



Agenda
Planning Commission
Thursday, June 18, 2026 – 6:15 PM
City Hall

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Approval of minutes for the May 26, 2026 meeting
4. _____ Public Comment
5. _____ (a) Presentation of a request to rezone property at 2300 Lyttleton Street, 324 Railroad Avenue, 326 Railroad Avenue, and 328 Railroad Avenue from R-6S to Limited Business District
(b) Open Public Hearing
(c) Close Public Hearing
(d) Consideration of a request to rezone property at 2300 Lyttleton Street, 324 Railroad Avenue, 326 Railroad Avenue, and 328 Railroad Avenue from R-6S to Limited Business District
6. _____ (a) Presentation of a request to rezone property at 1009 Rippondon Street from Industrial to General Business District
(b) Open Public Hearing
(c) Close Public Hearing
(d) Consideration of a request to rezone property at 1009 Rippondon Street from Industrial to General Business District
7. _____ (a) Presentation of a request to add new section 157.118 concerning requirements for billboards, add new section 157.119 concerning digital signs, and amend sections 157.112 and 157.220 related to billboards and digital signs
(b) Open Public Hearing
(c) Close Public Hearing
(d) Consideration of a request to add new section 157.118 concerning requirements for billboards, add new section 157.119 concerning digital signs, and amend sections 157.112 and 157.220 related to billboards and digital signs
8. _____ 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.



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
May 26, 2026**

Minutes

The City of Camden Planning Commission met for a regular meeting on May 26, 2026 at 6:15 PM. Commission members present were Mr. Mark Mohr, Chair; Mr. Mark Chickering, Mr. Jay Hudson, Ms. Connie Rouse, Mr. Travis Hall, and Mr. Shawn Putnam, Secretary. Commission members Mr. Randy Wiglis 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. Chickering seconded the motion, which passed unanimously.

Mr. Mohr entertained a motion to approve the minutes from the April 28, 2026 meeting. Mr. Hall made a motion to accept the minutes as presented and Mr. Hudson seconded the motion, which passed unanimously. Mr. Mohr and Mr. Parks abstained from the vote.

Public Comment – None

Consideration of a request to amend 157.026 and add new section 157.033 regarding a new Historic Camden zoning district

Mr. Putnam explained that the revisions requested to the new zoning district language were made and the ordinance amendments were ready to be approved.

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

Following discussion, Mr. Mohr entertained a motion to recommend to City Council approve the amendments to the Zoning Ordinance to create a new zoning district for Historic Camden. Mr. Hudson made the motion and Mr. Parks seconded the motion, which was approved unanimously.

Consideration of request to rezone properties (see attached list) from R-15 to Historic Camden (HC)

Mr. Putnam explained that the following properties were proposed to be rezoned from R-15 to the new Historic Camden 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

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

Following discussion, Mr. Mohr entertained a motion to recommend to City Council to approve rezoning the properties listed above from R-15 to Historic Camden. Mr. Parks made the motion and Mr. Hall seconded the motion, which was approved unanimously.

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

Shawn Putnam
Secretary

Mark Mohr
Chair



STAFF REPORT – ZONING MAP AMENDMENT
PREPARED BY: Shawn Putnam
DATE: June 11, 2026

General Information

Property Owner(s): Ronnie Fulmer

Applicant (if other than owner): N/A

Location: 2300 Lyttleton Street, 324 Railroad Avenue, 326 Railroad Avenue, and 328 Railroad Avenue

Existing Zoning: R-6S

Proposed Zoning: Limited Business District (LBD)

Reason for Request: General rezoning request; no specific uses requested

Size: 0.9 acres total

Existing Land Use: Vacant/residential

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: X (unshaded)



