



Chapin Mayor

Question	Shala Flores	David W. Knight
What is your primary reason for running for this office?	I moved to Chapin when i was 11 years old. This town is my home and i love it more than i can Say, recently my town has seen quite a bit of challenges and the reactions to and solutions offered for those challenges were not reflective of the town's wants, needs, or feasible for long term fixes. The opportunity to serve my home is the greatest honor of my life and the motivation behind it is purely my love for the town and a deep want to see it flourish under positive changes designed specifically for it.	My family and I have lived in Chapin for 31 years, I served as Town attorney for almost 27 years; I have answered a call from several concerned citizens due to frustration about current negative atmosphere in Town Council meetings to restore a democratic process which was in place for over 100 years in Chapin and formally adopted per the Home Rule act of 1976. SC Code Title 5 Chapter 9 Mayor-council form of local government provides for a mayor and at least 4 council members each having one vote. I would insure that all council members are fully informed and involved, particularly in financial matters, to enable them to perform the duties for which they were elected; and to allow them input as to preparing agendas, creating departments and staffing.
What are the top three challenges that your town faces?	The three most immediate threats to our town are business diversification, growth management, and economic stability.	<ul style="list-style-type: none"> <li>a) Lack of co-operative cohesive government</li> <li>b) Limited financial resources</li> <li>c) c. Lack of public transportation, roads, sidewalks, and handicapped pedestrian access</li> </ul>
What are your recommended solutions for these challenges?	To fix the town's current issues is going to be a lot of work and an incredibly hard job, however it is one that i am more than willing to do. Since the closing of the V.C. Summers plant a large part of our towns population has been out of work and we have very few jobs to keep them in the area, or to draw new residents to us as well. We have for a very long time depended on this idea of Chapin as the "bedroom of Columbia" but with our rapidly growing numbers and dense population in need of jobs we can no longer afford to bring a ton of subdivisions out to our area and hope for the best. If we want to keep our residents we are going to have to expand out and the best way to do that for us, at the moment, is to reach out to technology companies, there is a new technology park under construction in our area and while it is not technically in town limits, the people who would work there would be. We need to expand our tax incentives for small business owners so that we might craft a richer community full of invested residents. Being open to creative new solutions for the type of businesses encourage in the area instead of solely reaching out to chain establishments that don't provide the kind of jobs our town needs right now. In taking on the idea of growth management we have some of the same issues as presented by a focus on becoming a bedroom city of Columbia, however, now being that there are very few places left to develop inside of town limits, the movement has stretched outwards to accommodate all of the people who want to move out to our incredible area. While that is an amazing testimony to reputation of our great town and our amazing schools it has also created a sprawled landscape for our town. There is an extreme need for a stronger urban core in our downtown area that would encourage walkability,	<ul style="list-style-type: none"> <li>a) Solutions to issues of concern should be reached through combined input of the mayor and a fully informed and involved council.</li> <li>b) Insure a realistic budget, including adequate reserves in Utility Dept for anticipated future expenses to repair/replace aging infrastructure. The cost of moving utilities within highway R/Ws, due to proposed widening and improvements will place a huge unfunded burden on the town, and we must seek assistance in funding these costs. The town is already committing to indebtedness to pay for major upgrades in sewer treatment plant required by SCDHEC.</li> <li>c) Encourage discussions about possible public transportation systems from Newberry to Columbia; assist plans to add alternate routes around and within town to reduce vehicle traffic; continue to require sidewalks where appropriate in new construction.</li> </ul>

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	<p>and a greater community feel that would only add to our property values. The types of businesses and more importantly where we put the businesses through zoning ordinances shape the landscape of our town, it is a very important moment for us as a community where we either set those lines for good or lose the quaint and sweet small town feeling associated with our home. By allowing this immense apathy for the planning of our town in favor of a developers promises of economic prosperity that is in no way guaranteed we surrender our vision of the future of our home to theirs. What we need right now is a revitalization of our zoning ordinances and master plan. I hope to form a citizens caucus that would gain a better idea of the people of Chapin's wants and plans for the town and move forward to ensure that those important ideas are taken into account when we construct the ideas for the future growth and maintenance of our town. Finally Economic stability, Economic stability is in no way an easy task and while our town is staying a float at the moment we want to do more than survive, we want to thrive. By implementing small business tax incentives we would be able to encourage the growth of businesses who studies show stay longer and circulate more money into the local economy than large corporations do. Besides the obvious monetary benefits there are also many social benefits that come along with increasing small businesses in the area such as an increased social investment in the area. We can also focus on the interior workings of townhall to make sure that all of our taxpayer money is spent in the most effective way and be completely transparent with those numbers.</p>	
Describe how you will make your town a better place to live, work and play?	<p>Chapin is the best small town in the world, that is my firm opinion, it is held that way because of the people here. While there are definite long term problems that need to be addressed we need to do find those solutions with our people instead of for them. We are extremely lucky to have an invested and wonderful population of people in this town and it is our responsibility to take care of them to the best of our ability, that includes listening to them and forming a plan for the town that reflects their wants and needs. I want to design a stronger core for our town with focus on walkability, by getting people out and about in our downtown area we have the ability to create stronger bonds between our people and the place we live. We also should focus on more community events to insure that bond remains strong and an open door mentality between the administration of the town and its people. If we are not taking care of our people then this amazing spirit that has made our town so appealing and special will die out with us. My home is such a unique place and we can preserve the things that make it what it is while also moving forward into a new era, using planning, strategic density and growth, and a responsible business model for our fiscal future.</p>	<ul style="list-style-type: none"> <li>a) Support local families oriented restaurants and not burden the family budget with added hospitality tax. This would also benefit the restaurant owners as well in promoting regular patronage.</li> <li>b) Support efforts to upgrade our Chapin High football stadium allowing for greater capacity and safe seating that corresponds to our regional sports classification.</li> <li>c) Seek out opportunities for youth character building activities, such as working with local churches and schools to incorporate teens working in habitat for local humanity projects or disaster relief programs and highway cleanup.</li> <li>d) Work with all our schools to recognize our children's academic and talent achievements and not just the focus on sports. There is a need to encourage parents and local businesses to partner in celebrating our youth.</li> <li>e) Work with Chapin Chamber of Commerce in promoting and supporting new &amp; existing local businesses.</li> </ul>

