

**ZONING BOARD OF APPEALS
MINUTES MEETING**

**Thursday, June 24, 2021
6:00 P.M.**

**Town Hall Community Room
157 NW Columbia Ave, Chapin**

Members Present: Chairman Frank Mock, Vice Chairman Steve Wall, Member Walt Shealy, Member Brad Grooms, Member Jesse Bray

Members Absent: None

Staff Present: Zoning Administrator Kevin Singletary, Public Affairs & Economic Development Director Nicholle Burroughs, Town Clerk Shannon Bowers

Call to Order: Member Mock called the meeting to order at 6:01 p.m., 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 Shealy moved to accept the Board of Zoning Appeals (BZA) meeting minutes of September 14, 2020 as submitted. Member Bray seconded the motion. All were in favor, motion carried.

Old Business

None

New Business

Variance Request from multi-tenant sign requirements in Sign article section 903.4 of the Chapin Zoning Ordinance for property located at approximately 1808 Chapin Road, TMS #0700-11-048. The ZBA reviewed a Notice of Appeal - Form 1 “Exhibit A” and Variance Application – Form 3 “Exhibit B” requesting a variance from the General Sign Requirements in Section 903 of the Chapin Zoning Ordinance for property located at 1808 Chapin Rd.

BZA Members reviewed the Staff Report “Exhibit C” provided by Zoning Administrator Singletary which indicated the following:

The applicant is requesting a variance from restrictions in Article 9 of the Chapin Zoning Ordinance prohibiting the use of individual tenant signs in *Multi-Tenant Identification (903.4)*.

- 1) *There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:* There are 2 different structures offering distinct services on one piece of property (not a shopping center).

- 2) *These conditions do not generally apply to other property in the vicinity as shown by:* There are no other properties in this vicinity with 2 separate buildings, 2 distinct service on the same parcel of land.

3) *Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unusually restrict the utilization of the property as follows:* Does not allow visual information of services offered by the clinic to be shared with the public on a daily basis.

4) *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and granting the variance will not harm the character of the district for the following reasons:* Standard ground mounted signs similar to center of town businesses already exist.

5) *The effect of the variance would not allow the establishment of a use not otherwise permitted in the zoning district; would not extend physically a nonconforming use of the land; would not change the zoning district boundaries shown on the official zoning map:* No changes to use or district boundaries are requested.

Public Comments: There were no public comments.

Comments by Town Zoning Board of Appeals: The BZA determined that even if the property was divided into separate parcels, a separate sign that adheres to the zoning ordinances would still need to be erected at this location. The BZA determined that the strict application of the zoning ordinances creates an unnecessary hardship for the Good Samaritan Clinic.

Vice Chairman Wall moved that the Zoning Board of Appeals grant the variance to approve VA-05032021 as presented. Member Grooms seconded the motion. Sign Permit, Variance Request #05032021 was approved by a majority vote:

Chairman Mock: Yes

Member Bray: Yes

Vice Chairman Wall: Yes

Member Shealy: Yes

Member Grooms: Yes

Open Time for Staff and BZA: ZA Singletary informed the BZA that he is currently working on board procedures for the BZA to review in the future. Director Burroughs noted that part of that update was moving to consolidate term dates for board members. This helps staff at an administrative level to keep up with which board member terms are expiring.

Adjournment: Member Bray made the motion to adjourn the meeting. Member Grooms seconded the motion. Meeting adjourned at 6:19 p.m.

BZA APPROVED: September 2, 2021