

## CHAPIN PLANNING COMMISSION MEETING MINUTES

**Tuesday, May 28, 2019  
4:00 P.M.**

**Town Council Chambers  
157 NW Columbia Ave, Chapin**

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**Members Present:** Chairman Kevin Sheppard, Member Rae Davis, Member Joe Dever, and Member Jerry Shealy

**Members Absent:** Member Doug Barnett

**Staff Present:** Town Clerk Julie Hammond

**Guests:** None

**Call to Order:** 4:00 p.m.

**Approval of Minutes:** Planning Commission (PC) Members reviewed Regular Meeting Minutes of April 23, 2019. PC Member Davis moved to approve the minutes as presented. PC Member Shealy seconded the motion. All were in favor, motion carried.

### **Reports**

Updates were given as follows:

The Zoning Board of Appeals (ZBA) granted a variance to the developer of O'Reilly Auto Parts at 945 Chapin Rd to allow for two rows of parking in front of the building. The ZBA also granted a variance to the developer of the Chapin Retail Center at 105 Ellett Rd to allow for use of pervious materials (True Grid Permeable Paver System) in the parking area. The Architectural Review Board (ARB) was in support of both requests.

Amendments to the Overlay District Standards (Map) Section 1009 of the Chapin Zoning Ordinance that was previously recommended by the Planning Commission is still under review, as well as, Appeals Section 1105 that was pending further information.

### **Old Business**

**Zoning Ordinance – Update to Article 10 Architectural Review Standards:** Minor changes were made in reference to residential zoning of the Article 10 Architectural Review Standards (ARS) Ordinance “Exhibit A” that PC Members recommended to Council last month.

PC Member Dever moved to recommend approval of updates to Article 10 of the Zoning Ordinance to Town Council. PC Member Shealy seconded the motion. All were in favor, motion carried.

**Capital Improvements List Discussion:** Chairman Sheppard requested holding the Capital Improvements List discussion for the last item of business.

**New Business**

**Ordinance – Annexation of a 4.76 Acre Tract (105 Ellett Rd) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned General Commercial (GC):** An Ordinance for 100% Annexation of a 4.76-acre tract of land, located at (approximately) 105 Ellett Rd, into the Town of Chapin “Exhibit B” was presented. GC met the criteria for the development, surrounding properties are zoned GC, and the Future Land Use map also indicates the GC Zoning District.

PC Member Dever moved to recommend Town Council approve the 100% Annexation zoned GC as presented. PC Member Davis seconded the motion. All were in favor, motion carried.

**Capital Improvements List Discussion:** PC Members discussed the Capital Improvements List “Exhibit C” previously provided by PC Member Dever. Items were looked at in order of high priority, cost efficiency, and betterment of the Town, as well as, prioritizing items that were most consistent with the Chapin Comprehensive Plan.

Items noted included: sidewalks (connecting Crooked Creek to Town); crosswalks (Zorba’s); round-a-bout (Hardee’s - SCDOT Traffic Study would need to be requested to see if warranted); Town Park (identify best location).

It was suggested a sub-committee work on categorizing items, Member Dever would provide columns and priorities in excel for discussion purposes.

**Adjournment:** PC Member Davis moved to adjourn the Planning Commission Meeting. PC Member Shealy seconded the motion. All were in favor, motion carried. Meeting adjourned at 4:44 p.m.

PC APPROVED: \_\_\_\_\_ June 25, 2019 \_\_\_\_\_