

**TOWN OF CHAPIN
UNIFIED DEVELOPMENT ORDINANCE COMMITTEE
MEETING MINUTES**

**Thursday February 14, 2023
2:00 P.M.**

Town Hall

Members Present: Planning Commission Members Rae Davis, Caleb Pozsik, Clay Cannon (via Zoom), Laura Cannon, Yvonne Hudson (via Zoom)

Staff Present: Planning and Zoning Manager Kevin Singletary, Mayor Al Koon

Staff Absent: Town Administrator Nicholle Burroughs, Town Clerk Shannon Bowers

Guests: Riccardo Giani - MRB Group (via Zoom)

Call to Order: Chair Davis called the meeting to order at 2:06 p.m. and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Review of Permitted Use Tables: Mr. Singletary began the discussion by stating this session was a continuation of the discussion from the previous Unified Zoning and Development Ordinance (UDO) meeting. Discussions included permitted uses in the zoning categories and which uses would be appropriate in each zoning district and special exception uses for each zoning category. Mr. Singletary also noted the importance of having setback, buffer, and parking requirements to distinguish each zoning district. Mr. Gianni noted that those specific requirements are to be included as a part of the draft regulations to be reviewed later. Further discussions centered around RV parks/campgrounds, density requirements in each zoning district, potential conditions for uses, home occupations (major and minor), and short term rentals.

Adjournment: Member Hudson moved to adjourn the meeting. Member Pozsik seconded the motion. Meeting was adjourned at 4:20 p.m.

UDO COMMITTEE APPROVED (Date): March 16, 2023