

**TOWN OF CHAPIN**  
**Planning Commission Regular Meeting Agenda**  
**Council Chambers, Chapin Town Hall**  
**August 5, 2025**  
**4:00 PM**

AGENDA

**Call to Order and Determine Quorum**

**Statement of Freedom of Information Act Compliance**

**Approval of Minutes**

1. May 6, 2025 Regular Meeting Minutes
2. July 22, 2025 Special Called Work Session Minutes
3. July 29, 2025 Special Called Work Session Minutes

**Public Comments related to agenda items**

**Action Items**

4. Application Review
  - a. Carolina Wings site plan review
5. Ordinance Recommendation – Annexation petition # 25-05-19-001 of a .515 Acre Tract (TMS 000700-05-016) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Office Commercial (OC)
6. Ordinance Recommendation – Annexation petition # 25-05-19-002 of a .34 Acre Tract (TMS 000700-05-015) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Office Commercial (OC)
7. Ordinance Recommendation - Amendments to the Unified Zoning and Development Ordinance

**Open Comments for PC members and staff**

**Adjourn**

## **PUBLIC COMMENT POLICY**

### **PROCEDURE:**

Persons wishing to make public comments concerning items related to the current meeting agenda, except for personnel and contractual matters, shall first sign in with the Municipal Clerk before the meeting and provide the following information:

1. Name, Address, and Contact Information;
2. Topic of Public Comment; and
3. Indicate whether a Chapin Resident, Chapin Water/Sewer Customer, or Reside in the Chapin Water/Sewer District.

Comments are limited to three (3) minutes per person and no personal or verbal attacks will be entertained. The Council is interested in hearing your concerns, but speakers should not expect action or deliberation on subject matter brought up during any Public Comments on the agenda. Topics requiring further investigation may be referred to Town Staff and may be scheduled for a future agenda.

### **DEFINITIONS:**

**Chapin Resident:** Reside in Town limits.

**Chapin Water/Sewer Customer:** Customer of the designated Chapin Water/Sewer District - Including an owner or operator of a local business.

**Reside in Chapin Water/Sewer District:** Reside in the designated Chapin Water/Sewer District – Area of Lexington County north of Lake Murray.

### **APPEARANCE OF CITIZENS**

Town Code 2.212 – Any citizen of the Town shall be entitled to be placed on the agenda of any regular meeting to discuss any municipal matter, except for personnel and contractual matters. Persons desiring to be placed on the agenda shall notify the Municipal Clerk not less than a week prior to the meeting. The request shall be in writing stating the reason therefor.

# PLANNING COMMISSION MEETING MINUTES

Tuesday May 6, 2025  
4:00 P.M.

Town Hall

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**Members Present:** Chair Caleb Pozsik, Zack Haney, Clay Cannon, Erin Wessinger

**Members Absent:** Josh Edwards

**Staff Present:** Planning and Zoning Manager Reid Radtke, Town Clerk Shannon Bowers

**Call to Order:** Chair Pozsik called the meeting to order at 4:08 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

Chair Pozsik made the motion to approve the December 3, 2024 work session, December 3, 2024 Meeting, February 4, 2025 work session, February 12, 2025 special called, and February 24, 2025 special called meeting minutes as presented. Member Cannon seconded the motion. No further discussion, motion to approve all minutes passed unanimously.

Chair Caleb Pozik: Yes  
Member Erin Wessinger: Yes  
Member Zack Haney: Yes  
Member Clay Cannon: Yes

## Public Comments related to agenda items

There were no public comments.

## Action Items

**Chair/Vice Chair Elections:** Member Wessinger moved to nominate Caleb Pozik as Chair of the Planning Commission (PC). Member Haney seconded the motion. No further discussion, motion to elect Caleb Pozik as Chair passed unanimously.

Chair Caleb Pozik: Yes  
Member Erin Wessinger: Yes  
Member Zack Haney: Yes  
Member Clay Cannon: Yes

Member Cannon moved to nominate Josh Edwards as Vice Chair. Member Wessinger seconded the motion. No further discussion, motion to approve passed unanimously.

Chair Caleb Pozik: Yes  
Member Erin Wessinger: Yes  
Member Zack Haney: Yes  
Member Clay Cannon: Yes

## Staff Updates

Mr. Radtke informed the PC that the Brighton planned development was still on track to submit in June. Plans to hold a work session at the regularly scheduled 3:00 p.m. time on June 3, 2025,

with a special called meeting on June 10, 2025 for the PC to hear public comments and make a recommendation to Council. Members of the PC could not be available for the June 10 date, agreed that June 19, 2025 at 3:00 p.m. would be better. Mr. Radtke also informed the PC that the Columbia Avenue parcels previously seen by the PC would be coming up for review in the coming months.

