

# TOWN OF CAMPOBELLO

## Planning & Zoning Minutes

August 13, 2024

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

**TIME & LOCATION:** 2:30 P.M. @ Campobello Fire Department Training Room  
50 Broad Street, Campobello, SC 29322

Meeting was brought to order by Dawn Ford at 2:30 pm.

- **Meeting minutes from 7/9/24** - Rick motioned that the minutes be approved; Rachel seconded. The minutes were approved by all except Lance who abstained from the vote since he is a new member as of July 8th.
  
- **Old Business - Review permit request for new construction at 71 Emma Drive** - The owners, Vadim and Nadia Gurchenko, were present seeking approval for a building permit on their .54 acre property on Emma Drive (parcel id 1-20-00-105.00). The committee asked numerous questions and reviewed the submitted plat, house plans and DHEC approval (from 6/3/22). After much discussion, the following concerns were documented:
  - The DHEC permit shows a house 40 feet wide and 30 feet deep with the house sitting only 10 feet from the side and 30 feet from the front property line. To meet R-1 zoning, the side setback needs to be at least 15 feet and the front setback needs to be at least 35 feet.
  - The house dimensions on the plat (53 feet by 40 feet) do not match the house dimensions on the DHEC permit (40 feet by 30 feet) nor the house dimensions on the house plans (40 feet by 53 feet). These should all match and also adhere to the R-1 required setbacks.
  - The condition of the gravel road is substandard with areas that are washed out with deep holes and ditches. In addition, soil is washing over the road from property on the right-hand side of Emma Drive. With the road in this condition, it would be difficult for police and fire services to access the properties on this road.
  - Based on section 4-5.2 in our Zoning Ordinances, “every building hereafter or structurally altered shall be on a lot adjacent to a public street, or have access to a public street over a private street in which the property owner has an undivided ownership”. The committee nor the owners know if the gravel road known as Emma Drive is private, public or even a road. Some additional research needs to be done to determine this answer.
  - In addition, the committee needs to confirm the builder has a business license.

Katherine made a motion to table the decision on the building permit to allow additional research to be done by the city administrator and committee. Rick seconded and the motion was passed unanimously. Once complete, the committee can schedule an adhoc meeting or discuss at the next scheduled meeting on September 10, 2024.

- ***New Business - Planning and Zoning Administration*** - Dawn introduced our new committee member, Lance Kaminer. In addition, our two candidates “in training” who will replace Rick and Rachel later this year were introduced, Peggy Burt and Eric Lawson. Dawn provided notebooks containing Robert’s Rules of Order, the Zoning Ordinances and the Land Development Regulations. It was also mentioned that Lance will need to complete his initial training within the year and Dawn and Katherine have annual continuing education to complete soon.
- **Next Meeting is September 10th at 2:30 PM**
- **Meeting Adjourned** - August 13, 2024 at 3:31 PM

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