Agenda
Planning Commission
Tuesday, November 24, 2026 – 6:15 PM
Liberty Hall – 212 Broad Street

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Approval of minutes for the September 22, 2026 meeting
4. _____ Public Comment
5. _____ (a) Presentation of a request amending sections 157.029(D) and 157.220, and adding new section 157.066 of the Zoning Ordinance regarding Large Multifamily Developments
   (b) Open Public Hearing
   (c) Close Public Hearing
   (d) Consideration of a request amending sections 157.029(D) and 157.220, and adding new section 157.066 of the Zoning Ordinance regarding Large Multifamily Developments
6. _____ Consideration of a preliminary plat for a major subdivision located at 1319 Lakeshore Drive
7. _____ Other business
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.

The City of CAMDEN SOUTH CAROLINA

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
September 22, 2026

Minutes

The City of Camden Planning Commission met for a regular meeting on September 22, 2026 at 6:15 PM. Commission members present were Mr. Mark Mohr, Chair; Mr. Mark Chickering, Mr. Jay Hudson, Ms. Connie Rouse, Mr. Randy Wiglis and Mr. Shawn Putnam, Secretary. Commission member Mr. Travis Hall was absent.

Mr. Mohr called the meeting to order and entertained a motion to approve the meeting agenda. Mr. Wiglis made a motion to approve the agenda as presented. Mr. Hudson seconded the motion, which passed unanimously.

Mr. Mohr entertained a motion to approve the minutes from the June 18, 2026 meeting. Mr. Hudson made a motion to accept the minutes as presented and Mr. Chickering seconded the motion, which passed unanimously.

Public Comment – None

Consideration of a request amending section 157.081(C) of the Zoning Ordinance regarding awnings in the Central Business District

Mr. Putnam explained the proposed amendment was in relation to awnings that extend over the sidewalk downtown. The current ordinance only allows an awning to extend from a building up to half the distance of the sidewalk width. This only allows awnings of 2 feet for buildings located on Rutledge Street. A building owner that is renovating a building on Rutledge Street into a new restaurant would like to have an awning that extends four feet from the building. This ordinance amendment would allow a larger awning.

Mr. Mohr opened the public hearing. No one requested to speak during the hearing. Mr. Mohr closed the public hearing.

Following discussion, Mr. Wiglis made a motion to recommend City Council approve amending section 157.081(C) of the Zoning Ordinance as follows:

Awnings in the CBD District, provided they extend over a sidewalk; provided that they consist of light gauge frame; are covered with canvas, vinyl, or similar material; ~~are no closer than two feet to the curb and~~ do not extend past the curb, do not extend more than eight feet from the awning's point of attachment; are no closer than six feet to the trunk of any tree; have a minimum clearance of eight feet above the sidewalk; and a maximum height of 12 feet.

Mr. Hudson seconded the motion, which was approved unanimously.

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

Shawn Putnam
Secretary

Mark Mohr
Chair

Exhibit A

Text Amendments to Zoning Ordinance

Section 157.220 shall be amended to include the following defined term:

Large Multi-Family Development A development that includes 40 or more multi-family dwellings within a single building or within multiple buildings on a single parcel or a combination of contiguous parcels.

The table of uses at Section 157-029 of the Zoning Ordinance shall be amended to include an additional row pertaining to Multi-Family Developments as follows:

	2012 NAICS	*RE*	*R-15*	*R-10*	*R-6*	*R-6S*	*OI*	*CBD*	*GBD*	*LBD*	*IND*	*CMU*	*EQ*	*CU Ref.*
Large Multi-Family Developments	N/A	-	-	-	C	-	-	C	C	-	-	C	-	

A new Section 157-066 – Large Multi-Family Developments shall be added to the Zoning Ordinance, establishing the conditions and development regulations applicable to Large Multi-Family Developments.

Section 157.066 – Large Multi-Family Developments

In addition to all other requirements this Zoning Ordinance and the City of Camden Land Development Regulations, the following conditions and development standards shall apply to all Multi-Family Developments; provided, however, the following standards shall not apply to Large Multi-Family Developments within a Master Planned District for which any conditions shall be determined by the applicable MPD Ordinance, subject to the requirements of Section 157.032.

A. Conflicting Regulations. The regulations and requirements applicable to multi-family dwellings shall apply to Large Multi-Family Developments, except to the extent that any regulation or requirement contained in this section is more stringent, in which case the provisions of this section shall apply.

B. Dimensional and Density Requirements.

(1) Buildings must be separated by a minimum of 50 feet.

(2) No single building shall contain more than 24 dwelling units.

(3) No building shall be longer than 200 feet in horizontal length.

(4) No Large Multi-Family Development shall contain more than 200 multi-family dwelling units.