**Adjournment:** Chair Pozsik moved to adjourn the meeting. Member Haney seconded the motion. Meeting was adjourned at 4:21 p.m.

PC APPROVED (Date): \_\_\_\_\_

\_\_\_\_\_  
Caleb Pozsik, Chair

ATTEST: \_\_\_\_\_

Shannon Bowers, Municipal Clerk

DRAFT

# PLANNING COMMISSION SPECIAL CALLED WORK SESSION MEETING MINUTES

Tuesday July 22, 2025  
3:00 P.M.

Town Hall

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**Members Present:** Chair Caleb Pozsik, Zack Haney, Clay Cannon, Erin Wessinger, Vice Chair Josh Edwards

**Staff Present:** Planning and Zoning Manager Reid Radtke, Town Administrator Nicholle Burroughs, Municipal Clerk Shannon Bowers

**Guests:** Austin Monts – Mungo Homes

**Call to Order:** Chair Pozsik called the meeting to order at 3:01 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

## Discussion Items

**Brighton Planned Development Discussion:** Mr. Radtke began the discussion by stating that Austin Monts with Mungo Homes will go over the changes that were made to the planned development from the last time the board reviewed this plan. Administrator Burroughs also noted that public comments were not going to be held today, but opportunities for the public to make comments on the project will be made available at a later date. She noted this was an opportunity for the development team to present the project and the Planning Commission (PC) to ask questions.

Mr. Monts thanked the PC for allowing them to be there and present the project. He stated this has been ongoing for a least a year and is excited about creating a product that will be a good partnership with the Town. He then went through the project, highlighting the changes that had been made, beginning with the area designated as SFR2 on the eastern side of the development. Changes included:

- increase lot width minimum to forty feet
- detached garages with driveway the full length of the lot
- minimum lot size of 4,000 square feet
- 5-foot sidewalks on both sides of street
- 2400 linear feet of walking trails
- Two pocket parks
- Two bus stops indicated, but will coordinate with school district for location
- Mail kiosk to serve the eastern side.

Mr. Monts also provided examples of what could be included in the pocket parks, such as firepits, gazebo/community gathering areas, playgrounds with equipment, tetherball/pickleball courts.

Changes to the northern section of the development included:

- Rear alley loaded 2-car garage
- On street parking, with additional parking for Brighton Park
- Dog park
- Mail kiosk

Changes to the western end of the development designated as Brighton Hills included:

- 3,300 to 3,600 square foot homes with 3-car garages
- 19% or 28 of the 147 lots to be at least 8750 square feet in this section
- 20% of the total acreage in this area is open space (number does not include open space in other areas of the development and does not include Brighton Park)
- 3,450 linear feet of walking trails
- 4 bus stops
- dog park
- Mail kiosk to serve this area of the development
- outdoor fitness equipment, tetherball, and or playground equipment in pocket parks

He noted that most of the parks/community spaces are being designed specifically for Brighton and could vary from other locations. These amenities included a pool and cabana, multiple playgrounds, 8350 linear feet of interconnected walking trails, dog parks, school bus stops, pedestrian crosswalks throughout the development, and connectivity to Brighton Park with pond with a dock. Brighton Park includes multi-sport fields, walking trails, multiple access points, increase in parking areas, and multi-sport courts (basketball, pickleball, tennis, etc.).

He provided examples of the variety of housing styles/options that are available for each area of the development and the options that range from 1600 to 3600 square feet. He included potential options for the bus stop shelters and walking trail designs that they have uses successfully in other areas.

He concluded his presentation with a projected timeline of construction to begin in January of 2026 and the first phase is anticipated to be completed in 24 to 36 months. Construction plans could be presented for approval as early as October of 2025 with the design and permitting to be completed by June 2027 and first phase of construction completed by 2028. He noted that conversations have been taking place with SCDOT for coordination with the road widening project.

Mr. Radtke then asked Mr. Monts to go through the most recent changes that were submitted July 21, 2025. Parking had been updated to 3 spaces per dwelling unit (with the age restricted area updated to 2 per dwelling unit), moved several uses in the permitted use table from permitted to conditional, in the age restricted section for detached units was changed to a 4000 square foot minimum lot size, SFR areas allowing for a maximum density of 4 units per acre, SFR2 area allowing for a maximum density of 8 units per acre, pedestrian accommodations for better access to amenities throughout the development, added sidewalks on both sides, added alternate routes as may be required, added minimum of 20 parking spaces for the park area, and updated landscaping and signage requirements to be subject to the guidelines set by the Town of Chapin.

The PC then discussed each portion of the presentation, asking questions regarding traffic impact studies, road access and exit points, calculations for determination of amenities and parking,

timeline for each phase of the development, and the development of Brighton Park in relation to the development as a whole.

