

**CHAPIN TOWN COUNCIL
WORK SESSION MINUTES**

**Thursday June 2, 2022
4:00 p.m.**

Town Hall

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

Members Absent: Council Member Gregg White

Staff Present: Public Affairs Director Nicholle Burroughs, Zoning Administrator (ZA) Kevin Singletary, Police Chief Thomas Griffin, Zoning Administrator (ZA) Singletary, and Town Clerk Shannon Bowers

Call to Order: Mayor Koon called the meeting to order at 4:03 p.m. Mayor Koon then determined there was a quorum and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Discussions

Cigar Store permitted uses discussion: Mayor Koon began the discussion by explaining this topic was added to the agenda to provide further clarity on the cigar store allowance. Director Burroughs explained the information presented at the work session was a review of the planning commission (PC) recommendation and that staff needed direction from Council on how to move forward. She noted that “cigar store” definition and uses are not currently in the zoning ordinances and that the zoning ordinances do not prevent the sale of cigar /tobacco products, only defines where a “store” can be located. The information being presented define cigar store and describes the ways in which one could locate in the town.

ZA Singletary summarized the items to be included in the zoning ordinances including the definition of a cigar store, its primary function, and the review process for such businesses. He also explained that any regulations set in state law regarding tobacco products would be applicable. He noted that without this addition, there is no review process for allowing tobacco-oriented businesses and does not prevent this type of business, which is currently allowed in interstate commercial.

Council was concerned about whether allowing such establishments would allow for smoking in the establishment, since there is a smoking ordinance in the town code. Director Burroughs explained that allowing the use of cigar stores in the zoning ordinances would not change what is in the current town code, since they are two separate issues. After discussion, Mayor Koon directed staff to place the ordinance amendment to allow for cigar stores on the agenda, as recommended by the PC, for the next Council meeting.

Planned Development ordinance discussion: ZA Singletary explained purpose of a planned development (PD) to Council. PD are developments in which developers want specific criteria for development and are usually of a mixed use. The PC would review and make a recommendation to Council. Council would then be looking at the specifics of the development, and allow Council input on the project. The development would be “customized” to Council

approval, as long as the developer is in agreement. ZA Singletary noted that several elements of the zoning ordinances and subdivision regulations are conflicting for the development of a mixed use/ PD. He explained to Council the major differences, and inquired as to whether Council approved of PD 's and how staff should proceed. He did also note that the PC would be reviewing changes to the PD ordinance at their next meeting. The Council was generally in favor of PD's and Mayor Koon directed staff to proceed with changes to clarify the contradictions.

Staff is requesting the Council hold a special called meeting on June 9, 2022 at 4:00 p.m. to hear the first reading of the recommendation from PC regarding planned developments and the cigar store amendments.

Items for next council meeting: Town Clerk Bowers gave a brief summary of items to be included on the next Council agenda and directed Council to provide any further additions to the Mayor as soon as possible.

Before adjournment, Mayor Pro Tem Clonts requested an update from Chief Griffin from the luncheon presentation with the Governor. Chief Griffin stated that the luncheon went well and he and Captain Galinski had a very informative session presented by Governor Henry McMaster and Senator Tim Scott.

Adjournment: Mayor Koon adjourned the meeting at 5:12 p.m.

COUNCIL APPROVED: June 21, 2022