

CHAPIN PLANNING COMMISSION RESCHEDULED MEETING MINUTES

Tuesday, May 2, 2017
3:30 P.M.

Town Council Chambers
157 NW Columbia Ave, Chapin

Members Present: Chairman George Duke, Member Doug Barnett, and Member Kenneth King

Members Absent: Member Jim Palassis and Member Kevin Sheppard

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

Guests: None

Call to Order: 3:30 p.m.

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

Reports

South Carolina Department of Transportation (SCDOT) – S-48 Project: Lexington County hired Engineers, Mead & Hunt, are addressing all public comments from the January Public Hearing prior to release of information.

Old Business

None

New Business

Historic Preservation Ordinance: The Historic Preservation Ordinance “Exhibit A” was suggested by the Historical Society and a Council Member. The standard ordinance provided by the State Historic Preservation Office (SHPO) establishes local historic property designation and design review.

The Planning Commission had the following concerns:

1. Would Chapin have to establish a Historical Architectural Review Board (ARB)? No, the existing Chapin ARB could be utilized.
2. Suggested change from “Historian” to “Member or resident knowledgeable in local history.”
3. Would a property owner be forced to maintain a designated historic home/building? Yes, but a designation has to meet certain guidelines and the property owner may object to the decision by the Town Council to designate his/her property as historic by filing suit against the Town of Chapin before the Court of Appeals. Planning Commission Members were uncomfortable with this and felt a historic designation should be voluntary.
4. Are there any incentives, relief, or tax credits available to property owners of a designated historic home/building? There are a number of local, state and federal tax incentives aimed at encouraging preservation, restoration and adaptive reuse in a city where old buildings are the foundation of the city’s structural character.

After further discussion, the Planning Commission inquired as to what ordinances had been adopted by other Towns. Administrator Clauson would check with SHPO regarding ordinances adopted by other local towns/cities.

Member Barnett moved to defer recommendation of the Historic Preservation Ordinance for additional research and proposed modifications taking into account comments of the Planning Commission. Chairman Duke seconded the motion. All were in favor, motion carried.

Ordinance – 100% Annexation of Town Owned Property off of East Boundary: The 100% Annexation Ordinance “Exhibit B” annexes a small parcel off of East Boundary that is Town owned.

Chairman Duke moved to recommend to Council the 100% Annexation of land, and adjacent and abutting right-of-way, off of East Boundary St. into the Town of Chapin, SC. Member Barnett seconded the motion. All were in favor, motion carried.

Ordinance – Re-Zone Property Located at 161 Columbia Ave: The property located at 161 Columbia Ave is currently zoned Single Family Residential (RS-1), the future land use map recommends Mixed Use (MU). The owner would like to re-zone the property General Commercial (GC) in order to redevelop the property for commercial purposes.

Some Commission Members felt that the property would eventually become commercial because the property across the street is commercial and with the anticipated traffic due to the widening of Columbia Ave (S-48 Project) it is doubtful that anyone would want a private residence at the location. Chairman Duke asked if the adjacent property owners had been notified of the request. The property would be posted fifteen days prior to a public hearing at which point the public can voice their opinion.

Member King moved to recommend to Council approval of the Ordinance “Exhibit C” allowing the re-zone of property located at 161 Columbia Ave to GC. Member Barnett seconded the motion. The recommendation passed by a majority vote.

Chairman Duke: No

Member Barnett: Yes

Member King: Yes

Ordinance – Update to Article 3, Sections 300 & 301, of the Zoning Ordinance: The Ordinance to update Article 3 of the Zoning Ordinance “Exhibit D” adds a new Residential Zoning District, Single Family Residential 3 (RS-3). The addition of RS-3 updating Article 5 of the Zoning District has already been approved, Article 3 needed to be updated as well.

Member King moved to recommend to Council approval of the ordinance to update Article 3, Sections 300 and 301, of the Zoning Ordinance. Member Barnett seconded the motion. All were in favor, motion carried.

Adjournment: Chairman Duke moved to adjourn the Planning Commission Meeting. Member King seconded the motion. All were in favor, motion carried. Meeting adjourned at 4:25 p.m.

PC APPROVED: _____ June 27, 2017