C. Locational Standards. No new Large Multi-Family Development shall be located within 500 feet from the site of an existing, developing, or permitted Large Multi-Family Development, as measured from the nearest points of the exterior property boundary for each applicable Large Multi-Family Development.

D. Design Standards. In addition to the design standards pursuant to Section 157.096, any Large Multi-Family Development consisting of three or more buildings shall incorporate no fewer than three design variations among such buildings.

E. Recreational Amenities. A dedicated recreational facility or amenity must be provided (e.g., playground, community garden, pavilion, or multi-use path), which may be located within open space required pursuant to Section 157.141.

F. Mechanical Equipment. All air conditioning compressors and mechanical units must not be visible from public rights of way, must be completely screened from view from any property used for residential purposes, and must be shielded acoustically if located within 50 feet of a property line separating the Large Multi-Family Development from any property used for residential purposes.

G. Traffic Impact Analysis. A traffic impact analysis ("TIA") shall be provided, which must be prepared and administered in accordance with Section 156.034.

STAFF REPORT – SUBDIVISION (SKETCH PLAN)
PREPARED BY: Shawn Putnam
DATE: October 23, 2026

General Information

Property Owner: Mustang Capital, LLC

Applicant (if other than owner): N/A

Project Name: Pine Tree Subdivision

Requested Action: Major subdivision

Reason for Request: Residential development consisting of 8 duplexes

Location: 1319 Lakeshore Drive

Existing Zoning: OI

Size: 4.39 acres

Existing Land Use: Undeveloped

Surrounding Land Uses:
North: Residential
South: Residential
East: Residential
West: Residential

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: X (unshaded)

Description of Project: Subdivide parcel into 8 lots and construct a duplex on each lot for a total of 16 dwelling units.

STAFF REPORT – SUBDIVISION (SKETCH PLAN)
PREPARED BY: Shawn Putnam
DATE: October 23, 2026

Analysis

Compliance with Design Standards and Required Improvements

156.41	General Site Design Standards	OK
156.42	Streets	OK
156.43	Curb and Gutter	OK
156.44	Signage and Names	N/A
156.45	Easements	OK
156.46	Blocks	OK
156.47	Lots	OK
156.48	Sidewalks	OK
156.52	Sanitary Sewer and Water Supply Systems	Need additional water/sewer service connections
156.53	Fire Hydrants & Fire Department Access	OK
156.54	Surveys and Markings	OK

Technical Review Committee Comments

Fire: OK
Historic Landmarks Commission: N/A
Planning: OK
Planning Commission: OK
Public Works: Drawings currently show one water and sewer service connection per structure. A separate water and sewer service connection is required for each dwelling unit.

Facts & Findings

The proposed development is comprised of property that is approximately 4.39 acres. The property is zoned Office/Institutional (OI). Duplexes are permitted by right in the OI zoning district. The minimum lot size for the OI zoning district is 10,000 SF. The required setbacks are 25 feet front, 10 feet each side, and 20 feet rear. The maximum density allowed in the OI district is 5 units per acre, which would allow for a maximum of 21 units.

Overview

The proposal calls for a total of 8 duplexes, which provide a total of 16 dwelling units. This results in a density of 3.6 units per acre. The property would be subdivided into 8 lots with 4 lots fronting on Lakeshore Drive and 4 lots fronting on Gardner Street. Since the property has

existing road frontage, no new roads are proposed. Water and sewer services lines are already available, so no new water and sewer main lines are proposed.

Open Space

The projects contains fewer than 20 dwelling units, so no open space is required per the zoning ordinance.

Utilities

The City will be the provider for electric, water and sewer utilities. Access to water and sewer lines is currently available at the project site. The City has sufficient capacity to provide adequate electric, water and sewer service. The developer is responsible for the costs of designing and installing all water and sewer improvements within the development site.

Compliance with Comprehensive Plan

The proposed development is consistent with several goals, objectives and/or strategies in the Comprehensive Plan. These goals, objectives and strategies are listed below.

Goal 3.1. Encourage a broad range of housing opportunities and a balance of housing types to meet the current and future needs of Camden residents.

Objective 3.1.1. Promote the development of a diverse housing stock to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and lifestyle preferences.

Strategy 3.1.1.1. Promote housing choice throughout the City to include single-family homes, town homes, patio homes, and multi-family developments in appropriate areas.

Goal 5.2. Protect and preserve the land resources of the City.

Objective 5.2.4. Establish, protect and expand natural area and open spaces of the City.

Strategy 5.2.4.5. Continue to require open space in larger multi-family residential developments, manufactured home parks, and single-family residential developments, while exploring expanded requirements to apply to additional types of new developments and uses.

Goal 10.1. Protect and preserve the rich history and unique character of the City while encouraging complimentary and appropriate growth.

Objective 10.1.1. Protect the historic and architectural character of neighborhoods and downtown.

