

# TOWN OF CAMPOBELLO

## Planning & Zoning Minutes

June 13, 2023

**MEMBERS PRESENT:** Dawn Ford  
Rick Sweeney  
Katherine Williamson  
Rachel Wall

**OTHERS PRESENT:** Jeff Guilbault from ACOG  
Mr. John Owensby

**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 1:04 pm.

- ***Minutes from 5/09/23 work session were approved.***
  
- ***Public Hearing and Comments regarding Proposed Zoning Ordinances -***
  - Mr. Owensby asked for clarification on who the zoning administrator in section 3.6 would be for Campobello. Jeff explained that Campobello does not have one person that fills that position (mostly due to our small size). Instead Kim Hyder, the town clerk, serves as the coordinator who takes applications and questions from the public and passes along to the Planning and Zoning Committee for review and action. So the Town Clerk and Committee serve as the zoning administrator together. As for the individual who enforces the code, the police department has an officer that serves as the code enforcer.
  - Mr. Owensby also mentioned to the committee about his idea of a beautification project for the town that would enhance the area around the river that flows under Highway 176. Such a project would bring people to our town similar to the way the Reedy River has done for Greenville.
  - ***Since there were no objections or concerns, a motion was made to send a recommendation for the proposed zoning ordinances and associated maps to Town Council for review and approval. The motion was approved by all members present.*** The Town Council will have two readings of the proposed zoning ordinances and maps, one on July 6th and the other on August 7th.
  
- ***560 Canewood Lane*** - A plat from 2019 was provided to the committee for approval but the front setback does not adhere to the current minimum of 40 feet. No action was taken by the committee. ***Note:*** After the meeting was adjourned, it was determined that the house is an existing house and further clarification from the land owner is needed to understand the request.

- **Application Fees** - The committee discussed increasing the application fees or in some cases, instituting a fee for certain applications due to increasing advertising fees and administration costs. ***The committee made a motion which was approved by all members present to send the following recommendation to the Town Council.***

The Planning and Zoning Committee would like to make a recommendation to increase or institute a fee for the following applications. The committee is making this recommendation to ensure that advertising fees and administration costs are covered.

- Application for Subdivision Approval - Institute a fee of \$150 plus \$10 per acre or fraction thereof. Currently, there is no fee.
  - Application for Rezoning - For single-family, \$250. For multi-family, \$250 1st acre + \$50 for each additional acre or fraction with a maximum of \$500. For commercial/industrial, \$300 1st acre + \$50 each additional acre or fraction with a maximum of \$500. For PPD/FRD, \$500. The current fee is \$100.
  - Application for a Variance - Increase the fee from \$100 to \$150.
  - Application for Conditional Use - Institute a fee of \$150. Currently, there is no fee.
  - Application for a Home Occupation Permit - Institute a fee of \$25. Currently, there is no fee. The fee would be a one time fee and would accompany the business license fee.
- **Next Meeting** - The committee has their next regularly scheduled meeting on July 11th at 1:00pm. As part of this meeting, Jeff Guilbault from ACOG will review the Land Development Regulations with the committee.

**Adjourned-** June 13, 2023 at 1:59 PM

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