The PC then expressed their disappointment that the plan presented at this meeting did not reflect many of the changes discussed at previous meetings. The PC acknowledged the changes that were verbally presented but did not see those changes reflected in the plan presented in their packets. They also expressed the following concerns: amenities and associated parking, mail kiosks, and bus stops would not be enough to accommodate the residents in this development, roadways meeting SCDOT and Lexington County standards driveway/road improvements, density concerns in relation to the lot size and house size, alternating options for front setbacks to prevent long stretches of houses in the line of sight, and maintaining a mix between residential and commercial as it develops. They requested that renderings be made available to see all of the options that would be available in each area and a layout of alternating view points from the front setbacks and the plan be revised to show 33% of the lots in the western portion be at least 8750 square feet. Administrator Burroughs also indicated that any commercial development would have to come before the PC to ensure that the development of those parcels would integrate into the plans for the development.

Administrator Burroughs stated that specific regulations that would address the boards concerns would be drafted in ordinance language once the plan has reached a point that the PC was comfortable moving forward with. She then outlined a list of items that the PC would be requiring for a final approval, which included: landscape plan – to include landscaped medians, layout and minimum dimensions of the pool/cabana area and associated parking, a map of Brighton Park with renderings and associated parking, coordination with the facilities team with the school district to accommodate, coordination with SCDOT and Lexington County to ensure what is on the plans is acceptable for roads, lighting plan to be consistent with current styles, size and dimensions of the multipurpose fields, phasing schedule, updated HOA documents, traffic impact study, and road termination and access points in and out of the development.

The PC then discussed the permitted use table in reference to the BN area designated and wished to see something permitted in that area that would directly serve the community and the residents who would live in this development. The PC expressed concern over allowing college/vocational uses, office/medical uses, and government facilities being allowed in this area. They noted changes that were discussed in previous meetings were not included in this portion of the plan. Administrator Burroughs recommended a separate work session could be scheduled to discuss and determine guidelines for residential to commercial buffering for the BN portion of the development. Administrator Burroughs requested that staff and the PC be provided a redline copy of the document for the PC to review at the next work session to better facilitate discussion. Mr. Monts indicated that would be provided by the end of the week.

Before concluding the meeting, Administrator Burroughs commended the PC for their hard work and valuable input on this project. She noted this project was put in motion many years ago, and was proud of the work that this PC has done now to get the project to this point.

**Adjournment:** Chair Pozsik adjourned the meeting at 4:57 p.m.

PC APPROVED (Date): \_\_\_\_\_

Caleb Pozsik, Chair

ATTEST: \_\_\_\_\_  
Shannon Bowers, Municipal Clerk

DRAFT

# PLANNING COMMISSION SPECIAL CALLED WORK SESSION MEETING MINUTES

Tuesday July 29, 2025  
4:00 P.M.

Town Hall

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**Members Present:** Chair Caleb Pozsik, Zack Haney, Clay Cannon, Erin Wessinger, Vice Chair Josh Edwards

**Staff Present:** Planning and Zoning Manager Reid Radtke, Town Administrator Nicholle Burroughs, Municipal Clerk Shannon Bowers

**Call to Order:** Chair Pozsik called the meeting to order at 4:03 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 Items**

**Brighton Planned Development Discussion:** Before beginning, staff provided the Planning Commission (PC) with a red-line copy of the development narrative. Mr. Radtke explained this was received late, and would like to begin the discussion by going through the red-line narrative and noting areas that had not changed from previous discussions.

The PC then discussed the BN zoning area. They decided that conditions should be set for this area to protect the residential areas from the commercial development. Administrator Burroughs noted that distance could be a good tool to measure against and would allow consistent application across zoning designations. The PC then determined the following conditions would need to be met in order for commercial entities to exist in BN:

- 50ft buffer when development is adjacent to residential property
- Trash/dumpster/loading areas must be screened from residential properties using a solid material such as a wall or opaque screening
- Limiting hours of operation for businesses to 11:00 p.m.
- Townhomes allowed under condition that they follow standards set in the Unified Zoning and Development Ordinance (UDO)

Member Cannon was to get updated numbers and provide a recommendation to staff regarding drive-through element distance from residential and stacking for drive-through elements.

The PC then discussed the AR zoning area. They indicated that AR style SFR patio homes would be allowed under condition that they follow standards set in the UDO and would consider detached homes and/or a full assisted living facility at the time of submittal.

The PC then discussed the SFR residential area. They determined the following conditions for the AR zoning area:

- Detached garages to be set behind the homes, with driveways the full length of property with staggered setbacks for houses in the SFR2 residential area.