STAFF REPORT – ZONING MAP AMENDMENT
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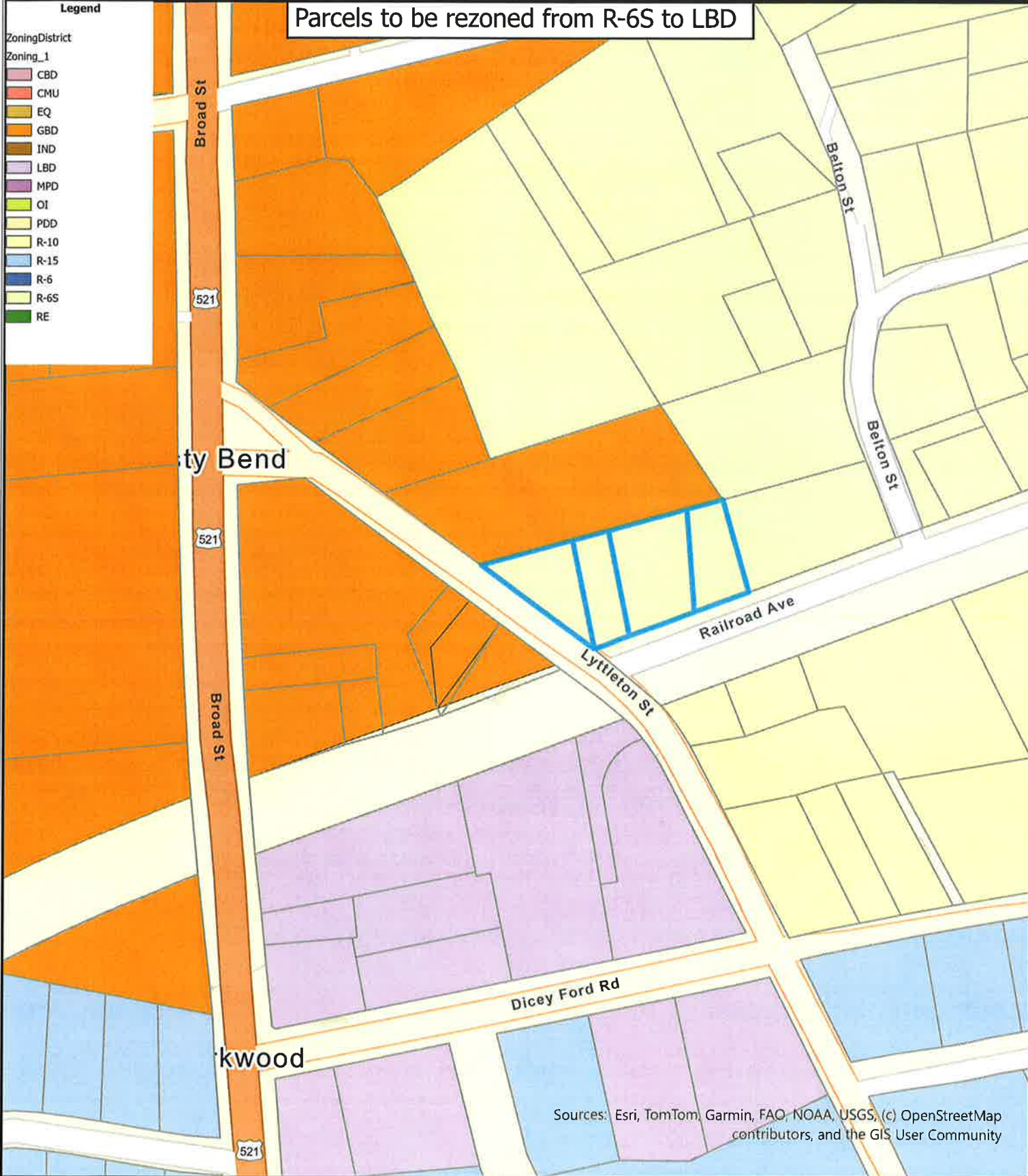
Conformance to Comprehensive Plan and Zoning Ordinance Requirements

1. This parcels at 2300 Lyttleton Street and 328 Railroad Avenue have a Commercial land use classification, and the parcels at 324 Railroad Avenue and 326 Railroad Avenue have a high density residential land use classification. Based on the Comprehensive Plan, the LBD zoning district is compatible with the Commercial land use classification.
2. The existing development in the area adjacent to this property consists of commercial development and a single-family residential neighborhood. The neighborhood to the east, southeast and northeast is a neighborhood consisting of duplexes and single-family homes at a relatively high density. The property to the south, west and north is commercial property.

