

TOWN OF CAMPOBELLO

Planning & Zoning Minutes

August 8, 2023

MEMBERS PRESENT: Dawn Ford
Rick Sweeney
Katherine Williamson
Rachel Wall

OTHERS PRESENT: Jeff Guilbault from ACOG
Dan Mock, owner of 105 N. Main St
Allison Sprouse, Council Member

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 1:02 pm.

- ***Minutes from 07/11/23 meeting were approved.***
- ***551 W. Frontage Rd Proposed Concrete Batch Plant*** - Committee reviewed information provided by JC Somero Company. Since the lot is zoned as I-2 Heavy Industrial, the use would be allowed as a manufacturing or production facility; however, the committee made a motion to table the approval until more information is available to ensure that the proposed plans adhere to the zoning ordinance. For example, the committee would like additional information on the property line setbacks, landscaping plans, parking, proposed signage, and dust containment plans. The company should review the updated zoning ordinance for I-2 (section 3-20 which also points to regulations for landscaping, signage and parking). Campobello Town Clerk can forward the email from Jeff Guilbault from ACOG along with the PDF copy of the Zoning Ordinances.
- ***105 N. Main Street*** - Dan Mock, the new property owner and owner of Rockwood Development, discussed plans for the historic building. He would like to develop the first floor as 3 commercial “condo” spaces and the second floor as four 1 BDRM/1.5 BATH apartments. He has a proposed plan for the septic, but needs to finalize parking plans. He will keep the committee abreast of the progress.
- ***Review of Proposed Land Development Regulations*** - Jeff, from ACOG, reviewed the proposed Design Standards and Infrastructure.
- ***Next Meeting*** - The committee has their next regularly scheduled meeting on September 12th at 1:00pm. As part of this meeting, Jeff Guilbault from ACOG will review the Group

Developments, Improvement Guarantees, Dedication Procedures and the Appendix with the committee.

Adjourned- August 9, 2023 at 3:55 PM

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