



CAMDEN CITY COUNCIL MEETING

Tuesday, August 23, 2022

4:00 P.M.

Council Chambers-City Hall

PRESENT

Mayor Alfred Mae Drakeford

Mayor Pro Tem Jeffrey R. Graham (absent)

Councilmember Stephen Smoak

Councilmember Joanna B. Craig

Councilmember Deborah H. Davis

City Clerk Brenda Davis

City Manager Jonathan Rorie

Assistant City Manager Caitlin Young

Finance Director Debra Courtney

Attorney Lawrence Flynn (absent)

Chronicle-Independent Gee Whetsel

and interested citizens

CALL TO ORDER

Mayor Alfred Mae Drakeford called the Camden City Council Meeting to order at 4:00 p.m.

INVOCATION

Councilmember Stephen R. Smoak opened the council meeting with the invocation.

APPROVAL OF MINUTES

Council, on motion by Councilmember Davis, seconded by Councilmember Craig, voted unanimously to adopt the Camden City Council Work Session Meeting Minutes of July 21, 2022 and Regular Meeting minutes of July 26, 2022.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

- City Council presented a 28 year of service award to Roderick “Rick” M. Todd, Jr. as Municipal Court Judge.
- City Council approved a Leader’s Legacy Recognition for The Hospital Auxiliary of Kershaw County
- Quarterly Reports (See PowerPoint Presentation dated August 23, 2022)

CONSENT AGENDA

1. **Resolution #2022-024** – to provide a work environment free of recognized hazards
2. **Resolution #2022-025** – authorizing consumption of beer and wine at A Rehearsal Dinner Party.
3. **Boards and Commission** – appointment of Travis Hall to the Planning Commission with term set to expire on August 31, 2026. Reappointment of Great Younghans to the Planning Commission with term set to expire on August 31, 2026.

Council on motion by Councilmember Smoak, seconded by Council member Craig, voted unanimously to accept Consent Agenda items 1-3.



PUBLIC COMMENT

Reushell Alexander, resident of Colonial Lake Drive, spoke regarding his concerns of his electric bill. Mr. Alexander concerns were of being unable to afford the increase on a fixed income.

Scott Jordan, resident of Fair Street, presented a petition signed by residents of Camden and the surrounding community petitioning the Camden City Council to grant Historic Designation to 1304 Lyttleton Street that was the site of Camden Public Schools since 1919 and for decades to follow. Their goal for the property is for it to be governed by the rigorous guidelines that are applied to historic sites. This would include oversight by the Historic Landmarks Commission, specifically in reviewing proposals for development of the 7.2 acres.

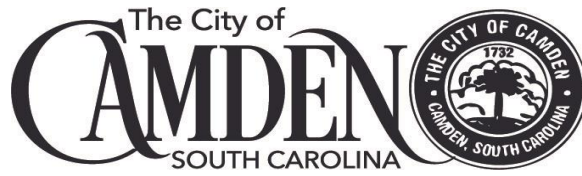
Mike Mrozowsk, resident of Lyttleton Street, spoke regarding his concerns of the development of the Camden Elementary School Property at 1304 Lyttleton Street. Mr. Mrozowsk concerns were to designate the property and place it under the jurisdiction of the Historic Landmarks Commission.

Richard Lowery, resident of Woodgate Road, spoke regarding his concerns of the recent electric rates. Mr. Lowery stated that a lot of people are impacted with City of Camden electric rates and do not live within the city limits and suggested Council have an at large seat. Mr. Lowery also spoke regarding his concerns of the supplier that Camden uses.

Michael Alexander, resident of Campbell Street, expressed his concerns about safety at Boykin Park. At previous council meetings Mr. Alexander voiced the same concerns and said that something needs be done soon to resolve the issues at the park.

RESOLUTION #2022-026

Council, on motion by Councilmember Smoak, seconded by Councilmember Craig, voted unanimously to approve a resolution directing the Planning Commission to conduct the study required and an ordinance as required by the South Carolina Development Impact Fee, and other matters related thereto. The impact fee study will provide a justification for impact fees, perform a housing affordability analysis, develop a schedule of proposed impact fees, and product a list of capital projects eligible to be funded by the impact fees. The impact fee study will be completed by a consultant in coordination with the Planning Commission and staff. The professional services agreement to complete the study has a budgetary impact of \$40,000.



IMPROVEMENT GUARANTEE

Council, on motion by councilmember Craig, seconded by councilmember Davis, voted unanimously to approve an Improvement Guarantee for Cascata Development, LLC for phase two of the development of Friendship Hill Farms Subdivision. An improvement guarantee is an option authorized under the Land Development Regulations that allows a developer to post a bond for the cost of unfinished infrastructure so they may receive a final plat in order to sell lots. The guarantee states that the developer will have twelve months to complete the street or the bond may be cashed in to pay for the work. All of the appropriate documentation for the bond was provided as in order. This action will have no budget impact.

PRESENTATION regarding Camden Elementary School Property Development proposal.

City Manager Jon Rorie presented the Camden Elementary School – Historical Context as follow: **June 2020** – Development proposal with 42 lots (Density 5.8 units/Acre) – Rezoning to Master Plan District would be required. No action taken. **July 2020** – City of Camden purchases property to control development on the property. **May 2022** – Development proposal with 14 lots (Density 1 unit/~half acre) No Rezoning: Permitted by right under the current R15 zoning classification. No action taken. **June 2022** – Staff directed to publish an RFP specific to maintaining the zoning and character of the community.

Camden Elementary School Property RFP

City Planner Shawn Putnam stated the RFP was published on July 5, 2022; deadline for proposals was August 15, 2022 and presented the requirements of the RFP proposal. Mr. Putnam noted that one proposal was received from King Street LLC (William Cantey, Robert Lackey, and Samuel Small Jr.) and it was consistent with current zoning. The developers offered to purchase the property for \$900,000.

City Manager Jon Rorie ask Council for direction of how they wanted staff to proceed. Council directed staff to work with King Street, LLC and City Attorney to apply deed restrictions that limits the development to:

- A maximum of 14 lots
- Minimum 2,500 Square feet, single family residential homes that are architecturally consistent with the neighborhood
- Limits building materials to brick, hardiplank, etc. similar to those used in surrounding neighborhood.



COUNCIL TOPICS

1. Sanitation presentation

City Manager Jon Rorie made a presentation on Sanitation Services Budget. Specifically on the 18 position and the services they provide.

Please refer to the PowerPoint presentation dated August 23, 2022 for additional information on the quarterly reports, Camden Elementary School Property, and Sanitation Services.

ADJOURN

There being no further business, Council voted unanimously to adjourn the Council Meeting at 5:40 pm.

Mayor Alfred Mae Drakeford

Attest:

Brenda Davis, City Clerk