

# TOWN OF CAMPOBELLO

## Planning & Zoning Working Session Minutes

### November 1, 2022

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

**OTHERS PRESENT:** Jeff Guilbault from ACOG  
Chad McNeil, Chief of Police

**TIME & LOCATION:** 1:30 P.M. @ Campobello Town Hall – 208 N. Main Street,  
Campobello, SC 29322

- ***Comprehensive Plan Survey*** – Jeff passed out the “Town of Campobello Comprehensive Plan Survey - Summary of Responses” document and discussed the results. Jeff will provide Kim Hyder with a copy of the raw data, graphical interpretation and summary of survey results to store on Google Drive.
  - Total of 56 responses (8% of town population)
  - One take away is to ensure building and property maintenance codes are being enforced which would help with some of these responses.
  - Residents like small town feel, beautiful views, safe - need to keep this in mind when approving building permits.
  - Restaurants - need more variety and extended hours; comments against food chains; food trucks might be an option especially around Gosnell park.
  - Town may want to work with Spartanburg Chamber of Commerce to encourage businesses to come to Campobello.
  - Some residents would like to limit large housing developments. We can implement this request by adjusting zoning minimums.
  - May want to think about a bike lane.
  - Resident Priorities Rankings in order of importance: Public Safety, Entertainment/Shopping, Environment, Recreation, Services/Utilities, Employment, Housing, Historic Preservation and then Transportation/Traffic.
- ***Goals and Implementation Section of Comprehensive Plan*** – Jeff asked if we had any comments regarding the revised “Goals and Implementation” section of the Comprehensive Plan. Copies were passed out and reviewed by committee members.
  - Jeff indicated that he already updated the Comprehensive Plan documents with the school information provided by Alician Sprouse.
  - Ensured that the goals and implementation lined up with the survey results.

- Jeff will add Katherine Williamson to committee members in the plan and new council member once determined.
- Process for approval of Comprehensive Plan: The P&Z committee will have a public reading first, make any adjustments and then vote to recommend and send on to Council. **Committee agreed that we are ready for public reading of the Comprehensive Plan in our next P&Z meeting on December 13th at 1:00pm.**
- Jeff will send revised Comprehensive Plan to Kim by 11/7 to post and print for viewing to ensure we have 30 days before public hearing.
- **Future Land Use Map** - The map designations are not action enforcing in SC so there is no need to put amendments before the public for proposed changes.
- **Reviewed Vanderbilt Proposal** -
  - Potential buyers of the land beside Cane Creek wanted to ensure that the committee is good with their proposal before purchasing.
  - Chad McNeil presented their plan and discussed the addition of a hydrant, a turn around and the dividing of one of the lots. Road will remain gravel and be maintained by HOA.
  - Committee did not see any issues with the proposal. No vote was required.
- **Zoning Map** - Jeff updated the land on Underwood to be multi-family and expanded flood zoning on property near creek off of Hwy 11. Default zoning when a property is brought into city limits is R-1. And no changes to Existing Land Use map.
- **Flexible Review District** - Briefly reviewed FRD before our public hearing at 3:00pm.
- **Upcoming meetings** – The public hearing of the Comprehensive Plan will be at 1:00pm on December 13th and then we will proceed with our regular P&Z meeting.

**Adjourned-** November 1, 2022 at 2:54 P.M

After this working session, the P&Z held the public hearing for the Flexible Review District at 3:00pm.

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

# TOWN OF CAMPOBELLO

## Planning & Zoning Minutes from Public Hearing of Flexible Review District Zoning

November 1, 2022

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

**OTHERS PRESENT:** Jeff Guilbault from ACOG  
Chad McNeil, Chief of Police  
John Owenby, town resident

**TIME & LOCATION:** 3:00 P.M. @ Campobello Town Hall – 208 N. Main Street,  
Campobello, SC 29322

- Brought to order by Dennis Iskra at 3:00 pm by stating the purpose of the meeting. Gave the platform to John Owenby, resident of Campobello for 46 years.
- John Owenby introduced himself and asked questions or provided comments:
  - *Page 1, Item D – Who is the zoning administrator?* Jeff from ACOG answered by saying that the town would appoint the person to this position. It could be the city planner, town clerk or P&Z committee.
  - *Does the zoning administrator have the authority to enforce the FRD plan?* Jeff stated that the zoning administrator would be the enforcer of this zoning ordinance along with all the other zoning ordinances.
  - *Second page, item B, natural resource inventory – does this include greenspaces, trails, what is a natural resource inventory?* Jeff says it is the current natural resources on the property. It is anything related to nature: woods, streams, pasture, flood zone areas, topography. It is not a tree inventory.
  - *Second page, item b, (2) - Mr. Owenby noted that individuals can find topography contour line maps at the Kennedy Room of Main Public Library.*
  - *Second page, item 3, (3) public improvements – John had concern about sewer and handling of waste water. Town needs to have estimate on timing of providing sewer service. Jeff said developers will need to provide letters upfront from public facilities that water, sewer, fire protection and/or power can be provided.*
  - *Third page, Item H, 1 – Where can someone find Article IX, Zoning Ordinance? Is the current ordinance (moratorium) enforceable during this agreement with ACOG? Jeff says the current ordinances and moratorium is still current and enforceable until ACOG finishes the work and the town has approved the ordinances.*
  - In summary, Mr. Owenby had no requested changes to the FRD zoning.

- Dennis asked for a motion from the committee to approve the FRD zoning. Committee approved and agreed to send the FRD Zoning onto the town council for approval.

**Adjourned-** November 1, 2022 at 3:15 P.M

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