

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CAMDEN PERTAINING TO BILLBOARDS AND DIGITAL SIGNS; 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, in order to respond to recent development within the City, the Planning Staff of the City (the “**Staff**”) has recommended that the City Council enact certain changes to requirements regarding billboard and digital sign requirements; 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 November 25, 2025, 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: _____
Mayor Vincent Sheheen

Attest:

By: _____
City Clerk Brenda Davis
City of Camden, South Carolina

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

Exhibit ASection 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 August 30, 2026 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 billboard 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 directly 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.

1. The property shall be located in a Commercial Mixed Use, General Business District or Industrial Zoning Districts.

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 sending 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.

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

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

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 ~~120~~ 30 days, or a sign not in use for ~~120~~ 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.