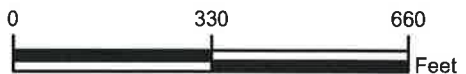
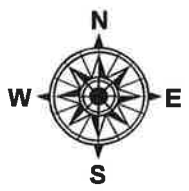
The LBD District is intended to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in this district are of the "convenience variety." The size of these districts should relate to surrounding residential markets and the locations should be at or near major intersections, in proximity to residential areas and/or on the periphery of residential areas, moderating transition between residential and commercial uses. Examples of uses allowed in this district include small office uses, restaurants, medical or social services, and limited retail uses.

3. There are adequate public facilities and services to serve this property.
4. Rezoning this property from R-6S to LBD will not adversely affect any known archaeological, environmental, historical, or cultural resource. The property is mostly vacant with the exception of a dilapidated house on one parcel.

Parcels to be rezoned from R-6S to LBD



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community





STAFF REPORT – ZONING MAP AMENDMENT
PREPARED BY: Shawn Putnam
DATE: June 11, 2026

General Information

Property Owner(s): Jamie Guy

Applicant (if other than owner): N/A

Location: 1009 Rippondon Street

Existing Zoning: Industrial

Proposed Zoning: General Business District (GBD)

Reason for Request: General rezoning request; no specific uses requested

Size: 5.57 acres

Existing Land Use: Vacant

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: X (shaded and unshaded)



STAFF REPORT – ZONING MAP AMENDMENT
PREPARED BY: Shawn Putnam
DATE: June 11, 2026

Conformance to Comprehensive Plan and Zoning Ordinance Requirements

1. This parcel has a Mixed Use land use classification. Based on the Comprehensive Plan, the GBD zoning district is compatible with the Mixed Use land use classification.
2. The existing development in the area adjacent to this property consists of commercial development and vacant property. There is commercial development to the north and southeast of the property. The other adjacent property is undeveloped.

The GBD District is intended to provide for the development and maintenance of commercial and business uses to serve the community and the larger midlands region. Toward this end, a wide range of business and commercial uses are permitted herein.

3. There are adequate public facilities and services to serve this property.
4. Rezoning this property from Industrial to GBD will not adversely affect any known archaeological, environmental, historical, or cultural resource. The property is undeveloped.

