



City of Camden  
1000 Lyttleton Street  
Camden, SC 29020

February 11, 2016

Camden Plaza  
c/o Garrett & Garrett  
P.O. Drawer 36  
Fountain Inn, SC 29644

Dear Garrett & Garrett,

The City of Camden would like to annex the property at 1001 Old River Road "Camden Plaza" into the City limits. This piece of property has become an extreme public safety and health hazard for the community and a haven for vagrants.

Attached is an estimated annual cost or savings to be annexed into the City limits. Since we do not have estimated consumption for water and sewer, we could not calculate the savings. However, inside the city limits water rate for a 2 inch line is base charge of \$134.35 per month plus \$1.87 per 100 cubic feet up to 133,600 cubic feet. Outside the city limits water rate for a 2 inch line is base charge of \$266.94 per month plus \$3.72 per 100 cubic feet up to 133,600 cubic feet. In regards to sewer rates, inside the city limits sewer rate is base charge of \$8.97 per month plus \$3.63 per 100 cubic feet. Outside the city limits sewer rate is base charge of \$17.26 per month plus \$7.30 per 100 cubic feet. The overall water and sewer rates inside the City limits are more attractive to potential future tenants.

Although this building is surrounded by the City limits, the City of Camden does not have the authority to address the many concerns with this blighted structure. There are concerns in numerous areas such as fire, police, building code, economic development and overall safety. It remains an unsecured hazard for our community. The attached information provides more detail into hazards evident at this property.

The City of Camden would like the ability to annex this property into the City limits to address the concerns and make this property an asset to the community instead of a public safety and health hazard.

We appreciate your help and thank you for your time and consideration.

Sincerely,

Mel Pearson  
City Manager  
City of Camden

**Estimated Annual Cost or Savings  
After Annexation Into The City of Camden**

COMMERCIAL

Property Owner: Camden Plaza c/o Garrett & Garrett Utility Account #: N/A  
 Property Address: 1001 Old River Road TAX MAP #: 284-11-00-060  
 Mailing Address: P.O. Box 36, Fountain Inn, SC 29644  
 Property Value: \$600,000

Real city property taxes  
using millage rate of 97.1: \$ 3,496

Local option sales tax credit: ( \$ 1,440 )

Estimated city property tax net local option: \$ 2,056

Water, annual cost decrease: ( )

	Base Charge	Metered Usage up to 133,600 cubic feet
Inside City Limits	\$134.35	\$1.87 per 100 cubic feet
Outside City Limits	\$266.94	\$3.72 per 100 cubic feet

Sewer, annual cost decrease: ( )

	Base Charge	Metered Usage up to 133,600 cubic feet
Inside City Limits	\$8.97	\$3.63 per 100 cubic feet
Outside City Limits	\$17.26	\$7.30 per 100 cubic feet

Fire protection: ( \$ 780 )

Garbage collection, outside city  
(if applicable) ( )

Garbage collection, inside city: \_\_\_\_\_

Street light fee (if applicable): ( )

Business license fee: \_\_\_\_\_

Cost / (Savings) \$ 1,276



Front Façade from left, closest to Wylie Street



Front Façade far left. (Boarded up with broken glass)



Front Façade—Center of Building Secondary Storefront



Front Façade—Automatic doors boarded



Debris of mattresses, sleeping bags, clothing, trash or other personal items, etc



Debris including a five gallon jug of excrement



Spoon with residue in it.

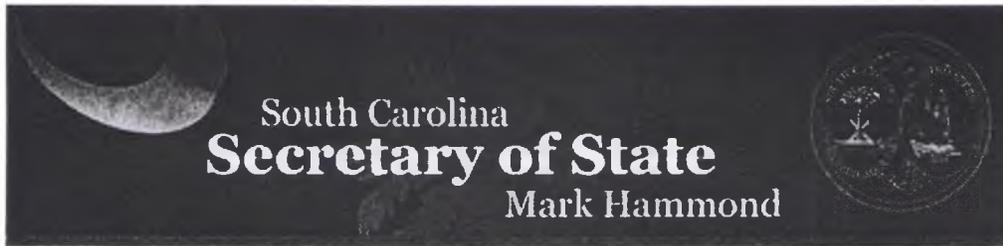


Evidence of past fires

Mailed & Emailed 2/11/16

Emailed:  
garrettconstruction@hotmail.com

Mailed:  
Camden Plaza  
c/o Garrett & Garrett  
P.O. Box 36  
Fountain Inn, SC 29644



**CAMDEN SC GN, LLC**

*Note: This online database was last updated on 2/11/2016 3:08:15 AM.  
See our Disclaimer.*

**DOMESTIC / FOREIGN:** Domestic  
**STATUS:** Good Standing  
**STATE OF INCORPORATION / ORGANIZATION:** SOUTH CAROLINA Profit

**REGISTERED AGENT INFORMATION**

**REGISTERED AGENT NAME:** J BERRY GARRETT  
**ADDRESS:** 100 FAIRVIEW ST  
**CITY:** FOUNTAIN INN  
**STATE:** SC  
**ZIP:** 29644  
**SECOND ADDRESS:**

**FILE DATE:** 03/09/2000  
**EFFECTIVE DATE:** 03/09/2000  
**DISSOLVED DATE:** 12/31/2050

**Corporation History Records**

CODE	FILE DATE	COMMENT	Document
LLC Annual Report	03/19/2004	LLC ANNUAL REPORT-2004 TYE: 12/31	
LLC Annual Report	04/15/2003	LLC ANNUAL REPORT-2003 TYE: 12/31	Image
Amendment	03/15/2002	ANNUAL REPORT-2002 TYE: 12/31	Image
Amendment	03/16/2001	ANNUAL REPORT-2001/CH AGT/ADD	Image
Domestic LLC	03/09/2000	DOMESTIC LIMITED LIABILITY (12/31/2050)	Image

## Garrett & Garrett /rl Est Devlpr

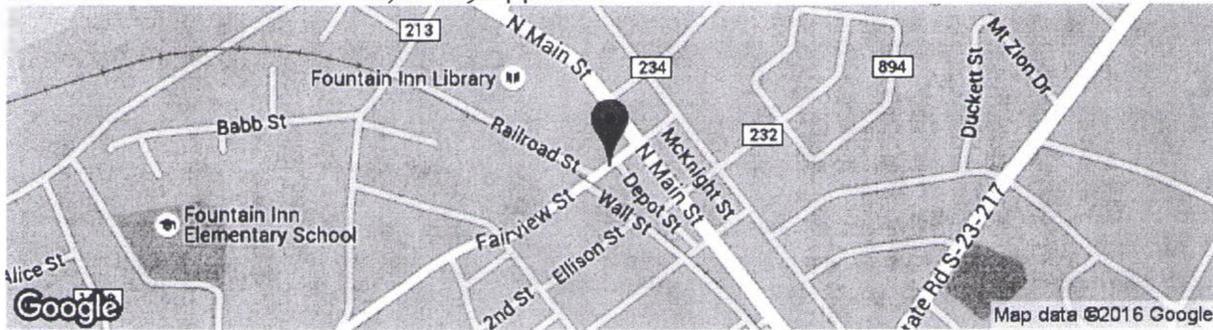
**Phone Number**

864-862-3562

*Berry GARRETT*

**Address**

100 Fairview St Fountain Inn, SC 29644-1806



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