

**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 A**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 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 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.

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. Maximum number of signs
  1. City, county, and state government facilities shall have a maximum of 2 digital message signs.
  2. School district facilities shall have a maximum of 1 digital message sign.
- B. The maximum sign area allowed shall be 40 square feet.
- C. Maximum sign height
  1. City, county, and state government facilities shall have a maximum sign height of 6 feet.
  2. School district facilities shall have a maximum sign height of 14 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.



INTEROFFICE MEMORANDUM

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**TO:** Mayor and Council

**VIA:** Matt DeWitt, City Manager

**FROM:** Shawn Putnam, Director of Planning and Development

**DATE:** July 14, 2026

**SUBJECT:** Rezoning Request for 2300 Lyttleton Street, 324 Railroad Avenue, 326 Railroad Avenue, and 328 Railroad Avenue

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Enclosed with this memo is an ordinance to rezone property located at 2300 Lyttleton Street, 324 Railroad Avenue, 326 Railroad Avenue, and 328 Railroad Avenue from R-6S to Limited Business District. This is a general rezoning request; no specific uses were identified by the property owner. The staff report and map provided to the Planning Commission is enclosed with this memo. The Planning Commission held a public hearing at their meeting on June 18, 2026 and voted unanimously to recommend City Council deny the rezoning request.



**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**  
**PREPARED BY: Shawn Putnam**  
**DATE: June 11, 2026**

**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.

# Legend

- Parcels
- ZoningDistrict
- Zoning\_1
- CBD
  - CMU
  - EQ
  - GBD
  - IND
  - LBD
  - MPD
  - OI
  - PDD
  - R-10
  - R-15
  - R-6
  - R-6S
  - RE

Carolina  
Fitness

Every Day  
Gourmet

Lyttleton St

Seaboard Coast Line Railroad

Dicey Ford Rd

Railroad Ave

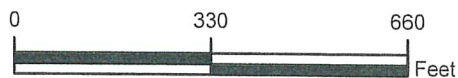
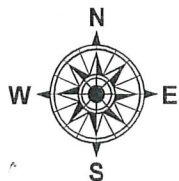
Lyttleton St

Belton St

Railroad Ave

Dicey Ford Rd

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



**AN ORDINANCE APPROVING THE RE-ZONING REQUEST  
OF PROPERTIES LOCATED AT 2300 LYTTLETON STREET, 324 RAILROAD  
AVENUE, 326 RAILROAD AVENUE AND 328 RAILROAD AVENUE**

**WHEREAS**, 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 re-zone properties, and

**WHEREAS**, the owner of properties located at 2300 Lyttleton Street, 324 Railroad Avenue, 326 Railroad Avenue, and 328 Railroad Avenue requested that the property be re-zoned from R-6S to Limited Business District, and

**WHEREAS**, following proper notice and public hearing pursuant to Section 6-29-760 of the Act, the Planning Commission reviewed the request to re-zone the properties.

NOW THEREFORE, BE IT ORDINANED by the Mayor and City Councilmembers of the City of Camden in Council assembled that the request of properties located at 2300 Lyttleton Street, 324 Railroad Avenue, 326 Railroad Avenue, and 328 Railroad Avenue be re-zoned from R-6S to Limited Business District is hereby approved.

DONE AND ORDAINED in Council this \_\_\_\_ 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

RESOLUTION AUTHORIZING AND APPROVING THE ACCEPTANCE OF CERTAIN LOAN ASSISTANCE MONIES FROM THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AUTHORIZING THE MAYOR TO EXECUTE THAT CERTAIN LOAN ASSISTANCE AGREEMENT BETWEEN THE CITY OF CAMDEN AND THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City of Camden (the "*Project Sponsor*") is a municipal corporation duly created and existing under the laws of the State of South Carolina;

WHEREAS, the Project Sponsor is authorized and empowered by the provisions of Title 48, Chapter 5 of the Code of Laws of South Carolina, 1976, as amended, to receive financial assistance from the South Carolina Water Quality Revolving Fund Authority (the "*Authority*");

WHEREAS, on November 15, 2021, the President signed Public Law No. 117-58, the Infrastructure Investment and Jobs Act (the "*IIJA*") also known as the Bipartisan Infrastructure Law, which provided appropriations to address emerging contaminants in drinking water with a focus on perfluoroalkyl and polyfluoroalkyl substances through the emerging contaminant capitalization grants under section 1452(t) of the Federal Act and under which this project is committed;

WHEREAS, funds provided under this section of the IIJA requires the Fund to provide 100 percent additional subsidization (assistance which will not accrue interest and the principal of which will be forgiven) for drinking water projects that address emerging contaminants;

WHEREAS, the funds appropriated under the IIJA are deposited into the South Carolina Drinking Water Revolving Loan Fund (the "*Fund*");

WHEREAS, the Project Sponsor previously applied to the South Carolina Department of Environmental Services ("*DES*") for certain loan assistance monies to be made available to the Project Sponsor by the Authority in the form of a subsidization;

WHEREAS, the Project Sponsor was selected by DES to receive the Loan Assistance contingent upon compliance by the Project Sponsor with all terms, conditions and requirements set forth in the Loan Assistance Agreement, the form of which is attached hereto as Exhibit A (the "*Loan Assistance Agreement*"); and

WHEREAS, based on approvals issued by DES, the proceeds of the Loan Assistance are to be used by the Project Sponsor for the Water Treatment Plant Advanced Plant Treatment Study (the "*Project*").

NOW, THEREFORE, BE IT RESOLVED by the Camden City Council (the "*Council*"), in a meeting duly assembled:

Section 1. Acceptance of the Loan Assistance; Acknowledgment of Terms of Loan Assistance Agreement.

The Loan Assistance, under the terms, conditions and requirements set forth in the Loan Assistance Agreement, is hereby accepted. The Project Sponsor acknowledges that the receipt of

proceeds of the Loan Assistance pursuant to the Loan Assistance Agreement requires the Project Sponsor to comply with all of the terms of the Loan Assistance Agreement, including requiring strict compliance with all state and federal mandates set forth therein by any contractors performing work on the Project who are subject to those mandates. The Project Sponsor further acknowledges that the forgiveness of the principal amount of the Loan Assistance by the Authority is conditional upon the Project Sponsor's complete and satisfactory compliance with the terms of the Loan Assistance Agreement, and that any failure to comply strictly with such terms could result in a requirement that the Project Sponsor repay to the Authority all or a portion of the Loan Assistance. The Project Sponsor has fully reviewed each and every term of the Loan Assistance Agreement.

Section 2. Approvals, Appropriations and Expenditures.

The Project Sponsor certifies that it has taken, or will take, all actions necessary under South Carolina law to approve, appropriate and expend the proceeds of the Loan Assistance.

Section 3. Authorization of the Loan Assistance Agreement.

The Loan Assistance Agreement is hereby approved, and the execution and delivery of the Loan Assistance Agreement on behalf of the Project Sponsor is hereby authorized and directed. The Loan Assistance Agreement shall be executed on behalf of the Project Sponsor by the Mayor and shall be attested to by the City Clerk.

Section 4. Miscellaneous.

This Resolution shall be a contract between the Project Sponsor and the Authority and shall be enforceable as such against the Project Sponsor.

ADOPTED, this \_\_\_\_ day of September 2026.

CITY OF CAMDEN

SEAL

By: \_\_\_\_\_

Its: \_\_\_\_\_

Attest:

By: \_\_\_\_\_

Its: \_\_\_\_\_