



**CHAPIN TOWN COUNCIL
PUBLIC HEARING MEETING MINUTES**

**Tuesday, April 18, 2017
5:45 P.M.**

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

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

Guests: None

Call to Order: Mayor Wilson called the meeting to order at 5:45 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 – Update to Article 5 of the Zoning Ordinance: Administrator Clauson presented updates to Article 5, Sections 505 & 506, of the Zoning Ordinance, creating the new Zoning District RS-3 and providing for assembly parking standards in the General Commercial (GC) District.

He explained that the creation of RS-3 was because of the Revelstone Subdivision (all 46 final plats) not being in compliance with its assigned Residential Zoning District RG (General Residential). This was discovered by the proposed sale of a home in the subdivision. In the past, one variance was granted for the discovery of non-compliance, but a variance is not acceptable for the entire neighborhood. A variance for the entire neighborhood is not allowed because it does not meet the four-part test requirement for a variance. The only way the subdivision would come into compliance would be to create a new zoning district. Future developments considering the use of the RS-3 District would be reviewed at that time.

The update also addressed all other assembly parking uses in the GC District. The regulations referenced places of worship and schools but did not include other uses such as weddings, etc.

Mayor Wilson opened public comment. There was no public comment. The Mayor then opened comments from Council. There was no Council comment.

Council Member White moved to adjourn the public hearing. Mayor Pro Tem Clonts seconded the motion. The meeting was adjourned at 5:49 p.m.

COUNCIL APPROVED: May 16, 2017