

## CHAPIN PLANNING COMMISSION MEETING MINUTES

**Wednesday February 19, 2020  
4:00 P.M.**

**Chapin Town Hall, Community Room  
157 NW Columbia Ave, Chapin**

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**Members Present:** Chairman Zack Haney, Vice Chairman Rae Davis, and Member Jerry Shealy

**Members Absent:** Member Doug Barnett

**Staff Present:** Zoning Administrator Ian Ashford, Public Affairs Director Nicholle Burroughs, and Town Clerk Shannon Bowers

**Guests:** Jeff Grover and Al Koon

**Call to Order:** Chairman Haney called the meeting to order at 4:03 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Chairman Haney made a motion to approve the agenda. Member Shealy seconded the motion. All in favor, motion carried.

### **Items of Discussion**

#### **Amendments to Zoning Ordinance – Rural Designation, Article 3:**

Zoning Administrator (ZA) Ashford began the discussion by noting that the purpose of this work session was to create a rural zoning district in the zoning ordinance. Most areas outside the Town of Chapin are rural, and creating this district was to protect the integrity and zoning of those areas.

ZA Ashford changed the description of the zone classifications: RS-1, RS-2, and RS-3 are all labeled as single family residential, but all have different lot sizes. Changes made to each classification were to reflect this difference, but are still labeled single family residential. He added the rural district with a minimum lot size of two acres, as stated in the ordinance.

Vice Chair Davis noted that most neighborhoods in Chapin now are on one acre lots and wondered how they would react to a neighborhood with smaller lots going in next to them. She recommended changing the RS-1 district to get the minimum lot size up to at least half an acre, or consider a different residential zone. Member Shealy asked if it would be better to up the lot size of the existing districts to bring them closer to the rural size. ZA Ashford noted that he refrained from changing what was already there as we already have established neighborhoods built as the designations exist now. Director Burroughs agreed with ZA Ashford and suggested creating another designation rather than trying to increase something that already exists. Chairman Haney asked if that is something the Town would recommend. ZA Ashford noted that was something that could be considered down the road, but would like to get the rural district established first. Member Shealy noted that he felt what we have down would be sufficient for now.

ZA Ashford also added in the definition of the rural district. He also updated the zoning map to show current districts as the map in the existing ordinance was out of date.

#### **Article 4:**

ZA Ashford noted a few grammatical errors in this article and removed section 410 because the exact verbiage was used in section 402.

**Article 5:**

ZA Ashford noted that article 5 were suggested land development requirements for the new rural district. Discussion was as follows: Minimum lot area: two acres. Minimum lot area per dwelling unit: 7,500 square feet. Maximum units per net acre: one unit per one acre. Vice Chair Davis noted that any denser and it would change the dynamic of the area. Minimum lot width at front building line: 150 ft. Minimum front yard depth: 30 ft with 10ft accessory. Minimum setback from second street frontage: side street corner lot, 12 ½ feet. Rear street on double frontage lot, 25 feet. Minimum side yard: 10 feet for principal structure and 10 feet for accessory. Minimum rear yard: 15 feet. Maximum lot coverage: residential units and their accessory structures not to exceed a total of 25% of lot coverage. Maximum structure height: 30 ft, this would be enough for a 3-story home and accessory structures the same.

ZA Ashford created a chart of uses for this district to make it easier to lay out. The goal for this will be to start talking about the rural district. Vice Chair Davis noted that if you have animals does that qualify for rural district. Chairman Haney also asked could you use a lot for logging. ZA Ashford clarified that would fall under the forestry category which would be in the rural district. He also clarified the minimum lot size to be two acres. A one-acre lot could not be designated rural district. Director Burroughs brought up the thought, for consideration, that if the Town annexed property in the future, would you allow the existing one-acre lots to continue to have animals under the new zone district. Chairman Haney asked about AirBnB units. ZA Ashford clarified that would fall under the bed and breakfast category which would be a business. Vice Chair Davis asked ZA Ashford what his thoughts on the districts were. He noted that to be a single-family dwelling, would be one unit, manufactured or built, and on a one-acre lot. His suggestion would be to take the chart he created under their own consideration and then take time at the next meeting to discuss.

**Open Time for Commission Comments for other topics:**

Vice Chair Davis mentioned the possibility of a Goodwill store being built along Columbia Avenue and expressed her concerns about the future plans on the overlay districts the Planning Commission is working on. She was also concerned about the impact to local businesses.

Vice Chair Davis also noted that she researched Oxford, North Carolina while on a trip recently and discovered that their comprehensive plan would match something like what Chapin is trying to put in place. It is a walking district and thought it would be worth looking at for a comparison.

**Adjournment:** Chairman Haney moved to adjourn the Planning Commission Work Session. Vice Chair Davis seconded the motion. All were in favor, motion carried. Meeting adjourned at 5:08 p.m.

PC APPROVED : February 25, 2020