

# TOWN OF CAMPOBELLO

## Planning & Zoning Minutes

### July 11, 2023

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

**OTHERS PRESENT:** Jeff Guilbault from ACOG  
Frank and Michelle Stanley

**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 06/13/23 meeting were approved.***
- ***560 Canewood Lane*** - Owners, Frank and Michelle Stanley, requested approval to record their plat from 2019 with Spartanburg County. The committee unanimously approved the plat for 560 Canewood Lane.
- ***Underwood Rd Request*** - SA and LK Properties, LLC requested approval to place 5 mobile homes on their land located on map location 1-20-00-029.00 (which currently has addresses of 485, 495, 505 and 507 Underwood). Dawn Ford, one of the owners of SA and LK Properties, LLC, presented the proposed plan to place an additional 5 mobile homes on the lot. The average rent ranges from \$900 to \$1300 per month. The current private gravel road will be extended and end in a cul-de-sac. The committee approved the 5 additional mobile homes contingent on the two lots (1-20-00-029.00 and 1-20-00-029.06 - both owned by the company and within city limits) being joined back together as one and that the DHEC plat be reviewed by the committee before the mobile home is moved onto the property. The committee vote consisted of 3 approvals, 1 abstention and 0 opposed.
- ***Review of Proposed Land Development Regulations*** - Jeff, from ACOG, reviewed Articles 1 through 5 of the land development regulations. The committee decided to remove the fees for the preliminary and final plat requirements from the LDR. Instead, the LDR will refer to the published town fees. The committee will amend their June 13th recommendation to the Town Council to note the change for the subdivision application fee. See the revised recommendation below.

- **Application Fees** - 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 the following fees for the preliminary and final plat filings. Currently there is no fee.
    - Preliminary Plat Filings
      - Exempt subdivisions shall be \$50.
      - Minor subdivisions shall be \$100.
      - Major residential subdivisions shall be \$750 or \$10 per lot, whichever is greater.
      - Major commercial subdivisions shall be \$1000
    - Final Plat Filings shall be \$50, provided the applicant has paid the preliminary fees.
  - 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 August 8th at 1:00pm. As part of this meeting, Jeff Guilbault from ACOG will review the remaining Land Development Regulations with the committee.

**Adjourned-** July 11, 2023 at 2:48 PM

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