



CAMDEN CITY COUNCIL MEETING

Tuesday, September 1, 2026

5:30 P.M.

Council Chambers - City Hall

PRESENT

Mayor Vincent Sheheen
Mayor Pro Tem Hamilton Boykin (absent)
Councilmember Delia J. Davis
Councilmember Phil Elliott
Councilmember William Wilkes
City Clerk Brenda Davis

City Manager Matt DeWitt
Assistant City Manager Caitlin Young
Director of Communications Dawn-Marie Johnson
Attorney Lawrence Flynn (absent)
Chronicle-Independent Martin Cahn
and interested citizens.

CALL TO ORDER

Mayor Vincent Sheheen called the Camden City Council meeting to order at 5:30 p.m.

INVOCATION

Councilmember Phil Elliott opened the meeting with the invocation.

APPROVAL OF MINUTES

Council, on a motion by Councilmember Wilkes, seconded by Councilmember Davis, voted unanimously to approve the regular meeting minutes of August 18, 2026.

APPROVAL OF PROPOSED AGENDA

Council, on a motion by Councilmember Elliott, seconded by Councilmember Wilkes, voted unanimously to approve the proposed agenda for September 1, 2026.

ANNOUNCEMENTS, AWARDS, AND SPECIAL RECOGNITION – None

PUBLIC COMMENTS

- Richard Lowery of Woodgate Drive spoke regarding charges for a security light that he said does not exist. Mr. Lowery requested a resolution of the matter and a full refund.
- Sheila Farrar spoke in opposition to the rezoning of properties located at 2300 Lyttleton Street, 324 Railroad, 326 Railroad, and 328 Railroad Avenue.
- Phyllis Dye also spoke in opposition to the rezoning of properties located at 2300 Lyttleton Street, 324 Railroad, 326 Railroad, and 328 Railroad Avenue. She requested that the properties remain zoned exclusively for residential use.

CONSENT ITEMS

Council unanimously approved the following consent items:

- Re-appointment of Kevin Flowers to the Board of Construction Appeals with term expiring on May 31, 2028.
- Re-appointment of Travis Kelly to the Board of Construction Appeals with term expiring on May 31, 2028.



- Re-appointment of Paul Solan to the Board of Construction Appeals with term expiring on May 31, 2029.
- Re-appointment of Raymond “Eddie” Stevens to the Board of Construction Appeals with term expiring on May 31, 2029.
- Re-appointment of James P. Witkowski to the Board of Construction Appeals with term expiring on May 31, 2030.

ORDINANCE #2026-014 – Second Reading (Carryover)

Council, on a motion by Councilmember Wilkes, seconded by Councilmember Elliott, amended the ordinance to allow one digital sign on City, county, or state government property and to establish standards for school district facilities.

After further discussion, Council on a motion by Councilmember Davis, seconded by Mayor Sheheen, voted unanimously to adopt the ordinance amending certain provisions of the City of Camden Zoning Ordinance pertaining to billboards and digital signs and other related matters, as recently amended.

ORDINANCE #2026-015 – 1st Reading

Following discussion, Councilmember Elliott moved to approve the ordinance rezoning properties located at 2300 Lyttleton Street, 327 Railroad, 326 Railroad Avenue, and 328 Railroad Avenue. The motion received no second. Councilmember Davis, Councilmember Wilkes, and Mayor Sheheen opposed the ordinance.

The ordinance rezoning properties located at 2300 Lyttleton Street, 327 Railroad, 326 Railroad Avenue, and 328 Railroad Avenue *failed* at first reading.

- *The motion failed by a 3–1 vote.*

RESOLUTION #2026-010

Council, on a motion by Councilmember Wilkes, seconded by Councilmember Davis, voted unanimously to approve a resolution authorizing and approving the acceptance of loan assistance funds from the South Carolina Water Quality Revolving Fund Authority; authorizing the Mayor to execute the loan assistance agreement between the City of Camden and the South Carolina Water Quality Revolving Fund Authority; and addressing other related matters.

Discussion Regarding Johnson Lane as a One-Way Road

Council discussed a request to designate Johnson Lane as a one-way road. Although some neighbors supported the change, most residents in the area opposed it.



COUNCIL/STAFF TOPICS

- City Manager Matt DeWitt addressed utility billing delays that resulted in billing periods being longer than normal. Residents experiencing financial hardship were encouraged to contact City Hall to request an adjustment.
- Councilmember Elliott emphasized the importance of keeping residents informed about utility billing and other issues and suggested exploring additional communication methods.
- Mayor Sheheen and Councilmember Elliott suggested rescheduling the November 3 Council meeting because the date falls on Election Day.
- Council and staff thanked Councilmember Wilkes for implementing the dog/pet scanning station.

EXECUTIVE SESSION – None

ADJOURN

There being no further business, Council voted unanimously to adjourn the meeting at 6:05pm in honor of Christopher M. DeLong Jr.

Mayor Vincent Sheheen

Attest:

City Clerk Brenda Davis