

CHAPIN PLANNING COMMISSION MEETING MINUTES

Tuesday, March 28, 2017
3:30 P.M.

Town Council Chambers
157 NW Columbia Ave, Chapin

Members Present: Chairman George Duke, Member Doug Barnett, Member Kenneth King, Member Jim Palassis, and Member Kevin Sheppard

Members Absent: None

Staff Present: Zoning Administrator Chris Clauson and Town Clerk Julie Hammond

Guests: James Rister, Brian Rister, and Wanda Rister

Call to Order: 3:30 p.m.

Approval of Minutes: Planning Commission (PC) Members reviewed the minutes. Member Palassis moved to approve the minutes from the February 28, 2017 meeting as presented. Member King seconded the motion. All were in favor, motion carried.

Reports

Update to Article 5 of the Zoning Ordinance: Administrator Clauson received a call from the potential buyer of the home in Revelstone that brought about the discovery of the subdivision not being in compliance with the General Residential (RG) Zoning District and requiring the creation of the RS-3 Zoning District. He sent a letter to the buyer's attorney explaining the Town's ordinance/re-zoning process and the realtor closed on the house two weeks ago. Any future properties found to be out of compliance would require a public hearing to re-zone.

Eagle's Nest Subdivision: The Developer of Eagle's Nest Subdivision is in the process of putting together a subdivision request for the undeveloped parcel off of Woodthrush Rd. Its intended use was for an alternate entrance but instead the developer would like to turn it into a cul-de-sac with access on Woodthrush Rd and create nine parcels for homes.

South Carolina Department of Transportation (SCDOT) – S-48 Project: The Town is still awaiting official comments from the SCDOT S-48 Project Public Hearing that was held in January.

Old Business

None.

New Business

Subdivision Request for James Rister, TMS #000700-11-015: James and Wanda Rister requested subdividing a 12.37-acre parcel from their existing property to give to their son, Brian Rister. The property meets the Town's density requirement and has access to Whispering Pine Ct. The Rister's are dedicating an access easement to their son off of Whispering Pine Ct. One house will be built on the parcel and have a septic tank. The Town only requires connecting into the

sewer system if there is an existing line within 100' of the property line. The closest sewer line is approximately 600' from the subdivided parcel.

Member King moved to accept the Subdivision Request for James Rister, TMS #000700-11-015 "Exhibit A." Chairman Duke seconded the motion. All were in favor, motion carried.

Adjournment: Chairman Duke moved to adjourn the Planning Commission Meeting. Member Barnett seconded the motion. All were in favor, motion carried. Meeting adjourned at 4:00 p.m.

PC APPROVED: _____ May 2, 2017