

## CHAPIN PLANNING COMMISSION RESCHEDULED MEETING MINUTES

**Tuesday July 21, 2020  
4:00 P.M.**

**Electronic Meeting**

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**Members Present:** Chairman Zack Haney, Vice Chairman Rae Davis, and 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 4:04 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.

**Approval of Minutes:** Member Grover made a motion to approve the June 23, 2020 meeting minutes. Chairman Haney seconded the motion. There was no further discussion. All in favor to approve the June 23, 2020 meeting minutes, motion carried. Member Grover made a motion to approve the July 8, 2020 Work Session minutes. Vice Chairman Davis seconded the motion. There was no further discussion. All in favor to approve the July 8, 2020 meeting minutes, motion carried.

### **Approval of Conditions for new Rural Residential Zoning District**

Chairman Haney explained during the July 8, 2020 work session, conditions for the Rural Residential District were discussed. Mr. Grover mentioned that since the majority of the original proposed language was already in Lexington County ordinances or pamphlets, we could leverage or reference to the language in those documents, if those apply to the Town, rather than recreating it. Zoning Administrator (ZA) Ashford noted that the chart that will be included in the ordinances will include all of the conditions for the district as well as the federal NICS codes. He expressed that he was pleased with how these came together. Chairman Haney made a motion to accept the conditions as presented. Vice Chairman Davis seconded the motion. All in favor, motion carried.

Chairman Haney: Yes  
Vice Chairman Davis: Yes  
Member Grover: Yes

Member Barnett: Absent  
Member Shealy: Absent

### **Comments:**

There were no public comments.

Chairman Haney opened the comments for Planning Commission and Staff. He wanted to revisit the discussion regarding LED signs in Article 9 of the Zoning Ordinances. He briefly stated that the discussion was about current signs that exist in the Town now versus what the sign ordinances allow. ZA Ashford noted that he is currently working toward re-working Article 9 because there are a lot of different signs, non-conforming signs, and signs that do not match other signs in Town. He put the question to the Planning Commission if it would be productive

to amend what currently exists to not allow LED signs or would it be advantageous to allow for LED signs since there are some in Town now and wait until the entire sign ordinance can be updated in its entirety. He also wanted to gauge the Planning Commission's thoughts on LED signs in general. Director Burroughs clarified that the LED sign issue has been a topic of discussion for several years. The only place that LED signs are prohibited right now is in the Town Center and unless the current ordinance is changed, any general commercial businesses that would come in with LED sign proposals would be granted because it is currently allowed in other areas of the Town. Comments from Town Council, the Architectural Review Board, and Planning Commission over the years have been against having LED signs because they feel it is not appropriate for the Town and does not give a cohesive look. Member Grover noted that his dissatisfaction with them is they are too modern for what we hope the town would move toward and too bright and animations are too busy. He also noted that preventing them long term may be an issue due to the nature of the sign business today. He mentioned that would need to be a consideration in the look and feel of the Town for the future. Chairman Haney noted that, in his opinion, LED signs did not match the character of Chapin. Vice Chairman Davis agreed that a blanket statement that all LED signs would be allowed would not be agreeable. She noted that the S&S Destination sign would be a good example of an LED sign that would be acceptable because it was not overly bright and did not look like a marquee sign.

ZA Ashford stated that a work session needs to be scheduled to discuss setbacks for all the districts in the Town. Chairman Haney suggested that this work session be in person as he felt that this type of discussion was better facilitated in person so that each person can have a copy of a map or parcel rather than trying to look it up on a computer. The work session is scheduled for August 5, 2020 at 2:00 p.m. in the Community Room at Town Hall to accommodate for proper social distancing.

Chairman Haney left the meeting at 4:47 p.m.

A discussion occurred between Member Grover, Vice Chairman Davis, Director Burroughs, and ZA Ashford regarding the method of assigning setbacks. Methods discussed were using road types or by district. A hybrid of both methods was determined to be the probable path forward but discussion was tabled until next work session.

**Adjournment:** Member Grover moved to adjourn the Planning Commission Meeting. Vice Chairman Davis seconded the motion. All were in favor, motion carried. Meeting adjourned at 5:01 p.m.

PC APPROVED (Date): September 22, 2020