Strategy 10.1.1.6. Encourage new residential and commercial development in appropriate locations that is complimentary to and respectful of historic resources and the established character of the City.

Goal 10.2. Enable and promote land use development that meets the current and future needs of Camden residents and businesses.

Objective 10.2.1. Remove barriers and promote development of a broad range of housing choices to meet the needs of residents and accommodate a variety of economic levels, age groups, and preferences.

Based on the information presented above, it is the opinion of staff that overall, the proposed subdivision is consistent with the Comprehensive Plan.

Fiscal Analysis

City staff conducted a fiscal analysis of this development. The findings are as follows:

Estimated capacity fees at buildout
Water capacity fees: $33,000
Sewer capacity fees: $63,000
Electric infrastructure fee: $24,000

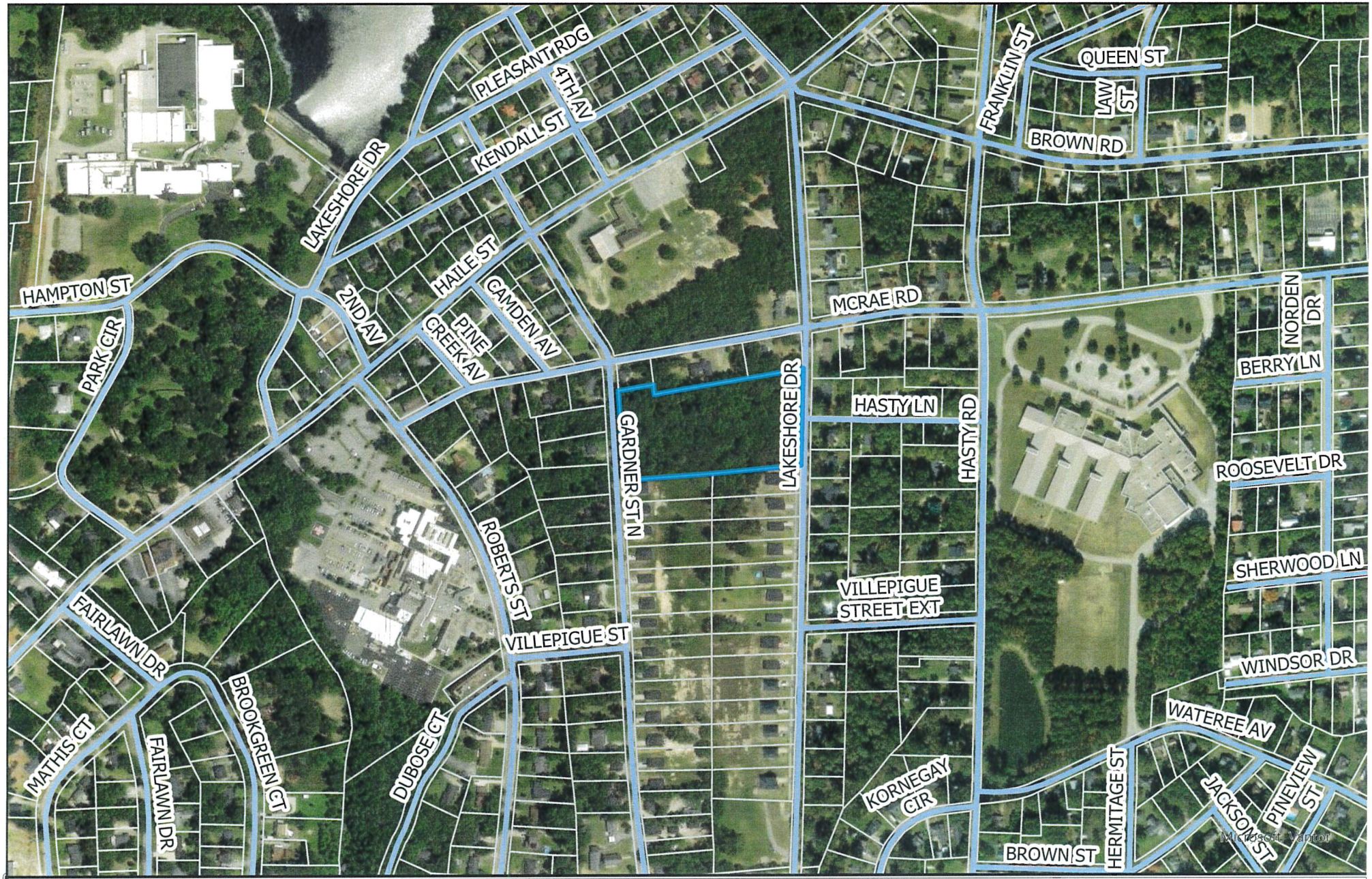
Estimated development impact fees at buildout
Parks and Recreation: $34,784
Fire Protection: $12,384
Municipal Facilities: $4,000

