

# PLANNING COMMISSION MEETING MINUTES

Tuesday May 25, 2021  
3:00 P.M.

Work Session

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**Members Present:** Vice Chairman Rae Davis, Member Jeff Grover, Member Jerry Shealy, and Member Karalyn Miskie

**Members Absent:** Chairman Zack Haney

**Staff Present:** Public Affairs Director Nicholle Burroughs, Town Engineer Dan Lambert, and Town Clerk Shannon Bowers

**Call to Order:** Vice Chairman Davis called the meeting to order at 3:07 p.m. She determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC

Freedom of Information Act had been met.

## **Public Comments:**

There were no public comments

## **Discussions**

### **Zoning Ordinance Article 7: Landscaping, Buffer, and Open Space - Tree list discussion:**

Member Grover began the discussion by giving a brief overview of the tree list and the variety of species in and around the Chapin area. He removed several species from the list, including palmetto tree since they were an invasive species that did not thrive because they are not native to this area.

He noted several reasons for removing them including: they do not provide shade, require more water, and the appearance of palm trees is inconsistent with trees in the area.

Member Shealy stated palm trees are predominate in the area and he felt that we should give business owners the option of planting them should they fit their environment. Director Burroughs noted that Member Grover was asked to compile this list in order to help staff determine what should be use and suggested making the addition of palm trees a conditional use. Discussion by the Planning Commission (PC) determined that language should be included in the ordinance to read: palm trees only permitted in situations appropriate in consistency and balance with existing vegetation and with conditional approval by the Architectural Review Board (ARB).

**Zoning Ordinance Article 7, section 703.8:** Director Burroughs began the discussion by noting several issues regarding table 2 located in Article 7 of the zoning ordinances, section 703.8. She stated the table is hard to read, as it reads for what land use a property is designated for, not what it is zoned for. This affects the buffer for properties, depending on how the table is read, resulting in inconsistent buffers along the properties. Another issue she noted was developers could say a property will be used one way, then end up developing it another way. Specifically in cases where multifamily housing could be developed, a larger buffer area would be preferable. She wanted to know the PC's thoughts on what is more appropriate: (1) Allowing each new developer to have consistent buffers based on how they are proposing to develop the property (2) Continue to classify it based on usage or (3) classify it based on what the property is zoned for. A question was raised as to whether changing this use table needed to be done separately from screening requirements. Director Burroughs stated that screening not a requirement of the

buffering process, but screening specifically is not an issue at the moment. The recommendation is for staff to make the buffer table consistent with the zoning based on usage and list exceptions.

**Overlay Districts:** Director Burroughs gave an update for the PC regarding the overlay district changes. The two-by-two meeting was productive, with members agreeing they like three overlay districts, but want to intensify requirements in two of the districts. Another two-by-two meeting has not been scheduled because the new Zoning Administrator, Kevin Singletary will be starting on June 1, 2021.

**Paint Colors:** Director Burroughs stated the zoning ordinances references the use of paint colors, and specifically prohibits the use of primary colors and day-glo colors, but is not descriptive. Former Zoning Administrator Ian Ashford was asked to compile an approved paint colors list for staff to approve for use in the Town. She noted this would not be adopted by ordinance, just referenced to in the zoning ordinances. The use of special colors, not included on the list would have to get approval from the ARB. This list could be updated to then add and remove colors as necessary. They went with more earth and warm tones and historical tones to help tie the image consistency to the Town of Chapin. It was suggested that language be added to prohibit the use of the color white. Director Burroughs stated that work can be done to strengthen the language in the current ordinance that may include white in the day-glo colors.

**Residential Parking:** Director Burroughs stated Member Grover mentioned residential parking in a previous meeting, and would like for the PC to address for future developments. She noted this would not affect the current subdivision submission.

Member Grover stated that Lexington County currently voted to move residential parking to 3 spaces per dwelling unit and would like the Town to move to that as well. A suggestion was made to consider including more bump outs and turn arounds in subdivisions as it could help with traffic. Member Grover also wanted to change parking lots from being classified as an open space. The PC generally agreed that parking lots should not be considered open spaces. Director Burroughs stated exact wording would be needed in order to make those changes. Vice Chairman Davis observed that further discussion would need to be moved to another work session. Director Burroughs clarified from the PC they would like to move forward with changing the parking spaces per dwelling to four per dwelling.

### **New Business**

There was no new business to discuss

**Adjournment:** Member Grover moved to adjourn the Planning Commission Work Session. Member Shealy seconded the motion. All were in favor, motion carried. Meeting adjourned at 4:00 p.m.

PC APPROVED (Date): \_\_\_\_\_ June 22, 2021 \_\_\_\_\_