

# PLANNING COMMISSION WORK SESSION MINUTES

Tuesday February 1, 2022  
3:00 P.M.

Town Hall

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**Members Present:** Vice Chair Rae Davis, Member Jeff Grover, Chair Zack Haney, and Member Charlie Banks

**Members Absent:** Member William Lynch

**Staff Present:** Zoning Administrator (ZA) Kevin Singletary and Town Clerk Shannon Bowers

**Call to Order:** Chair Haney called the meeting to order at 3:15 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

## Discussion

**Capital Investment Projects:** ZA Singletary asked if the planning commission had reviewed the capital investment projects list and invited them to share their thoughts. He noted that there has not been any feedback to date from council on the priorities of these projects, but the request for proposals for the unified development ordinance (UDO) are out now. A question was raised if Lexington County had been contacted to set up a meeting. ZA Singletary has spoken with the mayor about making contact with representatives from Lexington County and will be working on the potential for a joint meeting between the Town and Lexington County to discuss projects for our area. Member Grover provided ZA Singletary with a table for prioritizing capital investment projects as well as provided input to the Planning Commission (PC) on what he felt should be prioritized. ZA Singletary requested the PC do the same and submit those ideas to him. He will develop a list for the next work session.

**Comprehensive Plan:** ZA Singletary stated that nothing has come up for major changes but as the UDO gets developed, staff and the PC will look closely at the comprehensive plan for guidance on zoning regulations. He anticipates any changes to the comprehensive plan to come near the end of the summer. Comments were made regarding the approval process for new subdivisions and how realistic those processes are. Concerns were raised over areas surrounding town limits turning into small, dense properties and how that may affect the town. ZA Singletary addressed those concerns by stating that zoning changes to Lexington County regulations are ongoing. He also stated that an update to the future land use map may help address some of these issues by redefining the land uses for some of the areas outside of town limits.

**Potential names for new SCDOT roads in the Town of Chapin:** Chair Haney stated that with the S-48 project, two new roads will be established in the Town of Chapin. It is the PC's responsibility to approve road names, keeping in mind that the SCDOT has the final say on what those names would be. Potential names discussed were: New Road 2 - Eagle Way, Eaglet Way; New Road 1 – South Boundary, Pine Woods, or waterway/lake themed. Discussion will be continued for the next work session.

**Open time for PC and Staff:** Due to time constraints, Chairman Haney dismissed the open time for PC and staff.

**Adjournment:** Chair Haney adjourned the work session at 4:04 p.m.

PC APPROVED (Date): March 1, 2022