The PC was receptive to 19% of the lots in the SFR residential area being the minimum square footage as discussed at the previous meeting and indicated that some flexibility by the PC may be required to get desirable product. One member of the PC was not in favor of accepting the 19% and stated that 33%, or 48 of the 147 lots, must be a minimum of 8,450 square feet.

Before concluding, Mr. Radtke reviewed the list of items submitted to the developer as a requirement for official submittal, which included:

- Full landscape plan
- Landscape medians – need clarification to determine if they will hinder emergency services
- Traffic impact study
- Map of Brighton Park with parking and specific renderings
- Terminating roads and layout/coordination with Lexington County
- Details and coordination with schools and facilities
- Layout of the pool and cabana
- Lighting plan to ensure consistency with existing lighting
- Dimensions and size of the multipurpose field
- Phasing schedule
- Comments to the HOA documents

Administrator Burroughs noted that the Town requires 21 days in advance of the next scheduled meeting to ensure staff has time to review and evaluate. Future meetings will be scheduled to accommodate public comments. She also noted that the next scheduled meeting of the PC would be August 5 at 4:00 p.m. She concluded by thanking the PC for getting the project to this point.

**Adjournment:** Chair Pozsik adjourned the meeting at 5:12 p.m.

PC APPROVED (Date): \_\_\_\_\_

\_\_\_\_\_  
Caleb Pozsik, Chair

ATTEST: \_\_\_\_\_  
Shannon Bowers, Municipal Clerk

## **Staff Evaluation of Development Planning Commission**

**Property Location:** 519 Columbia Ave  
**Tax Map Number:** 000700-01-017  
**Property Zoning District:** Corridor Commercial (CC)  
**Property Overlay District:** Corridor  
**Applicant:** Tom Cannarella – Carolina Wings

**Date:** July 23, 2025

The review of this project (Lot C) is the final completion of the 3-plat separation that was approved in 2024.

This commercial development within the Town of Chapin was approved into 3 separate developments. The breakdown consisted of the following: **Lot A** is McAlister's, General Retail and Fast Food. **Lot B** is proposed as Express Oil & **Lot C** is being proposed of Carolina Wings (Approx 1.50 acres).

The following is a staff evaluation of the land parcel and commercial development.

### **Open Space / Buffers / Lot sizes:**

Lot C parcel is proposed at 1.50 acres. This would require 5% of the area for open space.

Setbacks requirements are accurate as stated with the UDO at Front = 15', Side = 15' & rear = 25'. There is a required buffer ay 20' is the rear. Lot coverage is at approximately 61.74% below the maximum of 70% for Lot C. Building height is at 65'.

### **Parking:**

Proposal plan for Lot C meets the requirements of the Code and a total of 62 spaces with 3 ADA spaces are provided. **Code 8.4. (Table 8.4.1.)**

### **Vehicle / Pedestrian Traffic:**

Lot C to the other connecting lot can be seen with walking paths to the Lot A and Lot B via the interconnection roadway. Flow of traffic can move to adjacent property without having to drive back onto Columbia Ave. **Code 5.3.10.d**

### **Landscaping:**

Tree removal plan (Cleared – McCallister's). Lot C will be required to ensure all tree plantings and Landscaping is complete to the satisfaction of the PC prior to final approval.

### **Recommendations from Staff:**

- Recommend landscape details and locations of what is planned to provide adequate amenities and open space of 5% required. **5.4**
- Landscaping islands is missing at frontage of building. **Code 7.4.2.c.**
- Request status from developer and Farm boys for interconnectivity for future use. **5.3.10.c**

### **Documents that are needed for clarity:**

**According to 5.5.5.c Commercial or Industrial Subdivision**

c. Application Process: The developer/applicant shall supply a completed subdivision application (Section 10.9) to the Town of Chapin. In addition,

## **Staff Evaluation of Development Planning Commission**

the following shall be required, unless otherwise determined by the administrator:

1. Site Analysis consistent Section 10.3.1.a
2. Site Plan consistent with all relevant information detailed in Section 10.3.1.c.
3. Traffic Impact Study consistent with the requirements of Section 5.6
4. Construction Documents consistent with Section 10.3.1.d.
  - 1) Landscaping Plan
  - 2) Project Phase schedule
  - 3) Lighting plan.
  - 4) Include traffic design for crosswalks and interconnectivity.
  - 5) Provide storm water schedule and delineation within project.
5. Major Architectural Review Application consistent with Section 10.6
6. Any additional applicable development review as required by Article 10.









