

CHAPIN PLANNING COMMISSION MEETING MINUTES

Tuesday, June 27, 2017
3:30 P.M.

Town Council Chambers
157 NW Columbia Ave, Chapin

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

Members Absent: Member Kevin Sheppard (Excused)

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. Member King moved to approve the minutes from the May 2, 2017 meeting as presented. Member Palassis seconded the motion. All were in favor, motion carried.

Reports

South Carolina Department of Transportation (SCDOT) – S-48 Project: Planning Commission Members inquired as to the accountability of the 30-day response to comments on the S-48 Project coming from contracted engineers Mead & Hunt from the January Public Hearing. It was unknown at this time, but a project meeting would be held to inform Town staff of the alternatives that were considered throughout the course of project development and discuss how the National Environmental Policy Act (NEPA) process was navigated in order to arrive at the recommended preferred alternative.

Old Business

Historic Preservation Ordinance: The Historic Preservation Ordinance “Exhibit A” was moved to old business on the agenda because it had been discussed during the May 2, 2017 Planning Commission Meeting. The ordinance was amended to remove historian and replace with area resident knowledgeable in local history, along with some minor spelling differences and other footnotes.

Section 7.2 Owner Notification was not made compulsory because of the recommendation of the State Historic Preservation Office (SHPO) and the potential negative consequences the Town could face with the enforcement of similar land use ordinances. However, additional language was added so that any opposition to a designation would be considered carefully in light of any hardships or extenuating circumstances, but Council would still have the authority to make the decision in the best interest of the Town as a whole.

Planning Commission Members major concerns were individual’s property rights and who would pay for the repairs of a designated historic property.

Chairman Duke moved to recommend to Council the rejection of the Historic Preservation Ordinance on the basis of encroachment of individual rights. Member King seconded the motion. All were in favor, motion carried.

New Business

Ordinance – Re-Zone Property Located at 161 Columbia Ave: The owner of the property located at 161 Columbia Ave rescinded his General Commercial (GC) Rezoning Application that was reviewed/recommended by the Planning Commission (PC) last month and applied for the Neighborhood Commercial (NC) Zoning District because the buffer requirements in GC would limit the use of the property.

In order to eliminate additional delays, the NC request was presented to Council on its first reading with a recommendation from the Planning Commission to come prior to the second reading. PC Members were concerned with this approach and suggested informing the PC Chairman prior to a re-zone.

Members also wanted to know what was allowed in NC and if the neighbor of the property had been informed of the re-zone. Permitted uses include retail business, personal service, religious, grantmaking, civic, professional, government facility, schools, and residential with limitations on square footage per acre. Public notice and posting of the property would be given fifteen days prior to a public hearing which is held before the second reading of the re-zone.

Member King moved to recommend to Council approval of the Ordinance to Re-Zone Property Located at 161 Columbia Ave from Single Family Residential (RS-1) to NC “Exhibit A.” He felt the NC Zone was more restrictive than the GC Zone that was recommended last month. Member Barnett seconded the motion. The recommendation passed by a majority vote:

Chairman Duke: No

Member Barnett: Yes

Member King: Yes

Member Palassis: Yes

Members requested more knowledge or drawings prior to any future re-zone. Administrator Clauson explained that the Planning Commission would review site plans and a design plan would be reviewed by the Architectural Review Board (ARB).

Ordinance – Update to Article 7, Section 703.8 of the Zoning Ordinance: The proposed Ordinance updating Article 7, Section 703.8 “Exhibit B” would increase property buffers on higher impact uses, as well as, adding the Single Family Residential 3 (RS-3) Designation. The ordinance originated due to buffers not being adequate for noise levels to adjacent properties.

Chairman Duke moved to recommend to Council approval of Update to Article 7, Section 703.8 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. All were in favor, motion carried. Meeting adjourned at 4:35 p.m.

PC APPROVED: _____ July 25, 2017