

## MINUTES REGULAR MEETING OF THE PLANNING COMMISSION

**Tuesday, May 10, 2016  
6:30 P.M.**

**Town Council Chambers  
157 NW Columbia Ave, Chapin**

---

A meeting of the Town of Chapin Planning Commission was held at Chapin Town Hall and called to order by Chairman George Duke at 6:31 P.M. on May 10<sup>th</sup>, 2016. In attendance were commission members Doug Barnett, George Duke, Kenneth King, Kevin Sheppard, and staff member Chris Clauson. Commission member Jim Palassis was absent (excused). Joey Fischer and JT Stephenson representing Palmetto Bone and Joint were in attendance.

- 1) **CALL TO ORDER:** Chairman Duke called the meeting to order at 6:31 PM.
  
- 2) **APPROVAL OF MINUTES:** Chairman Duke presented the minutes from the March 22<sup>nd</sup>, 2016 meeting for review. After some discussion Mr. Sheppard made the motion to accept, and Mr. King seconded. A vote was called and the minutes were unanimously approved.
  
- 3) **OLD BUSINESS:** None
  
- 4) **NEW BUSINESS:**
  - a) **Review zoning request for annexation of Palmetto Bone and Joint property (Action)**

Chairman Duke presented the next agenda item and asked staff to make a presentation. Mr. Clauson proceeded to explain that in conjunction with the annexation request brought to Council the Planning Commission would be providing a recommendation for future zoning of the parcel in question. The property is located just outside of Town limits between the new roadway Brighton Lane and Ellett Road. The five acre parcel will be home to a Palmetto Bone and Joint Surgery Center and Clinic. The applicant requested the property be zoned General Commercial (GC). The parcel is currently in Lexington County and zoned Intensive Development. The Town's Future Land Use map in the Comprehensive Plan had the parcel listed as Residential To Be Determined and the adjacent Town property is zoned General Commercial. Some discussion ensued in reference to the paving of Ellett Road and the future plans of the parcel to the North of the subject property, which is scheduled to be one of the Mungo neighborhoods. Mr. Fischer and Mr. Stephenson were consulted on some of the details on the development and provided further the information he knew. After some further discussion Mr. Sheppard made the motion to recommend to Council that the parcel be zoned General Commercial, and Mr. King seconded. A vote was called and the motion was unanimously approved.

b) Review of Palmetto Bone and Joint site plan (Action)

Chairman Duke introduced the next agenda item and asked staff to report. Mr. Clauson reviewed the development highlighting the access/street layout, building arrangement, land use, parking and the sidewalk requirements. In relation to the building arrangement it was noted that the building is being positioned perpendicular to Columbia Avenue with a sixty (60) foot setback in order to make room for the future widening of S-48. The parking space requirements were covered and the developer was tasked with modifying the plans to ensure compliance with the parking regulations, lighting, bicycle facilities, and pedestrian walkway requirements. The sidewalk requirement was discussed and the developer felt inclined at the moment to pay into the sidewalk fund instead of putting the sidewalks down in light of the future development potential of S-48. After further discussion on some of the particulars with the site Mr. Duke made a motion to approve the site plan as exists pending the modifications be made as requested and Mr. King seconded. The motion came to a vote and all were in favor. Mr. Sheppard had a prior commitment and had to leave the meeting prior to the next agenda item.

c) Review of update to Article 9 (Signs) of the Zoning Ordinance

Chairman Duke introduced the next agenda item and asked staff to report. Mr. Clauson explained that the modifications were suggested in order to refine regulations on LED signs, increase the sign area for multi-tenant locations, allow for temporary signage and allow for residential neighborhood signs. After some discussion Chairman Duke made a motion to approve the amendments as presented and Mr. King seconded. The motion came to a vote and all were in favor.

There being no further business Chairman Duke made a motion to adjourn the meeting and Mr. King seconded the motion. The meeting was adjourned at 7:32 P.M.

Respectfully submitted,

Chris Clauson  
Zoning Administrator