

TOWN OF CAMPOBELLO

Planning & Zoning Minutes

March 14, 2023

MEMBERS PRESENT: Dawn Ford
Rick Sweeney
Keith Taylor
Katherine Williamson
Rachel Wall

OTHERS PRESENT: Jeff Guilbault from ACOG
Mr. Les Stork (for 24 Lude Johnson Blvd)
Raymond Seppala (for 555 Canewood Lane)

TIME & LOCATION: 1:00 P.M. @ Campobello Town Hall
208 N. Main Street, Campobello, SC 29322

Meeting was brought to order by Rick Sweeney at 1:00 pm.

- Committee approved the minutes from our February meeting.
- **105 Pine Street - Campobello Self Storage (sign permit)** - Owner, Billy Inman, asked for approval for an additional sign measuring 12 feet by 16 feet (192 square feet) with posts 12 feet high. The sign will consist of changeable vinyl banners, not digital, and be placed at the lower fence on the property. He indicated that he can install greenery around the base if necessary. The sign will be used to generate profit and advertise businesses in Campobello. The committee requested the following questions to be addressed:
 1. How many total signs are currently on the property (including those on the buildings, fence, etc)?
 2. What are the measurements and verbiage of each sign?
 3. Will there be any lights on the sign or directed at the sign? If so, please describe.
 4. Please provide a plat (or overhead view) of the property indicating the placement of the proposed sign. We want to ensure visibility lines for drivers are not obstructed.
 5. According to the Zoning Ordinances, Article 7, section 3.4, the signage ordinance indicates that a sign cannot be non-rigid in construction. This verbiage means that a vinyl banner cannot be used unless changes are made to how it is secured. In addition, section 4 of the ordinance limits total signs to 4 and the total square footage for all signs cannot exceed 600 square feet.

- **155 Cane Creek Way (building permit)** - Owner requested approval of building plans. Based on the DHEC permit from 11/22/2018, the required setbacks of 40 feet for front and back and 15 for both sides will be met. **Based on this new information, the committee approved the building permit for this location.**
- **Zoning variance for 24 Lude Johnson Blvd** - Owner, Mr. Les Stork requested a zoning variance for the front and side setbacks. Based on the DHEC plan, the house cannot sit any closer than 33 feet from the front property line which means Mr. Stork needs a 7 foot variance. In addition, his proposed storage building would only sit 5 feet from the side property line due to the septic lines. The adjacent property which borders the right side of the storage shed is unbuildable based on its dimensions. **Given these considerations, the committee approved the building plan and zoning variance for the 7 foot variance for the front setback and side setback of only 5 feet for the storage building instead of 15 feet.**
- **425 Crossvine Way (building permit)** - The committee could not approve the building permit due to incomplete data. The committee requests that the owner submit building plans showing where the house will be placed on the plat of land with accurate measurements from all property lines. To adhere to R-1 zoning, the house needs to be at least 40 feet from the front property line (not the street), 40 feet from the back line and 15 feet from both side lines. When looking at the DHEC permit, the front left corner appears to be less than 15 feet from the side property line.
- **555 Canewood Lane (building permit)** - The owner, Raymond Seppala, presented his DHEC permit and building plans for approval. **The committee approved the building permit based on the premise that the front of the garage (which protrudes from the house 13 feet) would meet the 40 feet front setback.**
- **Working Session** - Jeff, from ACOG, then reviewed the proposed updates for the following:
 - Board of Zoning Appeals
 - General Provisions
- The committee has their next regularly scheduled meeting on April 11 at 1:00pm. Another work session is scheduled with ACOG for April 18th at 1:00pm. We will be reviewing administration/enforcement, signage, forms and checklists.

Adjourned- March 14, 2023 at 3:40 P.M

The Planning & Zoning Committee Meeting minutes recorded by Planning & Zoning Committee Member, Dawn Ford.