CAMDEN CITY COUNCIL MEETING

Tuesday, October 6, 2026	5:30 P.M.	Council Chambers - City Hall

PRESENT

Mayor Vincent Sheheen
Mayor Pro Tem Hamilton Boykin
Councilmember Delia J. Davis
Councilmember Phil Elliott
Councilmember William Wilkes
City Clerk Brenda Davis (absent)
City Manager Matt DeWitt
Assistant City Manager Caitlin Young
Director of Communications Dawn-Marie Johnson
Attorney Lawrence Flynn
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 Mayor Pro Tem Boykin, seconded by Councilmember Davis, voted unanimously to approve the regular meeting minutes of September 22, 2026.

APPROVAL OF PROPOSED AGENDA

Council, on a motion by Councilmember Elliott, seconded by Councilmember Wilkes, voted unanimously to amend the agenda to add a proclamation declaring October 2026 Fire Prevention Month.

Council, on a motion by Councilmember Davis, seconded by Councilmember Elliott, voted unanimously to approve the proposed agenda for October 6, 2026, as amended.

ANNOUNCEMENTS, AWARDS, AND SPECIAL RECOGNITION

Council proclaimed October 2026 Community Planning Month.
Council proclaimed October 2026 as Fire Prevention Month.

PUBLIC COMMENTS

- Raymond Peterson of Tupelo Place spoke in support of an annexation request for Pine Creek neighborhood.
- Lisa Moore of Fair Street commented on neighborhood support for the temporary closure of a portion of Fair Street to improve the safety of trick-or-treaters on October 31.
- Tommy Cooper spoke in favor of a proposed annexation request for Pine Creek neighborhood.

TIF (Tax Increment Financing) Virtual Presentation — Tripp Muldrow of Arnett Muldrow & Associates presented a preliminary overview of the Camden Conservation Area Redevelopment Plan and proposed Tax Increment Financing District. The presentation addressed why a TIF is being considered now, how TIF works, the proposed redevelopment area, the area's qualifications, and eligible uses of TIF funding. Council's next steps are to review the redevelopment plan and proposed TIF district; complete the required notice and participation process; publicly consider the redevelopment plan; consider an ordinance establishing the TIF district and approve the plan; certify the initial EAV; and undertake projects and financing in phases. (For additional information please see copy of presentation dated October 6, 2026, titled Camden Conservation Area Redevelopment Plan)

INTERNATIONAL MAINTENANCE PROPERTY CODE (IMPC) PRESENTATION
Shawn Putnam, Planning and Zoning Director gave an update on the implementation of code enforcement, international property maintenance code and steps taken to deal with dilapidated structures. (For additional information see presentation dated October 6, 2026, titled Code Enforcement Report)

CONSENT ITEMS - none

ORDINANCE #2026-016 – 2nd Reading
Council, on a motion by Mayor Pro Tem Boykin, seconded by Councilmember Davis, voted 3–2 to approve an ordinance approving the rezoning request for the property located at 1009 Rippondon Street. Mayor Sheheen, Mayor Pro Tem Boykin, and Councilmember Elliott voted in favor. Councilmembers Wilkes and Davis voted in opposition.

ORDINANCE #2026-017 – 2nd Reading
Council, on a motion by Councilmember Wilkes, seconded by Councilmember Elliott, voted unanimously to approve an ordinance approving the Bailey Bill application for a Special Property Tax Assessment of a historic property *located at 1008 Broad Street*; and other matters related thereto.

ORDINANCE #2026-019 – 1st Reading
Council, on a motion by Councilmember Davis, seconded by Councilmember Elliott, voted unanimously to approve an ordinance to enact Chapter 74 of Title VII (Traffic Code) of the Code of Ordinances of the City of Camden, South Carolina, to restrict the operation of utility terrain vehicles on public roads within a defined area of the city; and other matters related thereto.

ORDINANCE #2026-020 – 1st Reading
Council, on a motion by Councilmember Wilkes, seconded by Councilmember Elliott, voted unanimously to approve an ordinance amending certain provisions of the zoning ordinance of the City of Camden pertaining to awnings; and other matters related thereto.

ORDINANCE #2026-021 – 1st Reading
Council, on a motion by Councilmember Wilkes, seconded by Mayor Pro Tem Boykin, voted to amend the ordinance to double parking fines. Councilmember Elliott proposed adding a definition of "fire lane" to the ordinance. Council then voted unanimously to approve, as amended, the ordinance adding Chapter 74 to Title VII of the City of Camden Code of Ordinances to establish parking regulations and address other related matters.

ORDINANCE #2026-022 – 1st Reading
Council, on a motion by Councilmember Wilkes, seconded by Mayor Pro Tem Boykin, voted unanimously to approve an ordinance of the City of Camden, South Carolina authorizing the first amendment to the Fiscal Year 2026-27 budget; and other matters relating thereto.

COUNCIL/STAFF TOPICS

- Councilmember Ellott: Litter on 97, PSA for litter problem, Palmetto pride follow-up.
- Councilmember Wilkes: Heir property meeting
- Mayor Sheheen: Interview with Knox White; Greenville signs on noise and put up in downtown area.

EXECUTIVE SESSION
Council, on a motion by Councilmember Wilkes, seconded by Mayor Pro Tem Boykin, voted unanimously to enter executive session at 6:24 p.m. to discuss the following:

- Discussion of a contractual matter and a proposed neighborhood development

REGULAR SESSION

Council, on motion by Mayor Pro Tem Boykin, seconded by Councilmember Davis, unanimously agreed to re-enter regular session at 7:01 p.m.

No action Taken

ADJOURN
There being no further business, Council voted unanimously to adjourn the meeting at 7:01pm

_____
Mayor Vincent Sheheen

Attest:

_____
ABSENT City Clerk Brenda Davis