Skip Wilson did not respond



Chapin Town Council

Question	Preston Baines	Joseph W Dever	Al Koon
What is your primary reason for running for this office?	Chapin is at a crossroads. We have been your classic small town and have changed, but many interests wish that we become a very congested area like Lexington or Northeast Columbia. Folks have located in Chapin because they are not interested in that kind of density. After much prayer, I decided to enter this race because the town needs a team player with solutions for what lies ahead.	I am running for town council because I believe Chapin is at an important stage in its development and needs someone who will encourage town planning for the future. Specifically, I believe that Chapin needs to prioritize the development of a true town center and the infrastructure to support current growth trends. As a member of the American Planning Association, I believe that I can provide leadership in this area to improve future developments in the community.	I am a lifelong resident of the Town and have a vested interest in my Town. I want to be an active part of solutions.
What are the top three challenges that your town faces?	<ol style="list-style-type: none"> <li>1) Operational Government</li> <li>2) Managing development and growth</li> <li>3) Protecting taxpayers</li> </ol>	<ol style="list-style-type: none"> <li>1. The lack of a town center and the continuous construction of strip mall-like developments</li> <li>2. Overwhelmed infrastructure from county subdivision development</li> <li>3. Chapin's rural feel is being destroyed by the removal of trees</li> </ol>	<ol style="list-style-type: none"> <li>1. solid planning for dealing with the excessive growth that is happening</li> <li>2. address the issue of having a small town surrounded by a large community population.</li> <li>3. restore character and integrity within the elected officials of the Town</li> </ol>
What are your recommended solutions for these challenges?	<ol style="list-style-type: none"> <li>1) I know that I will disagree with whomever we elect as mayor and other council members on some issues. That cannot bring us to a halt as a town. All council members' voices deserve to be heard and deserve to have items put on the agenda. This simple procedure has not happened over the past four years. On day one, we must clarify and make rule changes that will allow us to work together as a cohesive unit no matter the people we elect.</li> <li>2) We must have controlled growth in Chapin. We must re-zone to allow less houses per acre, impose impact fees so developers pay for the infrastructural needs for all the subdivisions, etc. that are bringing more congestion to the town. When developers request new sewer lines, the town does not have to oblige to those requests. If the sewer requests are so great that it effects the quality of life and harms our environment, then as a town we must offer different solutions.</li> <li>3) Just this year, our state government passed two massive tax increases, Lexington County Council increased taxes and the District Five School Board increased taxes. At some point, we need to protect our families and businesses. If I have to be the last line of defense, I will be that line.</li> </ol>	<p>Chapin needs to provide a vision of what we want our community to be to all developers working in the area. As developers continue to work in Chapin, we need to ensure that they are good neighbors by paying impact fees when appropriate and conforming their building designs to encourage pedestrian-friendly neighborhoods.</p> <p>The overwhelmed road infrastructure in Chapin is a remarkable challenge. While other candidates may stress the need to widen roads or increase development taxes, the fact is that the town has little control over either the cause of the traffic or the effect of having so many cars on the roadway during peak times. I believe the first two solutions to this problem are reducing county development in critical areas (such as along Amicks Ferry Rd.) and improving the routing of traffic on Columbia Ave around Chapin's center.</p> <p>Chapin has always had a small town, rural feel. Most of the development that has occurred has reduced or eliminated the number of trees. I want to support the mission of the Arbor Day Committee so that the tree canopy in Chapin can be restored. This canopy will provide shade on those hot summer afternoons and will also reduce the storm water runoff that can overwhelm the sewer system.</p>	<ol style="list-style-type: none"> <li>1. put emphasis of developing a solid plan, then communicate the plan and then work the plan.</li> <li>2. educate folks on annexation ordinances and expand the Town boundaries for the benefits of the Town and the effected folks.</li> <li>3. promote these characteristics with elected officials, and hold each elected official accountable for their actions.</li> </ol>
Describe how you will make your town a better place to live, work and play?	For one, we are already a great place to live. Our people make Chapin a great place to live, work and play. Government has the ability to disrupt that by putting in place a plan that changes who we are as a town or by placing burdensome regulations and taxes on our people. The people of Chapin are interested in providing the best education and standard of living without our help and they will make that happen. Where we can help is by keeping our hands out of their pocket books, prioritizing public safety, promoting small business and catching up with our infrastructural needs. Chapin has been the utmost example of Small Town America. Let's not destroy that.	I really appreciate how this question is asked because the hallmark of any great town is one where you can live, work, and play. My goal in prioritizing the creation of a strong town center in Chapin is intended to improve the quality of life so that residents can live, work, and play in one spot. If current development patterns persist, Chapin's "town center" will continue to struggle with traffic congestion, while feeling more like Harbison Boulevard. By working with developers to establish expectations, communicating with county leaders to create comprehensive plans, increasing the number of trees in town, and supporting the goals identified in the Chapin Comprehensive Plan, I will help to enhance the quality of life in Chapin to make it a place where people want to be rather than just a place people are passing through.	In addition to things stated above, promote active working relationships between the Town government, local schools, civic organizations and churches in order to establish excellence in all areas.

