

TOWN OF CAMPOBELLO

Planning and Zoning Minutes

March 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

Call to Order: The meeting was called to order by Dawn Ford at 2:31 PM ET. The Pledge of Allegiance and a prayer were said.

Review of Prior Minutes: The minutes of the February 10, 2026, meeting were read. Peggy Burt made a motion to accept the minutes as read. Katherine Williamson seconded the motion. The motion was approved by all Committee members.

Existing Business: Public Hearing – Property with C-3 Zoning (Central Business District)

- A public hearing was held regarding a property zoned C-3 (Central Business District). No members of the public were present for the public hearing.
- Katherine Williamson made a motion for the Committee to recommend to Town Council that the C-3 permitted use language be changed as discussed. Peggy Burt seconded the motion. The motion was approved by all Committee members.
- The Committee noted the **recommendation will go before Town Council** for two readings and will be open for public discussion prior to being finalized.

New Business

1. **Meeting Schedule Change:** The Committee discussed a change of day and time for Planning and Zoning meetings due to Town Council moving its meeting schedule. The Committee agreed to change the meeting time to the **third Tuesday of each month at 12:30 PM ET**, beginning next month.
2. **Accessory Dwelling Units (ADUs):** The Committee finalized a draft of ADU language to be shared with Town Council.

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

- Mr. John Owenby was not on the agenda but stopped by to provide an update that he is working diligently on improvements to his property. He referenced an interest in having a driveway across the back of his property and asked whether his two prior requests for wanting it were included in the February minutes; the Committee confirmed they were. Mr. Owenby stated what was read aloud from last month's minutes was accurate.
- Mr. Owenby brought a new plat for discussion that the Committee had not previously seen. Mr. Owenby stated the prior plat included four (4) proposed subdivided lots and that the new plat shows seven (7) lots; he explained he brought the seven-lot version to illustrate why he originally wanted to put a road through the property.
- Mr. Owenby stated he has spoken with an attorney regarding concerns about the Planning and Zoning process. He stated the attorney asked when he purchased the property (noted as 1976) and advised him to document issues. Mr. Owenby asked the Committee for assistance compiling this documentation; the Committee stated it could not do so and reminded him that nothing has been denied outside of written ordinances.
- Mr. Owenby stated a buyer approached him about purchasing his land and that he does not want to sell it to that individual. The Committee noted he has autonomy to sell or not sell to whomever he wishes.
- Mr. Owenby asked whether the process could be fast-tracked and expressed concern that he would need to wait another month to be placed on the agenda. Dawn Ford stated that if he goes to Town Hall (Kim Hyder), pays the fee, and submits the plat described, the Committee may be able to call a special meeting to review.
- Mr. Owenby raised a new request to rezone Parcel B to multi-family and change the size, indicating one duplex and one single-family home. The Committee noted that this would significantly change the request and advised Mr. Owenby he would need to be placed on the agenda for further consideration.

With no further business, the meeting was **adjourned at 3:34 PM ET.**

Respectfully submitted,
Michelle Fain
Secretary