# 100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF CHAPIN, SC:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

[Required: Property 703 Old Lexington Hwy, Chapin SC 29036 / 0.62 acres, Platt: 20991-1146, Parcel 1 (0.515AC)]

The property is designated as follows on the County tax maps: 000700-05-016

[Recommended: A plat or map of the area should be attached. A tax map may be adequate.]  
See attached map – Lot 703 depicted on map

[Optional: It is requested that the property be zoned as follows: ~~NA~~ OC ]

Elmer Drake                      703 Old Lex Hwy Chapin SC                      5-19-2025  
Signature                                      Street Address, City                                      Date

Elmer Drake                      703 Old Lex Hwy Chapin SC                      5-19-2025  
Signature                                      Street Address, City                                      Date

[Add signatures as necessary]

=====

### For Municipal Use:

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

**FIREBRIDGE SUBDIVISION**

**FIREBRIDGE DRIVE**

**CHAPIN PRESBYTERIAN CHURCH**

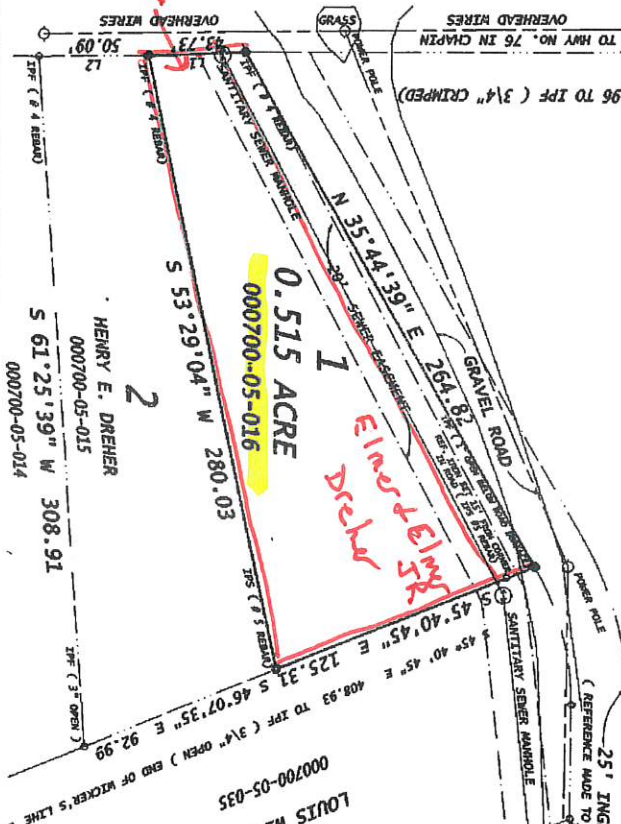
000700-05-028  
 PLAT BOOK 199-G PAGE 86

LINE	BEARING	DISTANCE
L1	N 26°10'23" W	43.73
L2	N 24°32'33" W	50.09

**NOTES:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY, NO ABSTRACT TITLE SEARCH, FURNISHED TITLE COMMITMENT SEARCH WERE THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY. THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY. EASEMENT LOCATIONS SHOWN ARE APPROXIMATE.

**OLD LEXINGTON HIGHWAY** (5-32-83 66' RIGHTS-OF-WAY)



*Handwritten notes:*  
 703  
 old Lexingst  
 Elmer & Annette Dreher

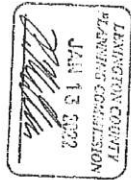
**REFERENCES:**

- 1) PLAT PREPARED FOR ELMER DREHER, WIFE MAE DREHER AND WYLLIAN DREHER BY RICHARD C. YOUNG, P.L.S. SURVEY PLAT IS DATED FEBRUARY 15, 1989 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR LEXINGTON COUNTY IN PLAT BOOK 230 AT PAGE 40.
- 2) PLAT PREPARED FOR S. COMPANY BY CECIL ENGINEERING OF COLUMBIA, SURVEY PLAT IS DATED SEPTEMBER 6, 1984 AND IS RECORDED IN THE REGISTER OF DEEDS OFFICE FOR LEXINGTON COUNTY IN PLAT BOOK 239-6 AT PAGE 85.
- 3) PLAT PREPARED FOR LARRY HERRIN AND CATHY HERRIN BY RICHARD C. YOUNG, P.L.S. SURVEY PLAT IS DATED JANUARY 11, 1994 AND IS RECORDED IN THE REGISTER OF DEEDS OFFICE FOR LEXINGTON COUNTY IN PLAT BOOK 287 AT PAGE 315.
- 4) BEING THE CURRENT LEXINGTON COUNTY TAX MAP NUMBER 000700-05-016

**CERTIFICATIONS:**

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

I HEREBY CERTIFY I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP (MAP NUMBER 450600040 J MAP REVISED JULY 5, 2018) AND DETERMINED THAT THE PROPOSED RESIDENCE IS NOT IN A SPECIAL FLOOD HAZARD.



