

**CHAPIN TOWN COUNCIL
PUBLIC HEARING & REGULAR MEETING MINUTES**

**Tuesday, August 4, 2020
3:00 p.m.**

Electronic Meeting

Members Present: Mayor David W. Knight, Mayor Pro Tempore Al Koon, Council Member Kay Hollis, Council Member Leland Teal, and Council Member Mike Clonts

Members Absent: None

Staff Present: Finance Director Laura Culler, Utilities Director Andy Metts, Zoning Administrator Ian Ashford, Public Affairs Director Nicholle Burroughs, and Town Clerk Shannon Bowers

Staff Absent: Police Chief Seth Zeigler

Guests: Lisa Lee Smith

Call to Order: Mayor Knight called the meeting to order at 3:00 p.m. Town Clerk Bowers then called a roll for members present. Mayor Knight then determined there was a quorum and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Public Hearings

Presentation: Proposed amendments to Article 3 of the Town of Chapin Zoning Ordinance

Mayor Knight opened the presentation by stating that the first reading for these changes was read at the July 7, 2020 meeting. Currently in our Zoning Ordinances, single-family residential zoning districts are all named single-family residential, but other single-family residential zones have different regulations. The changes made to these residential zoning district names are as follows: RS-1 is now Single-Family Low Density, RS-2 is now Single-Family Medium Density, and RS-3 is Single-Family High Density to clarify which residential districts these are.

Mayor Knight opened up Public Comment. There were no public comments.

Mayor Knight opened up Council Comment. There were no comments from Council.

Presentation: Proposed addition of new Rural Residential Zoning District to Articles 3, 4, and 5 of the Town of Chapin Zoning Ordinance

Mayor Knight opened the presentation by stating that with the idea of expanding town limits and annexing property, it was found to be advantageous to adopt a Rural Residential District to protect the integrity of the rural areas currently outside town limits. Lot sizes would have a minimum of 2 acres and would mimic single-family and general residential districts with the exception of certain agricultural uses. The use of manufactured homes would be permitted in this area.

Mayor Knight opened up Public Comment. There were no public comments.

Mayor Knight opened up Council Comment. There were no comments from Council.

Mayor Knight closed the public hearings at 3:03 p.m.

Review and Acceptance of Minutes

Council reviewed the July 7, 2020 Regular Town Council Meeting Minutes and July 16, 2020 Special Called Meeting Minutes. Member Clonts moved to accept the July 7, 2020 meeting minutes. Member

Hollis seconded the motion. Mayor Pro Tem Koon moved to accept the July 16, 2020 Special Called Meeting Minutes. Member Clonts seconded the motion. There was no further discussion on the minutes. Motion carried.

Mayor Pro Tem Koon: Yes
 Member Clonts: Yes
 Mayor Knight: Yes

Member Teal: Yes
 Member Hollis: Yes

Public Comments Related to Municipal Matters

There were no public comments.

Reports

Reports were submitted to Council in writing. Reports can be requested from the Municipal Clerk for review.

Old Business

Ordinance – Amending Town Code Chapter 14, Article 6, Sections 14.611 and 14.613 allowing for an exception to Bingo games – 2nd reading

As mentioned at the July meeting, the American Legion Post 193 approached the Town about holding their monthly Bingo games at the American Legion building, located inside Town limits. Current Town Code prohibits gambling and games of chance. Bingo is defined as being a game of chance.

Mayor Pro Tem Koon made the motion to adopt amendments to Town Code Chapter 14, Article 6, Sections 14.611 and 14.613 allowing for an exception to Bingo games pursuant to state law. Member Clonts seconded the motion. All in favor, motion carried.

Mayor Knight:	Yes	Mayor Pro Tem Koon:	Yes
Council Member Hollis:	Yes	Council Member Clonts:	Yes
Council Member Teal:	Yes		

Ordinance – Amending Town Code Chapter 2, Article 1, Section 2.121 Providing for Electronic Meetings during a State of Emergency – 2nd reading

As mentioned at the July meeting, Chapin Town code currently does not provide Council, Boards, and Commissions the ability to meet using electronic equipment during a State of Emergency. This was done in the past by emergency ordinances that expire in 60 days. This ordinance would allow for the use of electronic equipment to conduct meetings during a State of Emergency without having to call special meetings and create emergency ordinances to do so.

Member Clonts made the motion to adopt amendments to Town Code Chapter 2, Article 1, Section 2.121 Providing for Electronic Meetings during a State of Emergency. Member Hollis seconded the motion. All in favor, motion carried.

Mayor Knight:	Yes	Mayor Pro Tem Koon:	Yes
Council Member Hollis:	Yes	Council Member Clonts:	Yes
Council Member Teal:	Yes		

Ordinance – Amending Article 3 of the Town of Chapin Zoning Ordinance – 2nd reading

Member Clonts made the motion to adopt amending Article 3 of the Town of Chapin Zoning Ordinance to re-designate single-family delineations. Member Hollis seconded the motion. All in favor, motion carried.

Mayor Knight:	Yes	Mayor Pro Tem Koon:	Yes
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Council Member Hollis:	Yes	Council Member Clonts:	Yes
Council Member Teal:	Yes		

Ordinance – Adding a new Rural Residential Zoning District to Articles 3, 4, and 5 of the Town of Chapin Zoning Ordinances – 2nd reading

Mayor Pro Tem Koon made the motion to approve adding a new Rural Residential Zoning District to Articles 3, 4, and 5 of the Town of Chapin Zoning Ordinances. Member Hollis seconded the motion. All in favor, motion carried.

Mayor Knight:	Yes	Mayor Pro Tem Clonts:	Yes
Council Member Hollis:	Yes	Council Member Koon:	Yes
Council Member Teal:	Yes		

New Business

Ordinance - To Provide for a General Property Tax Millage Rate Adjustment for the Tax Year 2020 – 1st Reading

Mayor Knight explained that the Town did not do a general property tax millage rate increase for 2019. Director Culler stated that when Lexington County reassesses the property values, the Town is required by law to calculate a rollback millage in order to equalize the taxable amount collected from each resident prior to the reassessment. The Town is then allowed to take the current year increase, if one is allowed, and can also look back up to three years and take any increases that the Town had not already taken. The Town did not take an increase last year and the increase cannot be greater than consumer price index increase and the rate of population increase for the current property tax year. The Town's millage was 12.884 for the prior year. With the rollback it goes to 12.12. Then with the increases, it goes to 13.07 which would generate approximately an additional \$14,471.10 tax revenue. Mayor Knight asked if that was \$14,000 per person or per \$100,000. Director Culler confirmed that it was actually \$0.75 per \$100,000 in fair market value. Member Teal asked if that included everything, such as vehicles. Director Culler confirmed that it did include everything.

Member Clonts made the motion to provide for a General Property Tax Millage Rate Adjustment for the Tax Year 2020. Member Hollis seconded the motion. All in favor, motion carried.

Mayor Knight:	Yes	Mayor Pro Tem Clonts:	Yes
Council Member Hollis:	Yes	Council Member Koon:	Yes
Council Member Teal:	Yes		

Adjournment: Member Clonts made a motion to adjourn the meeting. Member Hollis seconded the motion. Meeting was adjourned at 3:20 p.m.

COUNCIL APPROVED: 9-1-2020