

TOWN OF CAMPOBELLO
Planning and Zoning Minutes

April 21, 2026

Time & Location: 12:30 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 12:30 PM ET. The Pledge of Allegiance and a prayer were said.

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

Public Hearing: To consider revising (1) the proposed use for property with R-1 and R-A zoning to include “ADUs” (Accessory Dwelling Units) as an allowed use with certain restrictions and (2) the C-1 Zoning Ordinance to allow automobile, boat, or recreational vehicle dealerships and automobile, truck, and trailer rental.

1. Proposed use for property with R-1 and R-A zoning to include ADUs as an allowed use with certain restrictions

Several members of the public were in attendance, including Les Stork and John Owenby, who both spoke. Questions and concerns centered around:

- No cap on the maximum size for ADUs built on sites where the primary residence is over 2,000 square feet and no maximum number of bedrooms
- Parking and the types of vehicles allowed, including boats, trailers, and campers
- Potential violations of noise ordinances
- Provision of a checklist for anyone interested in building an ADU
- Whether tiny homes or manufactured cabins would be allowed

2. Proposed changes to the C-1 Zoning Ordinance to allow automobile, boat, or recreational vehicle dealerships and automobile, truck, and trailer rental

Concerns from Les Stork centered around:

- Access, including the number of vehicles coming in and out and possible congestion - especially in regards to large trucks/trailers.
- Allowing dealerships next to residences in the most restrictive commercial zone

New Business

1. Discussion of Plat Approval - Corner of Pine Street Extension and Jean Street

The Committee discussed the proposed plat approval for property located at the corner of Pine Street Extension and Jean Street. The requester was not in attendance, so the matter was tabled.

2. Review of Proposed Plat - Cantrell Street (John Owenby)

John Owenby presented revised plans subdividing his lot into four lots, all with road access (original gravel road running through parcel D was removed). Katherine Williamson made a motion to approve the proposed plat, Peggy Burt seconded and the committee unanimously approved the plans dated 3/31/26.

Old Business

1. Discussion of Modifications to Proposed ADU Language

The Committee considered concerns voiced by public hearing attendees. Key discussion points included:

- **Maximum size:** Considering the average size of homes currently in Campobello and the Planning & Zoning Committee's required approval for any newly built ADU, the Committee did not see a need to cap the maximum size.
- **Parking:** The Committee noted parking is covered by existing ordinances.
- **Occupancy:** Given existing ordinances do not set a maximum number of occupants for homes currently, the Committee did not believe it was appropriate to mandate a maximum number of occupants for ADUs, so long as other ordinances are followed.

Katherine Williamson made a motion to approve the proposed language as written (no modifications) for review by Town Council. Peggy Burt seconded the motion. The motion was approved by all Committee members.

2. Discussion of Modification of C-1 Language

The Committee considered concerns voiced by public hearing attendees. Key discussion points included:

- **Intent of C-1 zoning:** The Committee noted that the intent of C-1 zoning is to be transitional since the lot itself and the surrounding lots may include private residences.
- **Comprehensive Plan alignment:** The Committee stated that adding this language does not align with the vision for the Town as outlined in the Comprehensive Plan.
- **Existing C-4 allowances:** The Committee noted that C-4 zoning already allows for automobile, boat, and recreational vehicle dealerships and rental facilities.

- **Rezoning option:** The Committee noted that individual landowners may request that their property be rezoned through the public hearing process.

Katherine Williamson made a motion to keep the C-1 Zoning Ordinance as is. Peggy Burt seconded the motion. The motion was approved by all Committee members.

The Committee noted that the ADU recommendation will go before Town Council for two readings prior to being finalized. A recommendation of denial for the proposed C-1 update will also go to town council.

3. Proposed Subdivided Plat - 11 Emma Drive

John Owenby stated that he had spoken with Timothy Korneychuk after the February meeting and that his interpretation was that the Committee required a stormwater basin due to the sloped lots. Dawn Ford clarified that the discussion at the February meeting was that subdivision feasibility was dependent on approval from the South Carolina Department of Environmental Services (DES), formerly DHEC, and that stormwater considerations were mentioned in discussion but were not stated as a Committee requirement. Jeff Guilbault confirmed that DES would need to weigh in from Spartanburg County. Dawn Ford offered to contact Mr. Korneychuk to clarify the Committee's position on the matter.

With no further business, the meeting was adjourned by Dawn Ford at **2:00 PM ET**.

Respectfully submitted,

Michelle Fain
Secretary