

TOWN OF CAMPOBELLO

Planning & Zoning Minutes

May 9, 2023

MEMBERS PRESENT: Dawn Ford
Rick Sweeney
Katherine Williamson
Rachel Wall

OTHERS PRESENT: Jeff Guilbault from ACOG
Mr. Cory Pucetas (Spartan Concrete)
Mr. Tim Belue (owner of 18975 Asheville Hwy)
Mr. David Cummings (owner of 630 Bascule Ridge 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 1:02 pm.

- ***Minutes from 4/18/23 work session were approved.***
- ***Hidden Treasures*** - The owner of the business provided an electrical plan from Swofford which states that the students are going to perform the work under the supervision of the teacher, Marty Chupp, who is a general contractor. In addition, the owner was told by Mr. Hembree at Spartanburg County that as long as the Dutch Plate's restrooms were available to customers at Hidden Treasures that he did not have to put a bathroom in at Hidden Treasures. The committee approved the owner's request to proceed with the electrical work to get the building up to code.
- ***630 Bascule Ridge Lane*** - The owner, David Cummings, presented the building plans for a storage building with living quarters ("barndominium") that will be used while he builds his house on his 5.25 acre lot in Vanderbilt Farms. The storage building setbacks adhere to the current zoning so the committee approved the building plans.
- ***Proposed Concrete Batch Plant at 18975 Asheville Hwy*** - Tim Belue (owner of the 1.8 acre lot) and Cory Pucetas (owner of Spartan Concrete) asked the committee about a proposal to locate a concrete batch plant on the property that is adjacent to Buck N Brew. Information provided in an email sent to the committee beforehand, indicated that the equipment used is a mobile unit that fits on a trailer and would be loaded with raw material such as rock, sand and cement. The mixed material would then be loaded onto concrete mixer trucks for transport to customers. They plan on leveling off the site and putting down gravel as well as fencing in approximately 1.5 acres around the plant. The fence will be offset off Asheville Hwy 100 feet and go around the perimeter of the

property . A retention pond will be constructed on the lower end of the lot to control water runoff. The plant will also be supported by a sediment catch basin. When the concrete trucks are rinsed off, any cement dust runoff will be collected in the catch basins which results in clean water with no solids to be recycled. The water would then be reused to wash trucks as well as water to mix new concrete. Revenue for such a plant is expected to be between 5000 and 9000 a day on a lower end profit. That is based on 100 yards of concrete sold (10 concrete trucks).

The committee informed Mr. Belue that the lot is currently zoned commercial and is surrounded by a fair number of residential lots. Since a concrete batch plant is considered light/medium industrial, the land owner would need to request that the lot be rezoned to light industrial by completing an application for rezoning. Once the application is received and the fee paid, a public hearing will be required to give the public a chance to voice their opinions and concerns.

- **Working Session:** Jeff from ACOG reviewed the following proposed applications: subdivision approval, rezoning, variance, conditional use, sign permit, home occupation permit, and annexation. ***The committee also reviewed the full draft of the proposed Town of Campobello Zoning Ordinance and made a motion to approve the document. As a result, there will be a public hearing for the proposed zoning ordinances at the next meeting on June 13th. From there, a first reading is proposed at town council on 7/3 and a second reading at town council on 8/7.***
- The committee also requested that the code enforcer follow-up with the owner on the removal of the Tree Shrub sign on Highway 11. The sign was not approved by the committee and does not conform to the requirements of the scenic highway signage requirements.
- The committee also discussed increasing the application fees or in some cases, instituting a fee. Kim mentioned that the advertising costs for most ads are around \$80. She will provide the current fees to the committee for their review so a recommendation can be made.
- The committee has their next regularly scheduled meeting on June 13th at 1:00pm. At this meeting, there will be a public hearing of the new zoning ordinances.

Adjourned- May 9, 2023 at 3:27 PM

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