

Campobello Planning & Zoning Meeting Minutes

January 12, 2021

PRESENT: Council Member, Jason Shamis, Aaron Ash, Rick Sweeney, Fire Chief, Ed McNeill, Police Chief Chad McNeill and Town Clerk, Kim Hyder

3:00 P.M. @ Campobello Town Hall – 208 N. Main Street, Campobello, SC 29322

1. Call to Order

- Jason Shamis called the meeting to order

2. New Business-

- Town resident Brentley Campbell requested a permit to place two single-wide mobile homes at 110 Montgomery Street (Parcel ID: 1-27-01-033.00). The concerns that the Committee has are as follows:
 - a) Gully at the back of property is not shown on survey which could potentially interfere with property passing its PERK testing with DHEC;
 - b) A mobile home must be at least 25 feet from the boundary line and 20 feet from another mobile home;
 - c) Each mobile home must have its own septic system;
 - d) According to DHEC, a duplex would be a better fit than mobile homes. Only a 1- or 2-bedroom mobile home would work for this particular property;
 - e) More than one mobile home is considered a mobile home park;
 - f) According to the Town's Zoning Ordinance, 110 Montgomery Street is zoned at commercial and not residential.

ACTION: It is the recommendation of the Committee that no mobile homes be allowed at 110 Montgomery Street due to the property being zoned as commercial.

- Discussion was made on revising the Town's current mobile home ordinance and zoning ordinance. Recommendations would be that all mobile homes currently situated within the Town should be grandfathered in, and the mobile home replacing the older mobile home shall be a model year of 2005 or newer. No mobile homes will be placed on property located on Main Street. Mobile home parks will only be allowed on Underwood Road, Turner Avenue and Emma Drive.
- A permit was requested for a new single-family home to be built at 129 Pine Street Ext. (Parcel ID: 1-20-16-011.01)

ACTION: It is the recommendation of the Committee that a permit be approved and given for this request.

3. Other Business-

- Discussion was made as to nominating and electing a Chairman and Secretary for the Committee.

ACTION: It was decided that Jason Shamis will be the Chairman of the Planning & Zoning Committee, with Aaron Ash as the Secretary.

- An Appeals Committee made up of three people needs to be formed. A search for nominees will be done accordingly.

4. Adjourned- January 12, 2021 at 4:02 p.m.

With no further business presented, the above Planning & Zoning Committee meeting was adjourned.

The Planning & Zoning Committee Meeting minutes recorded by Town Clerk, Kim Hyder on this 12th day of January, 2021.