

## CHAPIN PLANNING COMMISSION MEETING MINUTES

**Tuesday July 8, 2020  
4:00 P.M.**

**Work Session  
Electronic Meeting**

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**Members Present:** Chairman Zack Haney, Vice Chairman Rae Davis (entered the meeting at 4:06 p.m.), 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 4:01 p.m. Municipal Clerk Bowers did a roll call to determine attendance. Chairman Haney determined there was not a quorum at the beginning of the meeting. Vice Chairman Davis joined the meeting at 4:06 p.m. and it was then determined that a quorum existed. Chairman Haney acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

### Discussion

**New Rural Residential District (RD) usage conditions:** Zoning Administrator (ZA) Ashford began the discussion with the agricultural animal uses, where permitted as a conditional use, the keeping of horses for private use conditions. He noted that a minimum lot area to be allowed is ½ acre per horse. Chairman Haney stated that he checked into this and found that one acre per horse would be ideal, but ½ acre per horse is a good amount of space for one horse.

Member Grover noted that in item 14 addressing violations, there was nothing there stating the penalties for violations. ZA Ashford stated at the end of the Ordinance in Article 11 of the zoning ordinance addresses violations and fines and could be referenced to in this section.

ZA Ashford explained that he pulled the setback conditions for agricultural uses from other counties that had conditions for agricultural use and wanted to make sure the Planning Commission didn't have a problem with making the setbacks larger. Chairman Haney agreed with allowing more room stating that if someone had an issue with it, the Planning Commission could offer conditional variance. ZA Ashford also wanted to address rear, front, and side setbacks for structures for agricultural uses, such as barns or feed housing. The setback is currently set at 100 feet from all property lines. Chairman Haney stated that he was comfortable with smaller setbacks if the structure was for a tool shed or lawn mower housing, but would prefer larger setbacks for structures housing feed, animals, manure or anything similar. Vice Chairman Davis noted that from what she's seen, accessory structures are usually classified as barns, stables, and sheds. Member Grover agreed with those classifications, but suggested defining each structure in the descriptions. ZA Ashford noted that he would like to include feed storage in that list. It was agreed that 100 feet from all property lines would be acceptable for manure piles.

**Manufactured Dwellings:** ZA Ashford noted that most of the first part of this section was dictated by State or Federal Codes. He noted in section C referencing under skirting that he was not ok allowing vinyl or aluminum. Chairman Haney noted that he would be ok with vinyl that looked like brick. Vice Chair Davis noted that if you de-titled a manufactured home, it essentially means it would no longer be considered a car and more like a house. ZA Ashford asked if it would be more advantageous to make the statement requiring manufactured dwellings to have a permanent foundation. This would not include RV's and tiny homes since those are both considered recreational and taxed by the DMV. Member Grover stated that the Lexington County code has a section on mobile homes that seems to provide much of the proposed language. ZA Ashford noted that we defer to Lexington County for building code

references and we have to follow those ordinances anyway, but he will check into it and follow-up. Member Grover asked if we needed to add a section including violations for derelict structures in the article addressing violations. ZA Ashford noted that because we do not have the resources and officials to classify a building derelict, we have to defer to Lexington County Building Inspection. He also noted that he would check the references made during the discussion and make the necessary updates for the planning commission to review.

ZA Ashford informed Vice Chairman Davis that earlier conversation suggested re-scheduling the next Planning Commission meeting that is scheduled for July 28, 2020. The suggestion was made to move the date of the regular planning commission meeting to July 21, 2020 at 4:00 p.m. Chairman Haney asked for and made a motion to accept changing the date of the July Planning Commission meeting to July 21, 2020 at 4:00 p.m. Vice Chairman Davis seconded the motion. All in favor, motion carried.

Chairman Zack Haney:	Yes	Member Doug Barnett:	Absent
Vice Chairman Rae Davis:	Yes	Member Jerry Shealy:	Absent
Member Jeff Grover:	Yes		

**RS-3 District:** ZA Ashford stated that he has had multiple conversations with the Mayor and several council members about the RS-3 district. It has been determined that it is not advantageous going forward to continue the use of this district. It cannot be removed because the properties that currently exist in this district would become non-conforming and would affect future sales or modifications of those properties. Director Burroughs clarified the question to the Planning Commission, would it be appropriate for the Town to continue using the RS-3 district in town, or would it be better to reserve that because it is no longer an appropriate use in the Town. Chairman Haney stated that he believes this would not be favorable within the town limits. Member Grover agreed that he is not ok with this application in new parcels. Vice Chairman Davis stated that Revelstone is a well-liked neighborhood and is presented very tastefully. She also noted that there are likely residents who are concerned with large tracts of land being developed with such small lot sizes. Vice Chairman Davis stated there are also likely people in the area who would appreciate a small neighborhood of patio homes or similar with low maintenance lots in walking distance to the town and in consideration of both, perhaps RS-3 district as currently structured is not preferred, but it seems appropriate to determine some type zoning that fits future plans for the town’s vision. Director Burroughs clarified that point by saying there may be a limited need for high density use in the future, but generally not ok continuing using the RS-3 district. ZA Ashford noted that the use of a Planned Development would be encouraged for flexibility to allow for more of a mixed-use district.

**Open Comments:** There were no public comments. ZA Ashford reminded the planning commission of the voted-on date change for the regular planning commission meeting to be July 21, 2020 at 4:00 p.m. ZA Ashford also wants to schedule a work session for August to discuss setbacks for all of the Town’s districts. He suggested that the Planning Commission check their calendars and make a decision on the work session date at the next Planning Commission meeting, but is looking at the first or second week in August.

Vice Chairman Davis passed along to Planning Commission that while she hopes everything works out in the best interest of Bilo as they look for a buyer, that is a large space in the heart of Chapin that may end up closing its doors and if so she is hopeful the town will consider how that space could be planned into town development.

**Adjournment:** Chairman Haney moved to adjourn the Planning Commission Meeting. Vice Chairman Davis seconded the motion. Meeting adjourned at 5:22 p.m.

PC APPROVED (Date): July 21, 2020