

**CHAPIN TOWN COUNCIL
PUBLIC HEARING MEETING MINUTES**

**Tuesday, January 2, 2018
5:45 P.M.**

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

Members Present: Mayor Skip Wilson, Member Robbie Frick, and Member Kay Hollis

Members Absent: Mayor Pro Tempore Mike Clonts and Member Gregg White

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

Guests: JJ Casey, John Thomason, Pat Wilson, Alice McMillan, Terri Phillips, Marie Keeton, Joe Keeton, Dan Goldston, George Wood, Sydney Keeton, Joshua Lowry, Lynn White, Don Carlson, Walt Richardson, Pat Lewandowski, and Janis Keeton

Call to Order: Mayor Wilson called the meeting to order at 5:48 p.m. 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.

Presentation – Historic Preservation Ordinance: Zoning Administrator Clauson presented the Historic Preservation Ordinance “Exhibit A.” He explained the State Historic Preservation Office (SHPO) created this standard ordinance which complies with all federal and state regulations. The ordinance enables the Town to protect historic properties. The process to designate properties would be brought to Council at a later date, the property owner would be notified and able to voice their opinion (in-favor or opposed), and then it would put to a vote by Council.

Mayor Wilson opened public comment.

John Thomason explained that he and JJ Casey are part of the Chapin Historical Association (CHA) and have worked very hard the past two years to get where they are. The Historic Preservation Ordinance would enable and help preserve and protect Chapin’s past. History and current status of the CHA “Exhibit B” submitted by JJ Casey and John Thomason.

Pat Wilson has resided at 119 Clark St for the past 27 years. She indicated that it hasn’t always looked like this. They have made big strides, hoped to continue on, and have businesses there to grow.

Alice McMillan supports the idea of the historic group. She came from Roswell, Georgia where they had a wonderful historic district and would be glad to volunteer/help.

Terri Phillips seconded the comments of Alice McMillan.

The Mayor then opened comments from Council. There were no comments from Council.

Mayor Wilson indicated that Council had established the CHA a couple of years ago and appreciated the efforts made moving this project forward. He/Council were excited that there were a lot of people involved and committed to make this an endeavor to succeed for our community.

Presentation – “Bailey Bill” Property Tax Abatement for Rehabilitation of Historic Properties: Zoning Administrator Clauson presented the “Bailey Bill” Property Tax Abatement Ordinance “Exhibit C.” The “Bailey Bill” was enacted in 1990 and gave municipalities authority to grant special tax assessments. Its purpose is to encourage rehabilitation of historic properties; promote community development and redevelopment; encourage sound community planning; and promote the general health, safety, and welfare of the community. A property must be designated historical by the National Registry, eligible for the National Registry by the SC Department of Archives and History, or a local designation to receive the special tax assessment. The special tax assessment allows taxes capped for 10 years with a minimum expenditure for rehabilitation of 20% of the fair market value for owner-occupied and 40% fair market value for income-producing or non-owner-occupied properties. The only property in Chapin currently designated by the National Registry is the Aquarius Spa.

Mayor Wilson opened public comment.

Pat Lewandowski supported the Chapin Historical Association.

The Mayor then opened comments from Council. There were no comments from Council.

Adjournment: Mayor Wilson adjourned the public hearing at 5:58 p.m.

COUNCIL APPROVED: February 6, 2018