*Handwritten signature:* J. W. GEE  
 JOHN W. GEE SCOLS # 11604

**ELMER R. DREHER and ANNETTE DREHER**  
 PLAT PREPARED FOR

LOCATED NEAR THE TOWN OF CHAPIN  
 IN LEXINGTON COUNTY, SOUTH CAROLINA

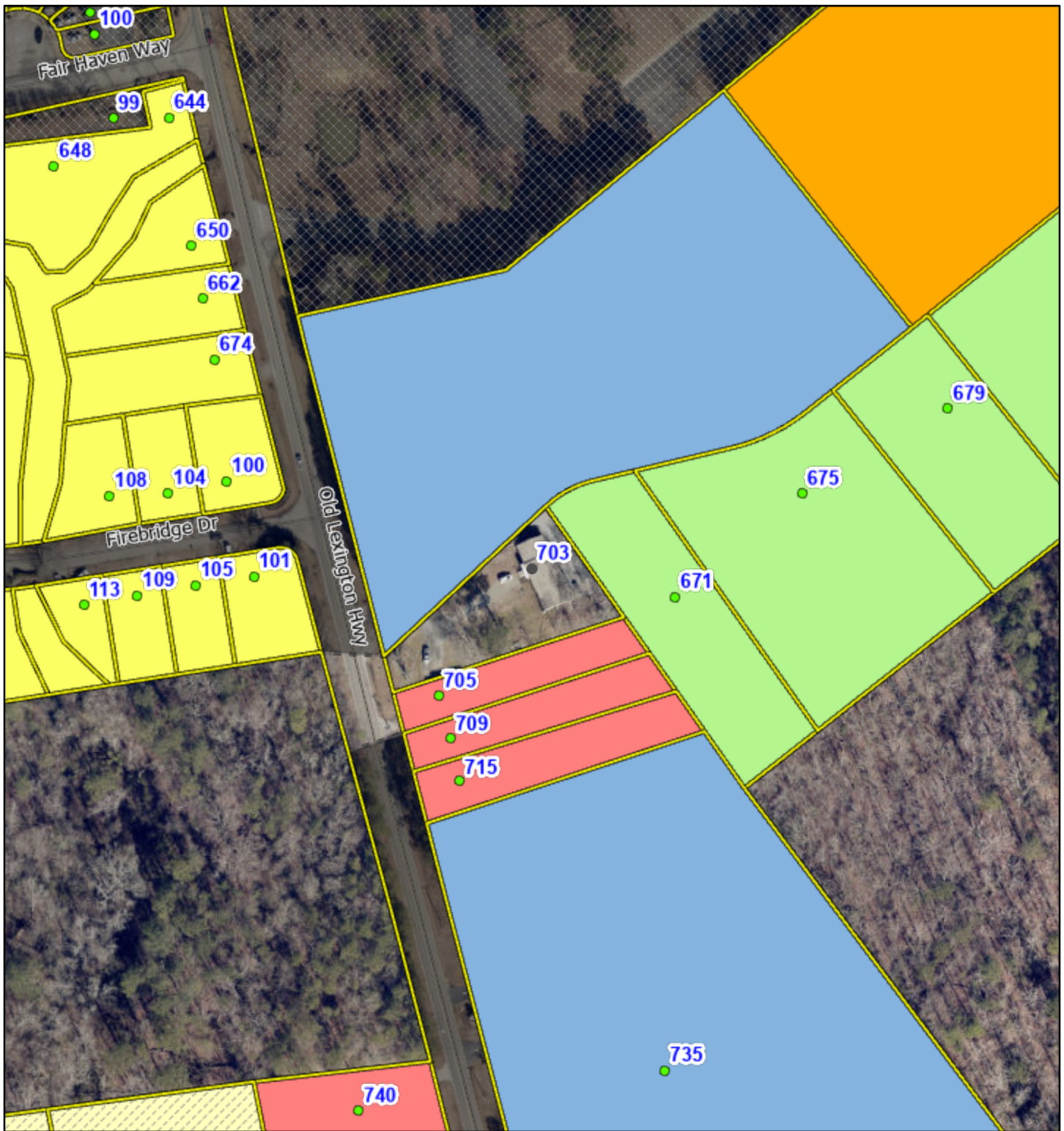
SCALE 1" = 50'  
 0' 50' 100'

J. W. GEE SURVEYING COMPANY  
 114 GREENLEAF CIRCLE CHAPIN, SOUTH CAROLINA  
 (803) 345-0159 29036



2022005212 BK: 20991 PG: 1146  
 PLAT STANDARD FILED IN LEXINGTON COUNTY, SC  
 Rec: \$25.00 Cnty: \$0.00 State: \$0.00  
 February 2, 2022 04:42:53 PM  
 Tina Guerry, Registrar

