

TOWN OF CAMPOBELLO

Planning & Zoning Minutes

February 14, 2023

MEMBERS PRESENT: Dennis Iskra
Dawn Ford
Rick Sweeney
Katherine Williamson
Rachel Wall

OTHERS PRESENT: Jeff Guilbault from ACOG

TIME & LOCATION: 1:00 P.M. @ Campobello Town Hall
208 N. Main Street, Campobello, SC 29322

Meeting was brought to order by Dennis Iskra at 1:00 pm.

- Committee approved the minutes from our January meeting.
- **108 Smith Street** - Recent buyers of property asked that the committee approve the plat for closing. There are no changes to the house or property lines. Committee approved the plat as shown on the closing plat.
- **135 Turner Ave** - Builder was in attendance and provided house plans and placement of the house on the property. Septic approval was provided. It is currently zoned as R-1 and meets all setbacks and requirements. Committee approved the building plans.
- **105 Pine Street (Storage Buildings)** - Owner asked for approval for additional sign based on a picture of similar sign. Committee requested more information before approving. Information is needed on existing signage, actual dimensions/design of proposed sign, placement on the property, any landscaping proposed, etc.
- **214 Mosely St** - Owner was in attendance. Requesting an external red metal building (600 sqft) with cement floor to be added to the back right of his property behind the house. The building will serve as a garage and storage. The building meets all setback and size requirements. Committee approved the plans for the building.
- **155 Cane Creek Way** - Owner requested approval of building plans, but the current placement of the house (based on the septic approval from 2019 - which expires in 2024) does not meet the minimum setbacks. Septic drawing shows house setback to only be 20 feet from front line, but minimum setback is 40 feet for all R-1 zones. Committee has asked for a revised septic approval placing the house to meet setback requirements.
- Discussion and introduction of proposed new member for Planning and Zoning Committee since Dennis Iskra will be moving. His name is Keith Taylor and he will be voted on in the next town council meeting.
- Jeff, from ACOG, then reviewed the proposed updates for the following:
 - Landscaping, buffering and screening requirements
 - Parking requirements

- The committee has another meeting and work session with ACOG scheduled for March 14th at 1:00pm. Jeff mentioned that we would be reviewing the signage, bylaws and checklists.

Adjourned- February 14, 2023 at 3:00 P.M

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