

CHAPIN PLANNING COMMISSION RE-SCHEDULED MEETING MINUTES

Tuesday November 30, 2020
4:00 P.M.

Town Hall Community Room

Members Present: Member Jeff Grover, Vice Chairman Rae Davis (by phone, joined meeting at 4:07 p.m.), Member Karalyn Miskie (by video call), and Chairman Zack Haney

Members Absent: Member Jerry Shealy

Staff Present: Zoning Administrator Ian Ashford, and Town Clerk Shannon Bowers

Guests: Dan Smith

Call to Order: Chairman Haney called the meeting to order at 4:02 p.m. He 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 the motion to approve the October 27, 2020 meeting minutes and the November 17, 2020 Special Called meeting minutes. Member Miskie seconded the motions. No further discussion was had. All in favor, motion carried.

Public Comments: There were no public comments

Old Business:

There was no old business

New Business:

Approving the recommendation to council for annexation of 64.42 acres near Firebridge subdivision located near Old Lexington Highway and Murry Lindler Road into the Town of Chapin -

Member Grover made the motion to approve the recommendation to council for annexation of 64.42 acres near Firebridge subdivision as presented. Member Miskie seconded the motion. Discussion followed.

Zoning Administrator (ZA) Ashford stated there were six different tracts of land with individual owners that have submitted 100% petition applications to annex into the Town of Chapin. The tracts add together to make 64.42 acres and are located off Murray Lindler Road and Old Lexington Highway. They are proposed to be annexed for the purposes of constructing a residential subdivision. They are requesting a zoning of RS-2/Medium Density Residential. It is the staff's recommendation that the Planning Commission (PC) approve the recommendation for annexation with RS-2 zoning designation.

Member Grover expressed his concern by the density of the RS-2 designation. He noted that the PC should consider the zoning to be designated for RS-1/Low Density Residential instead. ZA Ashford explained the difference in the zoning designations. RS-1 regulates 3 dwellings per acre with a minimum lot size of 12,500 square feet. RS-2 regulates 5 dwellings per acre with a minimum lot size of 7500 square feet. The developer is planning the subdivision for RS-2 to get the lot sizes they want for this subdivision. Chairman Haney asked if this developer had met with staff and discussed the zoning options with them. ZA Ashford confirmed the developer had met with staff and discussed their options. Member Grover noted that all the lots surrounding this tract are one acre or larger. He would like to see this transition continue in this area.

ZA Ashford stated that 203 lots are proposed for this subdivision, but nothing definite has been submitted. He also noted that the PC's recommendation should match as close to the County zoning

or their written request as possible. County zoning allows for commercial and residential. Member Miskie asked if the PC agreed to the RS-2 designation, could amenities be required as a part of this subdivision. The PC was in agreement that approving the recommendation with an RS-2 designation contingent on adding amenities would be agreeable. ZA Ashford noted that the Town's subdivision regulations do not currently include requirements for amenities and he could not speak on the developer's behalf regarding this request.

Chairman Haney called for a vote to deny the recommendation as presented. All in favor, motion carried.

Member Jeff Grover: Yes
Chairman Zack Haney: Yes

Member Karalyn Miskie: Yes
Vice Chairman Rae Davis: Yes

Member Grover made the motion to approve the recommendation to Council for the annexation petition application with an RS-1/Low Density zoning designation. Chairman Haney seconded the motion. All in favor, motion carried.

Member Jeff Grover: Yes
Chairman Zack Haney: Yes

Member Karalyn Miskie: Yes
Vice Chairman Rae Davis: Yes

Tree Conservation – Protecting Historically significant trees in Town Limits – Member Grover stated there is a Southern Red Oak (*quercus falcata*) located at 246 Columbia Avenue in Chapin that he feels the PC should deem historically significant. Based on his research, this tree is over 200 years old. The self-measured circumference of this tree is 232 inches, which far exceeds the Town ordinance requirement for historical trees. Member Grover is also interested in establishing and continuing to grow a list of historical trees in the Town of Chapin, since the zoning ordinances contain a section on historically significant trees. ZA Ashford agreed and instructed Member Grover to prepare this list for the PC to review.

Member Miskie made the motion to designate the Southern Red Oak, located at 246 Columbia Avenue, as historically significant in the Town of Chapin. Member Grover seconded the motion. All in favor, motion carried

Member Jeff Grover: Yes
Chairman Zack Haney: Yes

Member Karalyn Miskie: Yes
Vice Chairman Rae Davis: Yes

2021 Meeting Calendar approval – Chairman Haney noted that a time change of 6:00 p.m. would not be good with his current schedule. ZA Ashford asked if anyone had any problems with the meeting staying at 4:00 p.m. None were opposed. Member Grover made the motion to approve the 2021 Meeting Schedule with the amendment to hold the meetings at 4:00 p.m. Chairman Haney seconded the motion. All in favor, motion carried.

Member Jeff Grover: Yes
Chairman Zack Haney: Yes

Member Karalyn Miskie: Yes
Vice Chairman Rae Davis: Yes

Open time for Planning Commission and Staff: ZA Ashford mentioned subdivision regulations would be on the agenda for the next PC Meeting. That meeting is scheduled for December 15, 2020 at 4:00 p.m.

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 4:56 p.m.

PC APPROVED (Date): December 15, 2020