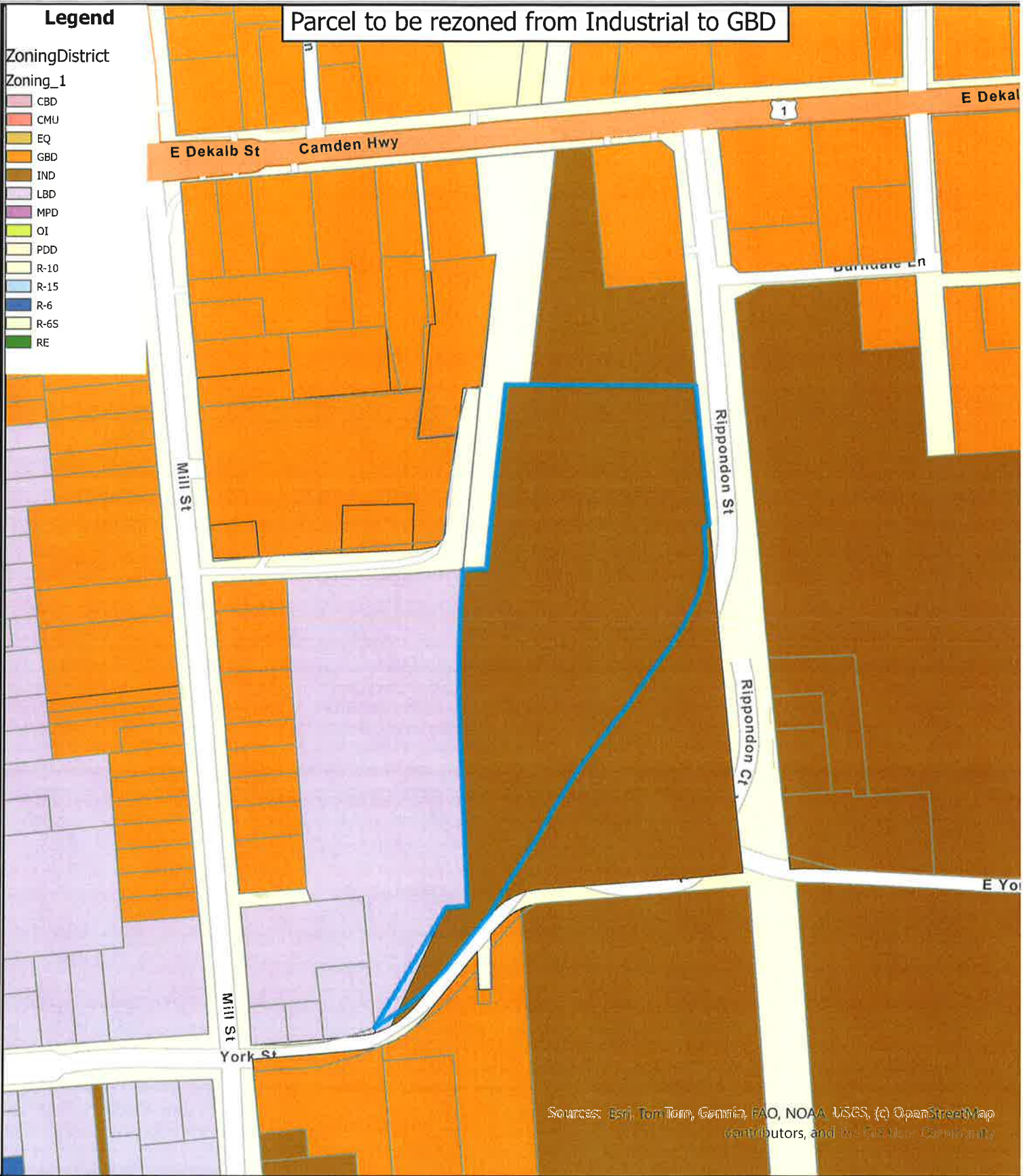
Legend

ZoningDistrict

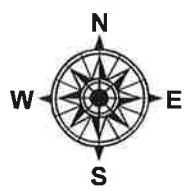
Zoning_1

- CBD
- CMU
- EQ
- GBD
- IND
- LBD
- MPD
- OI
- PDD
- R-10
- R-15
- R-6
- R-6S
- RE

Parcel to be rezoned from Industrial to GBD



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



The following definitions of “Billboard”, “Digital Billboard”, and “Digital Message Sign” shall each be added as a “Sign Type” to the definitions in Section 157.220 of the City’s code of ordinances. In adding such terms to the alphabetic list of Sign Types, the numbering of the existing sign types shall be adjusted accordingly by the inclusion of the term “Billboard” and “Digital Billboard”, as follows:

(5) “BILLBOARD.” Any off-premise permanent sign, structure or display, whether a freestanding sign, pole sign, roof sign or permanent sign, that advertises or attempts to advertise a use, business, product, service or message not related to the use of the property on which it is installed.

(9) “DIGITAL BILLBOARD.” A Billboard that uses electronic, digital, LED, or similar technology to display text, images, or graphics, where the message or image may be changed or updated by electronic means rather than by manual replacement. A digital billboard may display static images, scrolling text, or changing messages.

(10) “DIGITAL MESSAGE SIGN.” An on-premises sign that uses electronic, digital, LED, or similar technology to display text, symbols, images, or graphics, where the message may be changed or updated by electronic means. A digital message sign must be a freestanding sign, and such signs are only allowed for city government, Kershaw County government, state government, and Kershaw County School District facilities.

