

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION

**Tuesday, July 26, 2016
6:00 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 6:02 P.M. on July 26th, 2016. In attendance were commission members George Duke, Kenneth King, Jim Palassis, Kevin Sheppard, and staff member Chris Clauson. Commission member Doug Barnett was absent. Guests in attendance included: Al and Susan Koon.

- 1) CALL TO ORDER: Chairman Duke called the meeting to order at 6:02 PM.
- 2) APPROVAL OF MINUTES: Chairman Duke presented the minutes from the June 28th, 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. Prior to moving on to the next agenda item Chairman Duke recognized the guest in attendance, Al and Susan Koon, who were requesting the subdivision review. Chairman Duke asked the Commission whether it would be acceptable to change the order of the agenda in order to hear the new business first and allow Mr. and Mrs. Koon to be heard prior to the Comprehensive Plan review. The rest of the Commission present was in agreement and Chairman Duke then introduced the new business.
- 3) NEW BUSINESS:
 - a) Review update to Article 2 (Definition) of the Zoning Ordinance (Action)

Chairman Duke presented the next agenda item and asked staff to make a presentation. Mr. Clauson informed the Commission that the update to the definitions were a direct result of the request made at the previous meeting. The net acre definition was brought to the previous Town Council meeting and there seemed to be some confusion on the order of the wording. Chairman Duke made a motion to move the second sentence of the definition to the end in order to help. Mr. King seconded the motion and in the discussion period brought up that the text should also include: “the land available for development including setbacks”. Chairman Duke amended the motion to include the text described and the motion was seconded by Mr. King. A vote was called and the motion was unanimously approved.

b) Review of Subdivision Request for TMS 000700-11-044 (Action)

Chairman Duke introduced the next agenda item and asked staff to review the request. Mr. Clauson informed the Commission that a subdivision request was made by a Mr. and Mrs. Al Koon to subdivide parcel TMS 000700-11-044 into four separate parcels that will be further combined into other parcels with the final result being three new parcel configurations. Parcel A will be sold to a Mrs. Toni Venegas and will equate to 16.44 acres. Parcel B (1.82 acres) and Parcel C (0.80 acres) will merge with TMS 000700-11-016 (1.99 acres) to create a new parcel encompassing 4.61 acres. Parcel D (1.27 acres) will be transferred to parcel TMS 000700-11-007 owned by Christopher and Ryan Koon to create a new parcel encompassing 5.09 acres. No new development was being proposed at this moment but Mr. Clauson pointed out that should future development occur a road extension would need to be provided as the Town and Lexington County no longer allow flag lots. Chairman Duke asked staff whether tax advantages will be realized with this subdivision. Staff looked to Mr. Koon for this inquiry to which he stated that the new parcel created for his sons, Christopher and Ryan Koon, would now be over the five acre threshold and now given access to Pinewood Drive, thereby making the property more valuable for sale. There being no further questions Mr. King motioned to approve the subdivision as presented. Mr. Sheppard seconded the motion and it was brought to a vote. All were in favor and the motion passed.

4) OLD BUSINESS: Review of Chapters 3 (Economic Resources) and 9 (Transportation) of the Comprehensive Plan

a) Review of Chapter 3 (Economic Resources)

Chairman Duke presented the next agenda item and began the discussion of Chapter 3 of the Comprehensive Plan. Discussion ensued about what information was necessary and whether the data provided presented any meaningful insight into the economic state of the Town. It was determined that the population data is of some use in giving context to the labor pool. Revenue data was requested and whether that information would be available. Business license data is available for the Town and may be able to be used in some respect. A master plan of the technology park was noted as being a valuable addition to this section to speak to the

upcoming economic development that will be occurring in the near future. There being no further discussion the review of Chapter 3 closed.

b) Review of Chapter 9 (Transportation)

Chairman Duke presented the next agenda item and asked staff what areas needed improvement. Mr. Clauson informed the Commission that the majority of the information as still current in this section with the exception of some of the transportation projects listed either fell through or have already been completed. There being no other comments or discussion Chairman Duke closed the review of Chapter 9.

There being no further business Mr. Palassis made a motion to adjourn the meeting and Chairman Duke seconded the motion. The meeting was adjourned at 7:05 P.M.

Respectfully submitted,

Chris Clauson
Zoning Administrator