Estimated annual utility revenue at buildout
Water: $8,323
Sewer: $9,940
Electric: $27,385

Staff Recommendation

Based on the information above, staff recommends conditional approval of the preliminary plat with the following condition:

- Revise plans to provide a water and sewer service connection for each dwelling unit.
- Change water tap connection to 1" + reduce to 3/4" at meter



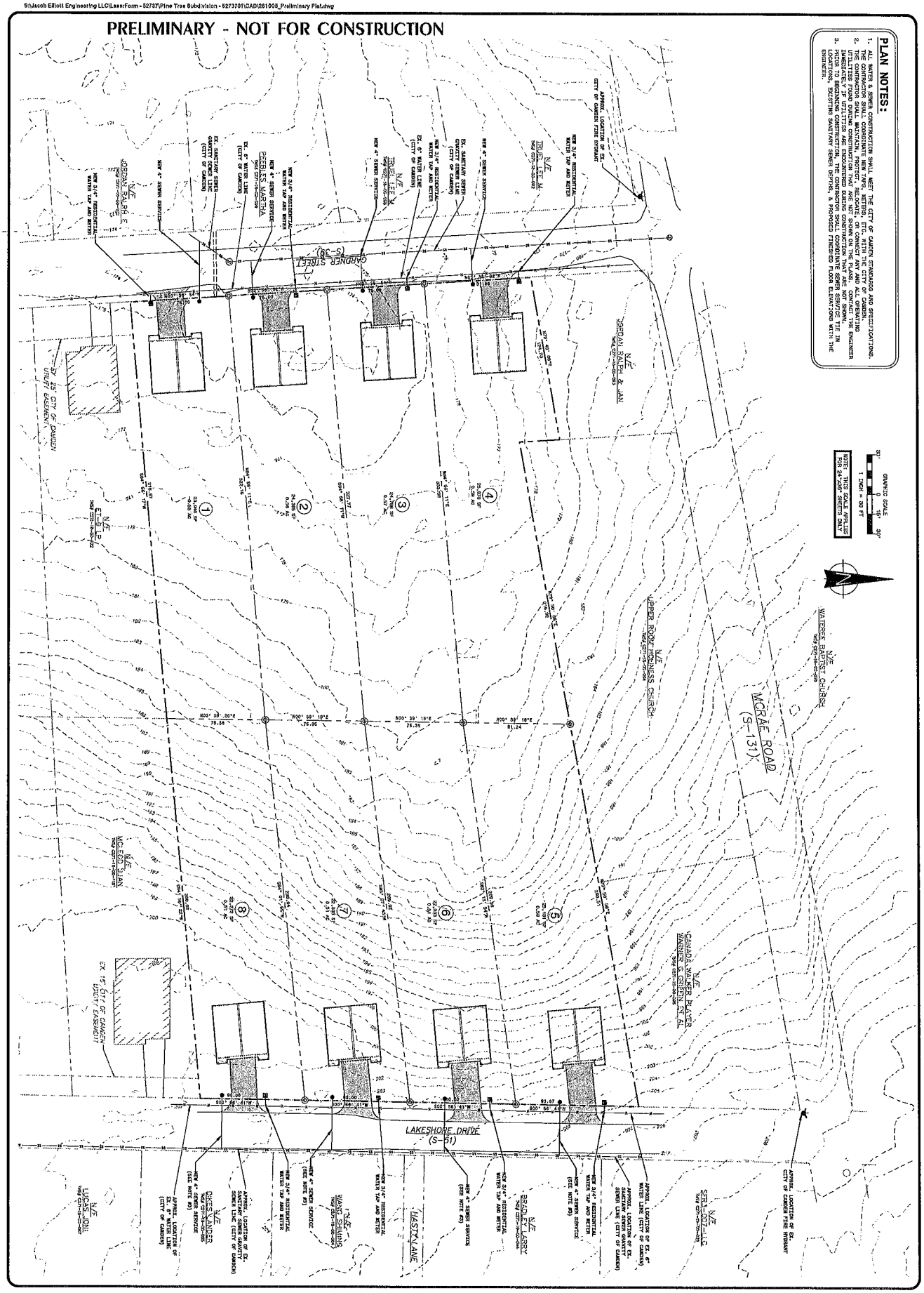
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Feet

The City of CAMDEN SOUTH CAROLINA

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PRELIMINARY - NOT FOR CONSTRUCTION



REVISIONS

PROJECT #	5273701
DESIGNED BY	AJL

C-103

WATER & SANITARY SEWER PLAN

PINE TREE SUBDIVISION

CITY OF CAMDEN, SC

MUSTANG CAPITAL, LLC

JACOB ELLIOTT ENGINEERING

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COLUMBIA, SC 29205
(803)240-5480