



**City of Camden**  
South Carolina

**CAMDEN CITY COUNCIL**

**WORK SESSION MINUTES**

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Tuesday, May 22, 2012

4:30 P.M.

Council Chambers-City Hall

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**PRESENT**

Mayor Jeffrey R. Graham  
Councilmember Patrick D. Partin  
Councilmember Walter M. Long  
Mayor Pro-Tem Alfred Mae Drakeford  
Councilmember X. Willard Polk

City Manager W. Kevin Bronson  
Assistant City Manager Mel Pearson  
City Clerk Brenda Davis  
City Attorney Charles Cushman (absent)  
Chronicle-Independent Reporter Martin Cahn  
and interested Citizens

**CALL TO ORDER**

Mayor Jeffrey R. Graham called the Camden City Council Work Session to order at 4:30 p.m.

**WELCOME** –City Manager Kevin Bronson welcomed Council to the May 22, 2012 City Council Work Session.

**BOARD OF ARCHITECTUARAL REVIEW – Shawn Putman**

City Planner Shawn Putman was called on to explain recommendations for proposed changes to the City of Camden Zoning Ordinance to create a Board of Architectural Review. City Planner Shawn Putman stated that three goals were set to draft the amendment to the zoning ordinance. The proposed amendment would comply with Certified Local Government requirements, comply with the State Planning Enabling Act of 1994 and have the same responsibilities as the existing Camden Historic Landmarks Commission. Mr. Putman summarized the proposed changes which included:

- Sections 157.201 and 202: Added to comply with CLG requirements
- Section 157.204(B)(1): Added additional fields of experience that are recommended of board members.
- Section 157.204(B)(3): Added requirement prohibiting dual office holding to comply with state law.
- Section 157.204(F)(2): Designates the City Planner of designee as staff for the board.
- Section 157.205(I) Adds 3 additional hours of continuing education above the state mandated training specifically on historic preservation.
- Section 157.207 (A): Per CLG requirements, removes the requirement that National Register properties are automatically included in the jurisdiction of the Board. This is because the National Register is a non-regulatory program and it would not be appropriate to automatically include them in a regulatory program.



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- Section 157.207(D): This removes the requirement that the Board be consulted on playground equipment.
- Section 157.208(C): Requires that property owners whose properties are proposed to be designated be notified in writing.
- Section 157.207 (D): This states that property owners can file suit against the city if they object to their property being designated. The suit can only address procedural errors in the designation process.
- Section 157.209(B): Per CLG requirements, property owners cannot have the option to refuse to have their property designated.
- Section 157.210: Per CLG requirements, removes the requirement that National Register properties are automatically included in the jurisdiction of the Board. This is because the National Register is a non-regulatory program and it would not be appropriate to automatically include them in a regulatory program.
- Section 157.16: As required by state law, this provides a mechanism for an applicant to appeal a decision of staff to the Board.

Mr. Putman noted the South Carolina Department of Archives and History, Camden Historic Landmarks Commission, the City of Camden Planning Commission and city staff reviewed and provided changes to the Zoning Ordinance to create an Architectural Review Board.

There was lengthy discussion regarding this matter with Council voicing concerns on several changes to the ordinance such as removing the requirement of the Board to be consulted on playground equipment and the CLG requirements of property owners.

During further discussion, Council agreed to discuss the matter further at another Council Work Session. Council also agreed to direct staff to place the amendment of the zoning ordinance on the City website to receive additional input via email from the citizens of Camden.

For additional information, please refer to memo dated May 17, 2012 **RE:** Board of Architectural Review, Staff Report – Ordinance Text Amendment Prepared by Shawn Putman dated May 8, 2012.

**EXECUTIVE SESSION TO DISCUSS A POTENTIAL CONTRACTURAL MATTER**

Council on motion by Councilmember Long, seconded by Councilmember Drakeford voted unanimously to enter into executive session at 5:20 p.m. to discuss a Potential Contractural Matter. Councilmember Polk recused himself from the Executive Session discussion due to conflict of interest. Councilmember Polk is the Treasurer of the Board of



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Directors of the Kershaw County Sheriff's Foundation. See attach Recusal Statement dated May 22, 2012.

**REGULAR WORK SESSION**

Council unanimously agreed to re-enter regular session at 5:45 p.m. No action was taken during Executive Session.

**OTHER BUSINESS – Council**

Councilmember Partin discussed an article in reference to a neighboring town considering a variety of methods to finance series of town improvements. Mr. Partin commended Council and Staff for taken prior steps in completing most of the tasks mentioned in the article to improve the City of Camden.

Mayor Graham discussed the current work session meeting dates and time and asked Council to be prepared to discuss other options if the current time and dates were unworkable.

**ADJOURNMENT**

There being no further business, Council, on motion by Councilmember Polk, seconded by Councilmember Partin, voted unanimously to adjourn the Work Session at 6:00 p.m.

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Mayor, Jeffrey R. Graham

Attest:

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Brenda Davis, City Clerk