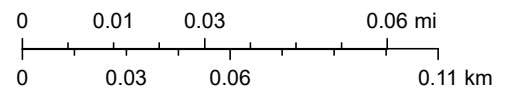
# Lexington County Map



7/25/2025, 2:54:59 PM

1:2,000

- |                |                        |                    |
|----------------|------------------------|--------------------|
| Address Points | Chapin Zoning          |                    |
| ● Existing     | Office Commercial      | Town Residential 1 |
| Roads          | Planned Development    | Village Commercial |
| — Collector    | Public Institutional   | County Boundaries  |
| — Local        | Suburban Residential 1 | Municipalities     |
| ▭ Parcels      | Suburban Residential 3 | Unincorporated     |



**100 Percent Petition Form**

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The territory to be annexed is described as follows:

[Required: Property 705 Old Lexington Hwy, Chapin SC 29036 / 0.34 acres, Platt: 007F - 0466, 50X287X93X340 LOT 2

The property is designated as follows on the County tax maps: 000700-05-015

[Recommended: A plat or map of the area should be attached. A tax map may be adequate.]  
See attached map – Lot 705 depicted on map

[Optional: It is requested that the property be zoned as follows: NA OC]

<u>Henry Dreher</u> Signature	<u>705 Old Lee Hwy Chapin, SC 29036</u> Street Address, City	<u>5-19-25</u> Date
_____ Signature	_____ Street Address, City	_____ Date
_____ Signature	_____ Street Address, City	_____ Date

[Add signatures as necessary]

**For Municipal Use:**

Petition received by Reid Radtke, Date 5-19-25

Description and Ownership verified by R. Radtke, Date 5-20-25

Recommendation Approve Annexation 100% Petition form

By: [Signature], Date 5-20-25

**FIREBRIDGE SUBDIVISION**

**FIREBRIDGE DRIVE**

**CHAPIN PRESBYTERIAN CHURCH**

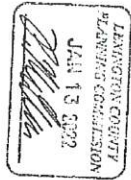
000700-05-028  
PLAT BOOK 199-G PAGE 86

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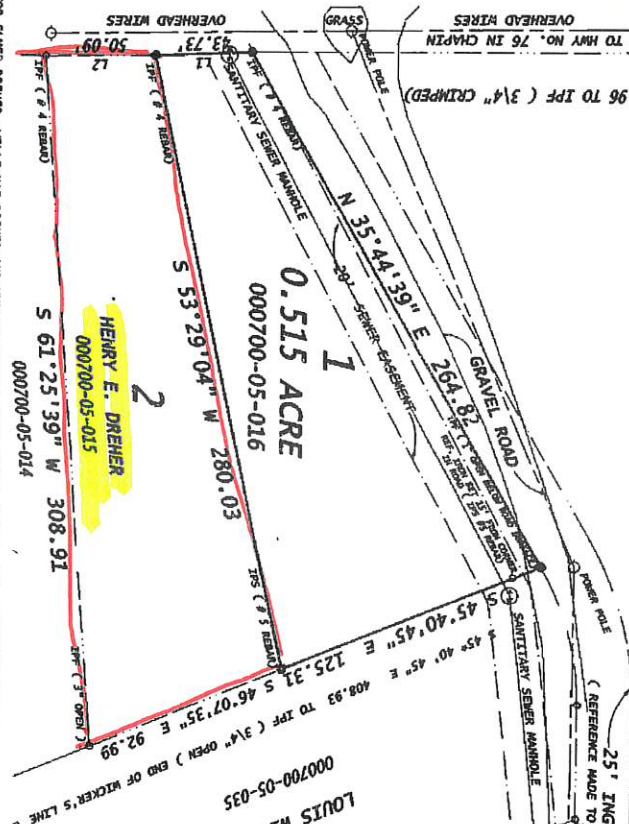
**OLD LEXINGTON HIGHWAY**  
( S-32-83 66' RIGHTS-OF-WAY )

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JOHN M. GEE SC15 # 11604



**REFERENCES:**

- 1) PLAT PREPARED FOR ELMER DREHER, WILHELM DREHER AND WYLLIAM DREHER BY RICHARD C. YOUNGER, P.L.S. SURVEY PLAT IS DATED FEBRUARY 15, 1988 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR LEXINGTON COUNTY IN PLAT BOOK 230 AT PAGE 40.
- 2) PLAT PREPARED FOR S.M.T. COMPANY BY CIVIL ENGINEERING OF COLUMBIA, SURVEY PLAT IS DATED SEPTEMBER 6, 1984 AND IS RECORDED IN THE REGISTER OF DEEDS OFFICE FOR LEXINGTON COUNTY IN PLAT BOOK 199-G AT PAGE 86.
- 3) PLAT PREPARED FOR LARRY BISH AND CATHY D. WISE BY RICHARD P. SIMAN P.L.S. SURVEY PLAT IS DATED JANUARY 11, 1994 AND IS RECORDED IN THE REGISTER OF DEEDS OFFICE FOR LEXINGTON COUNTY IN PLAT BOOK 267 AT PAGE 575.
- 4) BEING THE CURRENT LEXINGTON COUNTY TAX MAP NUMBER 000700-05-028

