

**TOWN OF CHAPIN
SOUTH CAROLINA**

ORDINANCE NO. _____

AN ORDINANCE ADDING THE FEE SCHEDULE PREVIOUSLY REFERENCED ESTABLISHING RATES AND FEES FOR SUBDIVISION REVIEW PROVIDED FOR IN THE CODE OF ORDINANCES OF THE TOWN OF CHAPIN, SOUTH CAROLINA.

WHEREAS, the Code of Ordinances of the Town of Chapin, Lexington County, South Carolina, in the Subdivision Regulations, provides for certain fees to be charged for plan review; and

WHEREAS, the rates are mentioned in Article 3 as being located in Article 13; and

WHEREAS, the rates are not located in Article 13 as mentioned; and

WHEREAS, the Code provides that those said fees shall be set by ordinance and kept on file with the Town of Chapin.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Chapin, South Carolina, that:

I.

The attached amendments to Article 3 and Article 15 incorporated herein for all purposes and containing one (1) page, is hereby adopted in its entirety and the amounts set forth for fees, rates and permits therein shall stand until changed by Ordinance of the Town Council of the Town of Chapin, South Carolina. This ordinance shall supersede all sections of Town Ordinance, relative to fees for development services and permits, enacted prior to this ordinance.

II.

This Ordinance, together with the amendments to the Subdivision Regulations, shall at all times be available for public viewing in the Town Hall.

III.

This ordinance shall take effect and be in full force and effect following passage.

PASSED AND APPROVED this the ____ day of _____.

First Reading: _____

James R. "Skip" Wilson, Jr., Mayor

Final Reading: _____

Attest

3-2.3 Preliminary Plat (Step 8 Project Coordination Guidelines).

A. **Application Procedure and Requirements.** Based upon the approval of the Sketch Plan, the applicant should file with the Administrative Official an application for approval of a Preliminary Plat. The application shall:

1. Be made on forms available at the office of the Administrative Official to the Planning commission together with a fee as set forth in Article ~~13-15~~ of these regulations.
2. Be accompanied by a minimum of eight (8) copies of the Preliminary Plat as described in these regulations.
3. Be accompanied by a minimum of eight (8) copies of Construction Plans as described in these regulations.
4. Conform in all respects with the Sketch Plan as approved.

3-7 Prohibition

No public official shall accept, file, or record any subdivision plat, plat of a group development, planned development, or any other type development unless such plat has been duly approved by the Town of Chapin Planning Commission. Should any public official violate the provisions of this section he shall, in each instance, be subject to the penalties stated in Article ~~13-15~~ of these regulations.

ARTICLE 15

FEES, VIOLATION AND PENALTY

- 15-1 Violation by Subdivider** - Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells, agrees to sell or negotiates to sell any land by reference to or exhibition of or by other use of plat of a subdivision, before such plat has been approved by the Planning Commission and recorded in the office of the County Registrar of Deeds, shall be guilty of a misdemeanor, and upon conviction, forfeit and pay a minimum penalty of five hundred (500) dollars to the Town, for each lot so transferred or sold or agreed or negotiated to be sold. The description of any such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring such lot or parcel shall not exempt the transaction from such penalties or from the remedies herein provided. The Town Council may enjoin such transfer, sale or agreement by action for injunction brought in any court competent jurisdiction and may also recover such penalty by civil action in any court of competent jurisdiction.
- 15-2 Violation by Recording Official** - The Lexington County official whose duty it is to accept and record plats of real estate shall not accept, file or record any subdivision plat in such office without the approval of the Planning Commission. If the recording official violates the provisions of this section, he shall in each instance be subject to the same penalty as provided in the above section and the Town Council shall have the same rights and remedies as to enforcement or collection as therein provided and may enjoin any violations thereof.
- 15-3 Enforcement** - Whenever it shall come to the attention of the Town Council that any provision of these regulations have been or is being violated, the Town Council may immediately institute suit and prosecute the same to final judgement.

15-4 Fee Schedule – The following fees are established for subdivision review.

Subdivision Review:

<u>Minor Subdivision Plat/ Plat Exemption Review</u>	<u>\$5.00 Per Lot (\$25 minimum)</u>
<u>Summary Plat (Sketch) Review</u>	<u>\$10.00 Per Lot (\$100 minimum)</u>
<u>Preliminary Plat Review</u>	<u>\$20.00 Per Lot (\$200 minimum)</u>
<u>Final Plat Review</u>	<u>\$10.00 Per Lot (\$100 minimum)</u>

Revised Plat Review

\$5.00 Per Lot (\$25 minimum)