

**CHAPIN TOWN COUNCIL  
PUBLIC HEARING FOR THE RENTAL REGISTRATION ORDINANCE  
& AMENDMENTS TO THE ZONING ORDINANCE  
MEETING MINUTES**

**Tuesday, August 23, 2016  
5:30 P.M.**

**Town Council Chambers  
157 NW Columbia Ave, Chapin**

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**Members Present:** Mayor Skip Wilson, Mayor Pro Tempore Mike Clonts, Member Robbie Frick, Member Kay Hollis, and Member Gregg White.

**Members Absent:** None.

**Staff Present:** Communications Director Karen Owens, Finance Director Laura Culler, Utilities Director Andy Metts, Sanitary Engineer Dan Lambert, Zoning Administrator Chris Clauson, Police Chief Seth Zeigler, and Town Clerk Julie Hammond.

**Guests:** None.

A Public Hearing of the Chapin Town Council was held at Chapin Town Hall on August 23, 2016 at 5:30 p.m.

**Call to Order:** Mayor Wilson called the meeting to order at 6:08 p.m. because the planning session ran longer than expected. The Mayor determined there was a quorum and acknowledged that the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

**Rental Registration Ordinance (2<sup>nd</sup>) Public Hearing:** Administrator Clauson presented the Rental Registration Ordinance “Exhibit A” which reflected updates brought about through discussions with Realtor Dan Douglas that were established by the 1<sup>st</sup> Public Hearing (June 21, 2016) of the Rental Registration Ordinance.

There was no public comment.

**Update to Article 2 (Definitions) of the Zoning Ordinance Public Hearing:** Administrator Clauson presented the update to Article 2 “Exhibit B” (Definitions) of the Zoning Ordinance which added the definition of net acre. He explained that the sentence reflecting exclusions to net acre was moved to the end of the definition for clarification purposes.

There was no public comment.

**Update to Article 5 (District Regulations) of the Zoning Ordinance Public Hearing:** Administrator Clauson presented the update to Article 5 “Exhibit C” (District Regulations) of the Zoning Ordinance. Updates included: An increase in minimum lot area in the General Residential District; An increase of minimum lot area for multifamily and a reduction of maximum dwelling units per net acre in the Neighborhood Commercial District, Office Commercial District, and the General Commercial District.

There was no public comment.

Mayor Pro Tempore Clonts clarified the addition of net acre in maximum dwelling units.

**Update to Article 10 (Architectural Guidelines) of the Zoning Ordinance Public Hearing:** Administrator Clauson presented the update to Article 10 “Exhibit D” (Architectural Guidelines) of the Zoning Ordinance. The updates related to modifications to building facades and was brought about by the new entrance of the BI-LO.

There was no public comment.

**Adjournment:** Meeting adjourned at 6:15 p.m.

COUNCIL APPROVED: \_\_\_\_\_

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J. Robert “Skip” Wilson, Mayor

ATTEST:

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Julie Hammond, Town Clerk