

# PLANNING COMMISSION WORK SESSION MINUTES

Tuesday March 1, 2022  
3:00 P.M.

Town Hall

---

**Members Present:** Vice Chair Rae Davis (arrived at 3:15 p.m.), Member Jeff Grover, and Member William Lynch

**Members Absent:** Chair Zack Haney, Member Charlie Banks

**Staff Present:** Zoning Administrator (ZA) Kevin Singletary, Public Affairs Director Nicholle Burroughs, and Town Clerk Shannon Bowers

**Call to Order:** The meeting was called to order at 3:08 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

## **Discussion**

**Capital Investment Projects:** ZA Singletary began the discussion by inviting Member Grover to expand further on any comments regarding the capital investment priority list prepared by Member Grover at the previous meeting. Member Grover had no further comments regarding this priority list. ZA Singletary gave an example of one of the points on this list, which included infrastructure improvements related to the waste water treatment plant and infrastructure expansion off of Columbia Avenue and Chapin Road. Member Grover expressed his thoughts to staff regarding infrastructure expansions by explaining the town should take the recently approved Lexington County Lake District densities into account and revisit the Wood Company sewer system utilization projections before deciding on such expansions.

Member Grover also commented on the use of a community engagement council to help facilitate community input on development in the Town of Chapin. Director Burroughs commented there have been several versions of this council in the past, but the use of this group has traditionally been implemented based on the current administration's desire to continue the group. She stated that she would check with the mayor in regards to his priority for the community engagement council.

**Potential Zoning Changes; Axe throwing venues, tobacco sales:** Director Burroughs began the discussion by informing the Planning Commission (PC) about inquiries for specific businesses in the town: axe throwing and cigar sales. She stated interest in these two businesses have increased within the last two to three years, and is bringing the topics to the PC to gather input on the direction that staff will need to take. Current town ordinances have restrictions on tobacco sales as the primary function of the business, but does not specifically separate cigar sales from those restrictions. There are currently no ordinances addressing axe throwing venues. The PC was generally in favor of staff drafting an ordinance for review on each of these businesses. They did express to staff those considerations for restricting overflow to prevent traffic issues, safety protocols, and how these businesses might be affected by current noise/nuisance ordinances. The PC did not have any objections to these types of businesses being in certain zoning districts. ZA Singletary noted that a general commercial would be considered for zoning purposes.

**Open time for PC and Staff:** ZA Singletary updated the PC on several items:

1. Comprehensive plan updates: ZA Singletary plans to address this at a later date, unless something needs immediate attention

2. Unified Zoning Ordinance: ZA Singletary informed the PC that bid openings are scheduled for March 4, 2022 and the selection committee will meet on March 10, 2022 to grade the bids and make a recommendation to Council.

**Adjournment:** Vice Chair Davis adjourned the work session at 3:49 p.m.

PC APPROVED (Date): April 5, 2022