The definition of the term “Abandoned sign” in Section 157.220 shall be amended as follows:

“ABANDONED SIGN.” A sign structure that does not contain a sign for more than 30 days, or a sign not in use for 30 continuous days, or a sign advertising an organization or event no longer occupying the site on which the sign exists or to which it refers.

Section 157.118 shall be added to the City’s code of ordinances, as follows:

Section 157.118 BILLBOARDS.

- A. New billboards. No new billboards may be installed within the city limits.
- B. Existing billboards.
 - 1. Billboards that are in existence as of [INSERT DATE] may remain and shall be maintained in a commercially reasonable manner.
 - 2. Existing billboards may be replaced or upgraded, in whole or in part, to digital billboards if they comply with the following requirements.
 - a. The owner of the billboard shall apply for a sign permit to convert the billboard to a digital billboard.
 - b. Digital messages shall not contain or display flashing, moving, or intermittent lights.
 - c. Each message displayed on the digital billboard shall remain fixed for at least 6 seconds.

- d. When a message changes, it shall change in 2 seconds or less.
- e. Light produced by a digital billboards shall not exceed 0.3 foot-candles over ambient light levels, as measured at a distance of 250 feet from the sign. A digital billboard must be able to automatically adjust as ambient light levels change. An automatic light sending device will be utilized for adjusting the digital billboard's brightness. Sunset-sunrise tables and manual methods of controlling brightness are not acceptable as a primary means of controlling brightness.
- f. The operator of a digital billboard shall, at the request of the City and as may be conditioned by the applicable sign permit issued by the City, display emergency messages, such as Amber Alerts, road closures, or other emergency messages, as a public service at no cost to the City. Such messages shall be displayed until the emergency no longer exists or the City requests termination.
- g. Digital billboards shall contain a default design that either will freeze the sign in one position or shut it down if a malfunction occurs.
- h. The maximum display area for a digital billboard shall be 288 square feet per sign face.
- i. The maximum height for a digital billboard shall not exceed 50 feet above the grade of the main traveled way. Grade shall mean the elevation of the edge of the pavement of the nearest travel lane of the adjacent highway or street.
- j. A digital billboard may be relocated to another site in the event the current site is rendered unusable due to a road closure, roadway realignment, or other governmental transportation project that substantially reduces or eliminates the visibility or accessibility of the sign. No digital billboard may be erected, nor may any existing static billboard be converted to a digital display, within 300 feet of any property zoned residential if the billboard face directs toward that residential zone.
- k. If a site is permitted for a back-to-back digital billboard but only one digital face is initially installed, the billboard owner shall retain the right to install the second face at any time in the future, provided the installation complies with the original permit and all applicable regulations in effect at the time the permit was issued.
- l. The property shall be located in a Commercial Mixed Use, General Business District or Industrial Zoning Districts.

Section 157.119 shall be added to the City's code of ordinances, as follows:

Section 157.119 DIGITAL MESSAGE SIGNS.

- A. One digital message sign is allowed per authorized government facility.
- B. The maximum sign area allowed shall be 40 square feet.
- C. The maximum sign height shall be 6 feet.
- D. Messages displayed on a digital message sign shall not contain or display flashing, moving, or intermittent lights.
- E. Each message shall remain fixed for at least 8 seconds.
- F. When a message changes, it shall change in 2 seconds or less.

- G. Light produced by a digital message sign shall not exceed 0.3 foot-candles over ambient light levels, as measured at a distance of 250 feet from the sign. A digital message sign must be able to automatically adjust the light level as ambient light levels change. An automatic light sensing device will be utilized for adjusting the sign's brightness. Sunset-sunrise tables and manual methods of controlling brightness are not acceptable as a primary means of controlling brightness.
- H. Digital message signs shall contain a default design that either will freeze the sign in one position or shut it down if a malfunction occurs.

Amendment to section on prohibited signs

Section 157.112(B) to the City's code of ordinances shall be amended as follows:

Section 157.112 PROHIBITED SIGNS

(B) Off-premise signs, except digital billboards approved under section 157.118;