**CERTIFICATIONS:**

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

I HEREBY CERTIFY I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP ( MAP NUMBER 430600003 ) MAP REVISED JULY 5, 2018 ) AND DETERMINED THAT THE PROPOSED RESIDENCE IS NOT IN A SPECIAL FLOOD HAZARD.

PLAT PREPARED FOR

**ELMER R. DREHER  
and ANNETTE DREHER**

LOCATED NEAR THE TOWN OF CHAPIN  
IN LEXINGTON COUNTY, SOUTH CAROLINA

SCALE 1" = 50'

J. W. GEE SURVEYING COMPANY  
114 GREENBLADE CIRCLE, CHAPIN, SOUTH CAROLINA  
(803) 345-0259 29036

OCTOBER 27, 2021  
JOB # 2021-018

2022005212 BK: 20991 PG: 1146  
PLAT STANDARD FILED IN LEXINGTON COUNTY, SC  
Rec: \$25.00 Cnty: \$0.00 State: \$0.00  
February 3, 2022 04:42:53 PM  
Tina Guerry, Registrar

## Staff Evaluation UDO Amendments

**What:** Amendments to the UDO for consideration by Planning Commission

**Request made by:** Chapin Architectural Review Board

**Request made to:** Chapin Planning Commission

**Date:** August 5, 2025

The Chapin Architectural Review Board has requested amendments to the Unified Zoning and Development Ordinance (UDO). Language regarding parapets and roofs and the regulations regarding flat roofs was unclear in the application of the UDO to development projects under review by the ARB. Upon evaluating and discussing alternatives at the regularly scheduled ARB meeting on June 11, 2025, the ARB requests the following amendments be considered by the Chapin Planning Commission:

### 6.11.4.c.1.a currently reads:

#### c. Roof Forms

1. Standards Roof types: Common roof types such as gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domed are permitted. Shed, flat, and monopitched roofs may be required to be concealed by the review body except when used for porches, balconies, or building extensions.

a. Parapet roofs shall not be permitted for buildings less than 10,000 sq. ft. Parapet roofs are discouraged, but may be considered by the ARB if the parapet has appropriate cornice design, caps, and periodic roof line interruptions.

### 6.11.4.c.1.a to be amended to:

#### c. Roof Forms

1. Standards Roof types: Common roof types such as gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domed are permitted. Shed, flat, and monopitched roofs may be required to be concealed by the review body except when used for porches, balconies, or building extensions.

a. **Buildings less than 10,000 sq. ft. shall not have flat roofs with parapets. If applicant plans to place mechanical or electrical equipment on the building roof, parapets can be used to conceal the roof mounted equipment from line of sight from any adjacent major roadway at discretion of Administration and parapets shall continue on all sides of the building. Buildings with parapets are** discouraged, but may be considered by the ARB if the parapet has appropriate cornice design, caps, and periodic roof line interruptions.

### 6.12.4.c.1.a reads:

#### c. Roof Forms

a. Specific to Flat Roofs: A parapet shall be required for all flat roofs, or primary roofs with less than a 3:12 slope. Flat roofs, even when concealed by a parapet, shall not be permitted for buildings less than 10,000 sq. ft. Parapet roofs are discouraged, but may be considered by the ARB if the parapet has appropriate cornice design, caps, periodic roof line interruptions, or used in an effort to provide variety to a multi-building site.

**6.12.4.c.1.a to be amended to:**

c. Roof Forms

a. Specific to Flat Roofs: A parapet shall be required for all flat roofs, or primary roofs with less than a 3:12 slope. Flat roofs, even when concealed by a parapet, shall not be permitted for buildings less than 10,000 sq. ft. Flat roofs with parapets are discouraged, but may be considered by the ARB if the parapet has appropriate cornice design, caps, periodic roof line interruptions, or used in an effort to provide variety to a multi-building site.

**6.13.4.c.1.a reads:**

c. Roof Forms

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**6.13.4.c.1.a to be amended to:**

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**Include in Article 14: Definitions:**

**Roofline:** The area where the roof edge meets the wall and includes elements such as fascias, soffits, guttering, and other related components.