

## CHAPIN PLANNING COMMISSION MEETING MINUTES

**Tuesday, July 23, 2019  
4:00 P.M.**

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

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**Members Present:** Chairman Kevin Sheppard, Vice Chairman Joe Dever, Member Doug Barnett, Member Rae Davis, and Member Jerry Shealy

**Members Absent:** None

**Staff Present:** Town Engineer Dan Lambert and Town Clerk Julie Hammond

**Guests:** Kim Murphy

**Call to Order:** 4:00 p.m.

**Approval of Minutes:** Planning Commission (PC) Members reviewed Regular Meeting Minutes of June 25, 2019. Vice Chairman Dever moved to approve the minutes as presented. PC Member Davis seconded the motion. All were in favor, motion carried.

### **Reports**

**Boards & Commission Training:** Boards & Commission Training was scheduled for August 27, 2019 from 4:00 to 7:00 p.m. which is the next scheduled PC Meeting. If the PC has items of business to be heard their meeting will begin at 3:30 p.m., Chairman Sheppard will not be in attendance.

### **Old Business**

**Capital Improvements List Discussion:** Chairman Sheppard opened discussion on the Capital Improvements List “Exhibit A,” noting that each member had been tasked with bringing at least two new recommendations to today’s meeting. The suggestions ranged from small obtainable goals to big wish list items.

PC Member Shealy provided comments in regards to beautification:

1. Do away with retention ponds; and
2. Bring back the Chapin Christmas Tree in the center of Town.

PC Member Barnett brought forward beautification improvements and would like to see maps associated with items identified on the Capital Improvements List. The Chapin, Swansea, Batesburg-Leesville Bike and Pedestrian Master Plan which includes maps can be found at [http://centralmidlands.org/wp-content/uploads/2019\\_04\\_05\\_Chapin\\_Swansea\\_BL\\_Bike\\_Ped\\_Plan1o.pdf](http://centralmidlands.org/wp-content/uploads/2019_04_05_Chapin_Swansea_BL_Bike_Ped_Plan1o.pdf):

1. Parking and screening of dumpsters at the intersection of Amick’s Ferry and Chapin Rd;
2. Beautification along Chapin Rd from Amick’s Ferry to Old Lexington Highway; and
3. Utility Capital Improvements should be included in the list.

Town Engineer Lambert identified three Utility Capital Improvements at this time:

1. East Chapin Sewer Force Main - 18" Force Main Sewer Interceptor/Old Lexington Hwy to the Wastewater Treatment Plant (WWTP);
2. Old Lexington Hwy 10" Force Main; and
3. WWTP Surge Control Basin.

PC Member Davis noted that the goals set out should be sustainable and fall in line with the Comprehensive Plan. She recognized the following items:

1. Safety to include: Sidewalks, crosswalks, railroad tracks, and dangerous intersections (Lexington Ave and Chapin Rd);
2. Update PC Members in regards to the Town Park and the S-48 Corridor Project so that items could be identified. Incorporating the Overlay Districts with the S-48 Corridor Road Design to establish a true Town Square/Center.

Vice Chairman Dever suggested the following capital improvements:

1. Upfit Town Hall with Solar Panels (environmentally friendly);
2. Create small capital improvements budget to enhance beautification; and
3. Identify small projects (walking trails) within larger projects (Town Park).

Chairman Sheppard provided the following in regards to limited accessibility to the lake within Chapin and bringing in tourism:

1. Partner with Irmo Chapin Recreation Center (ICRC) or the School District to provide a mini aquatic center. Possibly tie into the Town Park or utilize the School District property.

PC Members discussed the I-26 Road Widening Project, property the Town currently owns, and what property the Town should look at for the future of Chapin. Members circled discussion back to the idea of creating a small capital improvements budget to support local businesses in landscape/beautification and possibly façade upfits with a Memo of Understanding to maintain the beautification efforts.

The next steps in the Capital Improvements List process would be to prioritize projects, allocate funds, and make a recommendation to Town Council.

### **New Business**

PC Member Davis suggested beginning discussions/work sessions with all Boards, Commission, and Town Council to create a cohesive environment.

**Adjournment:** PC Member Barnett moved to adjourn the Planning Commission Meeting. PC Member Shealy seconded the motion. All were in favor, motion carried. Meeting adjourned at 4:45 p.m.

PC APPROVED: \_\_\_\_\_ August 27, 2019