

CHAPIN PLANNING COMMISSION MEETING MINUTES

**Tuesday June 9, 2020
4:00 P.M.**

**Work Session
Electronic Meeting**

Members Present: Chairman Zack Haney, Vice Chairman Rae Davis, Member Jeff Grover

Members Absent: Member Jerry Shealy and Member Doug Barnett

Staff Present: Zoning Administrator Ian Ashford, Public Affairs Director Nicholle Burroughs, and Town Clerk Shannon Bowers

Guests: None

Call to Order: Chairman Haney called the meeting to order at 4:00 p.m. Municipal Clerk Bowers did a roll call to determine attendance. Chairman Haney determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Discussion

Amendments to articles 3, 4, and 5 of the Chapin Zoning Ordinance:

Chairman Haney opened the discussion. Zoning Administrator (ZA) Ashford began with articles 3, 4, and 5 of the Chapin Zoning Ordinance by discussing the changes that he made to each section and the notes from Planning Commission members about those changes.

The first note that ZA Ashford had was to add four acres to the chart allowing the minimum lot size to be four acres to establish a planned development district. He does not have reason that this could not be added to the table.

The first comment dealt with the definition of Rural Designation. Member Grover had concerns about this definition allowing for manufactured homes. ZA Ashford stated that there are currently manufactured homes in the Town limits. He also stated that Lexington County Zoning codes allow for them currently in those areas and was trying to match this new district to current town and county standards. Chairman Haney stated that he thinks they should be allowed, but with conditions that could be reviewed on a case-by-case basis as a good compromise. ZA Ashford noted that if the Planning Commission were to allow the use of manufactured homes with conditions, they would need to come up with those conditions. He did not recommend a case-by-case scenario. Member Grover was concerned that it would not look good for the town to have a large number of new manufactured homes going up in the area. Vice Chair Davis made the point that people coming in to the area may like the option to put up a manufactured home temporarily until a more permanent home could be built. Director Burroughs noted that affordability in Chapin was a big issue for people coming into the area and if the Town is too restrictive on its requirements, it may discourage people from wanting to annex into the town. ZA Ashford noted that this is not so much about annexing property, but community outreach and finding out what the community wants from the Town and what the Town can do for the community. He recommended they leave it in for now and revisit the conditions later. Chairman Haney noted this would give the Planning Commission time to develop exactly what those conditions need to be. Everyone was in agreement that a tentative date for a work session to discuss those conditions is to be determined, but would like to discuss sometime in July.

ZA Ashford moved forward in the discussion to note that he updated the zone map to reflect the most recent re-zone.

Chairman Haney addressed the use of sidewalks and bike paths were a part of the roughly 2.3 miles of the Columbia Avenue corridor project. Member Grover asked if the funding for these sidewalks was safe. Chairman Haney confirmed that the proposed sidewalks met both state and federal standards and confirmed that the project has been budgeted for.

Member Grover was curious if there was a closer match to the zoning district classifications. ZA Ashford noted that he was trying to align this definition as closely to the county as possible. He also took into consideration what would be the best for the town and an agricultural designation would be more-strict in regulations and deter the building of dense subdivisions.

Member Grover mentioned that paved areas be included in lot coverage calculations. ZA Ashford noted that it should be, but he felt that non-residential commercial areas would be the biggest concern for this. Vice Chair Davis asked about effects of storm water drainage requirements on paving calculations. Chairman Haney noted the DHEC, stormwater, and land disturbance permits all at once. These dictate how much is allowed and these cannot be changed quickly as the regulations for them are very strict.

ZA Ashford noted in the District Regulations section under permitted uses, that he would not recommend allowing mobile home parks. Everyone agreed. Subsection E referred to agricultural uses and ZA Ashford recommended allowing it for now and coming up with conditions later. Vice Chair Davis wondered if the town should address pool fencing requirements if it is already addressed elsewhere, for example by county, insurance, etc. ZA Ashford noted that state law requires it. He also noted that Lexington County required them and the Town currently requires them as and was trying to match to that as closely as possible. ZA Ashford recommends removing this section regarding greenhouses and bathhouses and moving them the section under building requirements as these could be considered accessory buildings.

ZA Ashford noted to allow use and regulations for golf courses in this new district because it is already allowed in town. He also stated that there was not enough area for a new golf course and Chapin already had Timberlake Golf Course.

Removed section on single family development. Member Grover noted that buffers should be added to subsection 4 under Colleges, Universities, and Professional Schools. ZA Ashford noted that the buffer requirements were already very strict and would have to conform to buffer regulations for commercial use. He noted that he will add if Planning Commission thinks it should be.

In lieu of discussing setbacks for the Rural District now, ZA Ashford suggested we do so as a part of larger discussion of all districts. ZA Ashford stated that the S-48 widening project is inevitable. Existing building setbacks are close to the road, and if they are allowed now, things will be a problem later. He also noted by widening the setbacks now saves properties later. Chairman Haney noted that having a layout to look at would be beneficial to discuss major issues, but may need to have another work session in person, if possible, to discuss.

Member Grover commented on the percentage of lot coverage with the maximum to exceed 25%. He recommends 12-15% lot coverage. ZA Ashford agrees that it should be 15% square feet as most other municipalities have 15%.

Open Comments: There were no public comments. ZA Ashford suggested to the Planning Commission to changing the date for their meetings from the fourth Tuesday of the month to the third Tuesday of the month. This would allow for the timeline for things to be presented to Town Council to be shortened as to allow for things to move forward in a timely manner.

Adjournment: Vice Chair Davis moved to adjourn the Planning Commission Meeting. Member Grover seconded the motion. All were in favor, motion carried. Meeting adjourned at 5:13 p.m.

PC APPROVED (Date): June 23, 2020