

## CHAPIN PLANNING COMMISSION MEETING MINUTES

**Tuesday February 25, 2020  
4:00 P.M.**

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

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**Members Present:** Chairman Zack Haney, Vice Chairman Rae Davis, and Member Doug Barnett

**Members Absent:** Member Jerry Shealy

**Staff Present:** Zoning Administrator Ian Ashford, and Town Clerk Shannon Bowers

**Guests:** Jeff Grover

**Call to Order:** Chairman Haney called the meeting to order at 4:05 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 January 28, 2020 meeting minutes and the February 19, 2020 work session minutes. Vice Chair Davis noted a change in wording from half and acre to one acre in the discussion about lot sizes in the work session minutes. Member Barnett noted that he could only approve the minutes of the meeting he attended. Member Barnett seconded the motion to approve the January 28, 2020 meeting minutes and Vice Chairman Davis seconded the motion to approve the February 19, 2020 work session minutes. Member Barnett asked about the rural district and what the reasoning was behind keeping the minimum lot size of 2 acres. ZA Ashford noted that the current zoning ordinance states that a new district cannot be smaller than 2 acres. It is set that way to protect the integrity of the rural district and future planned annexation. Member Barnett also noted that Dutchman Shores have lot sizes of about 1 acre and 100 feet and thinks having the minimum at 1 acre could help those areas in terms of future annexation. Vice Chair Davis noted that in town, there are homes on more than 2 acres. Those existing homes would still stay on current zoning in town. Member Barnett also asked if there was a need to footnote the difference between county and town designations to clear up confusion. ZA Ashford clarified that we could, most things would be grandfathered in if already there. He noted that the main reason for these amendments were not to change anything, but to protect the integrity of those areas already there. All in favor, motion carried.

### **Items of Discussion**

**Discuss the amendments to articles 3, 4, and 5 of the Chapin Zoning Ordinance:** Chairman Haney made a motion to discuss the approval of amendments to articles 3, 4, and 5 of the Chapin Zoning Ordinance. Vice Chair Davis seconded the motion to discuss. The discussion began with Chairman Haney starting with rural designation chart, created by Zoning Administrator (ZA) Ashford, to define what is and is not approved in this rural zone and working from the top to the bottom as follows:

**Agriculture:** Vice Chairman Davis noted no problems with what is stated except concentrated animal feeding, which she did not feel should be approved. She also asked should some of these items be conditional. ZA Ashford noted that yes, they could have conditions so they do not violate another town ordinance. Chairman Haney noted that other than the concentrated animal feeding, other things in this category would have conditions.

**Utilities Constructions:** Chairman Haney noted that ZA Ashford clarified to him that this would be considered something like a construction job trailer and would have the same conditions as a temporary use structure.

Manufacturing: Vice Chairman Davis had a question about food, where someone was growing berries and wanted to sell jam. ZA Ashford recommended adding that to the agriculture category as a non-commercial produce. Chairman Haney asked that a condition be made for wood products, but no to all others.

Wholesale: Chairman Haney stated no to all as it keeps with the current residential codes.

Retail Trade: Chairman Haney stated no to all. ZA Ashford asked about a supply store, farm supply, nursery, garden center, and building supply. Chairman Haney noted that there could be conditions and/or special provision uses for those types, but no to all others.

Transportation/Warehousing: No to all

Information: ZA Ashford asked them to consider a condition for communication towers but no to all others. Chairman Haney what would the difference be between a special provision and a condition for this be. ZA Ashford clarified that a special provision would have to go before the board of Zoning Appeals and conditions would mean that it meets the conditions set by the zoning ordinance.

Finance and Insurance: No to all. Vice Chairman Davis noted that this would include real estate offices and prefers this to be in a commercial district.

Banquet Halls: ZA Ashford noted there were already places in this area that could be used as a banquet hall. All agreed to have conditions for banquet halls.

Professional, scientific, and technical: ZA Ashford noted that he said no to all but veterinary services. Planning Commission members agreed to conditions for veterinary services and no to all others.

Management of companies and enterprises: Member Barnett asked if it needed to be clarified that they were discussing a physical building as some of these types of businesses can be done online from someone's home. ZA Ashford noted that use would be classified as a home occupation and would not classify if you don't have people coming there for business. No to all

Educational Services: ZA Ashford recommended no to all. Chairman Haney asked would this apply to afterschool care. He felt there could be conditional for elementary and secondary but no to all others. Member Barnett asked if this would apply to tutoring or speech therapy. ZA Ashford noted that this could be considered a home occupation if you were doing these things from your home. Member Barnett also asked about homeschooling. He thinks that elementary, secondary, and educational services could be allowed but no to others. Vice Chair Davis noted that we could allow conditions for those three categories.

Healthcare and social assistance: No to all. Member Barnett asked if this would cover something like speech therapy business. Vice Chairman Davis noted that it could be allowed with the same special permissions as residential uses.

Arts, Entertainment, and recreation: No to all except golf courses. Allows golf courses with conditions.

Accommodation and food services: Conditions made for bed and breakfasts and special permissions for recreation and RV parks due to proximity to the lake, but no to all others.

Other Services: ZA Ashford recommended no to all up to religious organizations. Religious organizations, cemeteries, and civic/social organizations with conditions. Vice Chair Davis asked about a church parsonage. ZA Ashford noted that would be considered a religious organization. Member Barnett asked about storage facilities. ZA Ashford noted that there were several already in place, do we want more?

Public Administration: Yes to all

Residential use: Single Family; yes, duplex; yes, apartments; no, townhouses; no, triplex/quadrplex; no, singlewide; yes with conditions, manufactured home park; no. Member Barnett asked if there would be an issue with tiny homes. ZA Ashford noted there was a gray area where those were concerned and mostly built on wheels, therefore considered and RV.

**Open Time for Staff and Planning Commission:**

Member Barnett asked about the other amendments to the other articles. ZA Ashford noted that edits were made that were not sent to Member Barnett. ZA Ashford will add those edits and resend it to Member Barnett.

**Adjournment:** Vice Chair Davis moved to adjourn the Planning Commission Meeting. Chairman Haney seconded the motion. All were in favor, motion carried. Meeting adjourned at 5:09 p.m.

PC APPROVED (Date):           May 26, 2020