

## TOWN OF CAMPOBELLO

### Planning and Zoning Minutes

February 10, 2026

**Time & Location:** 2:30 PM, Campobello Fire Department Training Room, 50 Broad Street, Campobello, SC 29322

**Members Present:** Dawn Ford (Chair), Katherine Williamson (Vice Chair), Peggy Burt, Michelle Fain (Secretary), Jennifer Shensky

**Others Present:** Jeff Guilbault (Planning Director, SC Appalachian Council of Governments)

**Call to Order:** The meeting was called to order by Dawn Ford at 2:30 PM ET. The Pledge of Allegiance and a prayer were said.

**Review of Prior Minutes:** The minutes of the January 13, 2026, meeting were read. Katherine Williamson made a motion to accept the minutes as read. Peggy Burt seconded the motion. The motion was approved by all Committee members.

#### **New Business: Review of Proposed Subdivided Plat - 11 Emma Drive (Timothy Korneychuk)**

**Timothy Korneychuk** met with the Committee to discuss subdividing property located at **11 Emma Drive**. He stated the property is under contract and totals **6.23 acres**, and he is currently requesting **10 lots**. The property is presently zoned **R-1**, and he indicated a desire for the lots to remain **residential**, with plans for approximately **1,700 sq. ft. single-family homes**.

Key discussion points included:

- **Utility easement:** Katherine noted an existing utility/power easement that may influence lot size and lot lines. Mr. Korneychuk indicated **Duke Energy** advised it may be possible to move the power line to the front.
- **Septic / DHEC:** The Committee noted subdivision feasibility is dependent on **South Carolina Department of Health and Environmental Control (DHEC)** approval. The Committee emphasized setbacks and placement considerations for septic systems.
- **Setbacks / roads:** The Committee discussed that anything touching a road would require setbacks (noted as **35 feet**). Frontage lots along **Roberts Street** will likely be subject to more restrictive constraints.

- **Road/street labeling:** The Committee discussed **Emma Street** as a street owned by the Town and reviewed the plat for access and labeling. Jennifer Shensky asked about easements for lots A–D and visibility/coverage on the plat.
- **Driveways / SCDOT:** Jeff noted that because **Highway 11** is a state road, so driveway access would require approval and an encroachment permit through the **South Carolina Department of Transportation (SCDOT)**. Spacing guidance was discussed (noted as likely **at least 75 feet between driveways**). Asphalt/concrete responsibilities were also discussed.
- **Potential commercial rezoning:** Mr. Korneychuk stated he would be open to zoning some lots **Commercial** if desired by the Town, and the Committee stated the Town would entertain it as an option. The Committee outlined that rezoning would require submitting an application and fee to Town Hall, Committee discussion, a public hearing, and **two readings** at Town Council (noted as approximately a **two-month process**). The Committee noted considerations including nearby resident input and additional septic requirements for commercial uses due to lack of sewer.
- **General site considerations:** Drainage concepts (swales between lots) were discussed, with the understanding that county requirements may apply outside Committee scope. No design requirements beyond applicable building code were noted.
- **Process:** The Committee advised that once ready, Mr. Korneychuk should submit materials and coordinate with **Town Hall (Kim Hyder)** to be placed on the agenda for review.
- **Pricing:** Mr. Korneychuk stated anticipated home prices would likely be **\$350,000 and up**.

## Old Business

### 1. Discussion: Lude Johnson Blvd & 275 Cantrell Street (Mr. John Owenby)

**John Owenby** appeared to discuss the property at **Lude Johnson Blvd and 275 Cantrell Street**. Mr. Owenby confirmed he received and reviewed the letter and information packet provided by Dawn Ford. Mr. Owenby requested permission to **record the session**, which was **granted**.

The Committee stated that, as submitted, the **plat cannot be approved**. Dawn Ford asked Mr. Owenby if he understood the reasons for denial, after which he asked for more clarification.

Key discussion points included:

- **Right-of-way language requirement:** The Committee discussed the proposed **50-foot street/right-of-way** on **Parcel D** and referenced **Land Development Regulations (LDR), Section 6.13**, noting the plat must include certain right-of-way language/wording placed by the surveyor when a right-of-way is proposed.

- **Committee familiarity with site:** Mr. Owenby asked whether Committee members had seen the property; Katherine Williamson confirmed they had.
- **Purpose/need for right-of-way:** Dawn Ford stated she did not believe a right-of-way would be beneficial. Mr. Owenby stated his reasons included (1) access to approximately **2.4 acres of timber land** (oak trees) for harvesting and (2) potential access for a family member to build a single-family home and for a potential buyer for approximately  $\frac{3}{4}$  acre.
- **Landlocked concern:** The Committee discussed questions regarding why Parcel D would be landlocked given streets on either side.
- **Access for timber harvesting:** The Committee discussed that a right-of-way is not required to access timber and that a gravel road could be used; it was noted that loggers would need a permit from the county, but Planning & Zoning would not need to review logging activity.
- **Rezoning for duplex use:** The Committee discussed Parcel B and reiterated that a duplex would require rezoning from **R-1** to **R-2A**. The Committee discussed that the plat would be recorded first, after which Mr. Owenby could apply for rezoning through the appropriate process.
- **Neighboring zoning concerns:** Mr. Owenby raised zoning violation concerns regarding neighboring sites; the Committee recommended contacting the **zoning enforcement officer** and noted Town Council meetings as a forum for related concerns.
- **Information request:** Mr. Owenby requested written copies of sections 4-5.10 and 4-5.9 that are referenced in “Section 3-12 R-2A Single-Family/Duplex Residential” of the town’s Zoning Ordinances. Dawn Ford stated the information would be printed and made available for pickup at Town Hall.
- **Revised plat copies:** Jeff reminded Mr. Owenby to bring **three (3) copies** of the revised plat upon resubmittal

2. **Accessory Dwelling Units (ADUs):** The Committee discussed the current draft ADU language for residential zones, made proposed edits, and agreed the document was brought to a **final draft form** (as discussed in the meeting).

The next meeting is scheduled for **March 10, 2026**. The Committee noted this may be revisited depending on whether the Town Council changes its meeting schedule.

With no further business, the meeting was adjourned by **Dawn Ford** at **3:53 PM**.

Respectfully submitted,  
Michelle Fain  
Secretary