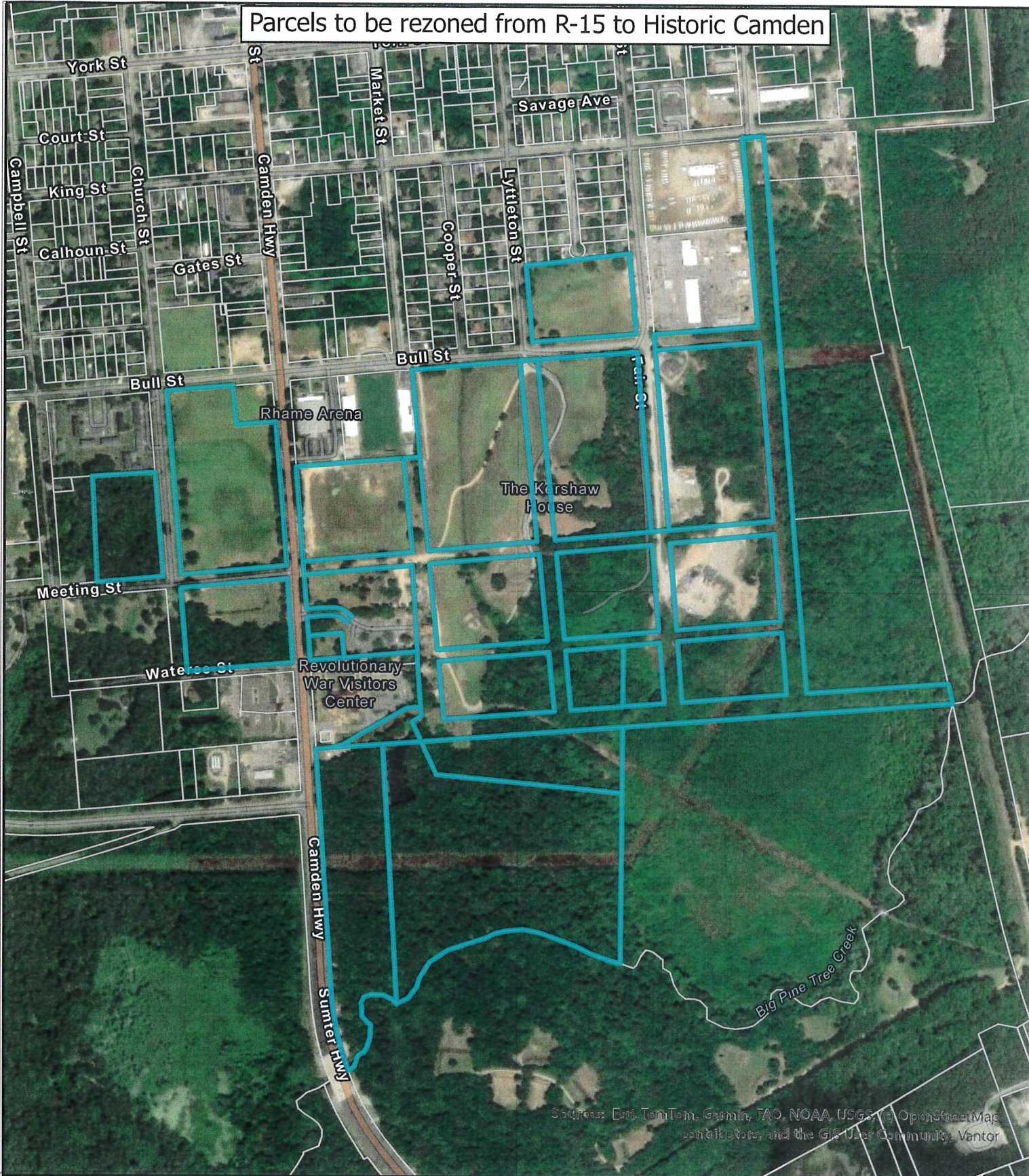
ATTEST:

Brenda Davis, Clerk to City Council

First Reading: _____

Second Reading: _____

Parcels to be rezoned from R-15 to Historic Camden



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

