

**CHAPIN PLANNING COMMISSION
WORK SESSION
Town Hall**

**October 4, 2022
3:00 P.M.**

AGENDA

1. CALL TO ORDER
2. STATEMENT OF FREEDOM OF INFORMATION ACT COMPLIANCE
3. DISCUSSION
 - a. Capital Investments
 - b. Open discussion for PC and Staff
4. ADJOURN

***No votes will be taken on items discussed during the work session.**

PUBLIC COMMENT POLICY

PROCEDURE:

Persons wishing to make public comments concerning any municipal matter, with the exception of personnel and contractual matters, shall first sign in with the Municipal Clerk before the meeting and provide the following information:

1. Name, Address, and Contact Information;
2. Topic of Public Comment; and
3. Indicate whether a Chapin Resident, Chapin Water/Sewer Customer, or Reside in the Chapin Water/Sewer District.

Comments are limited to two minutes per person and no personal or verbal attacks will be entertained. The Council is interested in hearing your concerns, but speakers should not expect action or deliberation on subject matter brought up during any Public Comments on the agenda. Topics requiring further investigation may be referred to Town Staff and may be scheduled for a future agenda.

DEFINITIONS:

Chapin Resident: Reside in Town limits.

Chapin Water/Sewer Customer: Customer of the designated Chapin Water/Sewer District - Including an owner or operator of a local business.

Reside in Chapin Water/Sewer District: Reside in the designated Chapin Water/Sewer District – Area of Lexington County north of Lake Murray.

APPEARANCE OF CITIZENS

Town Code 2.212 – Any citizen of the Town shall be entitled to be placed on the agenda of any regular meeting to discuss any municipal matter, with the exception of personnel and contractual matters. Persons desiring to be placed on the agenda shall notify the Municipal Clerk not less than a week prior to the meeting. The request shall be in writing stating the reason therefor.

Capital Investments 2022

Projects	Source	Category	Priority	Timeline	Status	Cost	Low
Unified Zoning and Development Ordinance (UDO)	2021 TOC Comp. Plan	Code / Regulations	High	1 Y	In Progress	\$49,620	N/A
Coordinate with the school district to acquire/develop the former school site	2021 TOC Comp. Plan	Property Acquisition	High	5 Y	Inactive	\$\$\$	\$500,000
Comprehensive Housing Study	2021 TOC Comp. Plan	Professional Services	High	1 Y	Inactive	\$\$	\$25,000
Develop strategic plan to revitalize downtown Chapin	2021 TOC Comp. Plan	Professional Services	High		Inactive	\$\$	\$25,000
Develop program to target redevelopment of vacant industrial & commercial buildings	2021 TOC Comp. Plan	Policy	High		Inactive	\$	\$0
Set aside matching funds for a long-range Transportation Plan	2021 TOC Comp. Plan	Professional Services	High	1 Y	Inactive	\$\$	\$25,000
Acquire development authority and control of the Chapin Business and Technology Park	2021 TOC Comp. Plan	Property Acquisition	High		Inactive	\$\$\$	\$500,000
Initial Planning to Improve Connection to Lake Murray	2021 TOC Comp. Plan	Policy	Medium	1 Y	Inactive	\$	\$0
Develop a comprehensive annexation strategy	2021 TOC Comp. Plan	Professional Services	Medium	1 Y	Inactive	\$\$	\$25,000
Develop a detailed small area plan	2021 TOC Comp. Plan	Professional Services	Medium		Inactive	\$\$	\$25,000
Install Roundabout at intersection of St. Peter's Church Road and Chapin Road (Hardee's)	PC	Transportation (Intersection)	High				\$1,700,000.00
Crosswalks at intersection of Columbia Ave/Chapin Rd (Crossing to Zorba's)--have discussion about problems associated with Zorba's parking	PC	Transportation (Pedestrian)	High				\$4,000.00
Crosswalks at intersection of Chapin Rd and Old Lexington	PC	Transportation (Pedestrian)					\$4,000.00
Sidewalk on Broomstraw from St. Peter's Church to Amicks Ferry	PC	Transportation (Pedestrian)					\$212,200.00
Sidewalk on St. Peter's Church from Chapin Rd to Broomstraw	PC	Transportation (Pedestrian)					\$64,000.00
Develop Town Park behind town hall or another location	2011 TOC Comp. Plan	Parks & Recreation					
Delineated Bicycle Facility on Columbia Ave. from Lexington Ave to E Boundary	CMCOG - Bike/Ped Master Plan	Transportation (Bike)					\$84,975.00
Shared Street bicycle facility (with Sidewalk) on Beaufort St from Lexington Ave to E Boundary	CMCOG - Bike/Ped Master Plan	Transportation (Multimodal)					\$5,000.00
Shared Use path on Old Lexington from Columbia Ave to Crooked Creek	CMCOG - Bike/Ped Master Plan	Transportation (Multimodal)					\$472,050.00
Delineated bicycle facility on Columbia Ave from E Boundary to I-26	CMCOG - Bike/Ped Master Plan	Transportation (Bike)	High		In Progress		\$599,250.00
Delineated bicycle facility on Amicks Ferry Rd from Chapin Rd to Lake Murray (Phase 1 to town limits only)	CMCOG - Bike/Ped Master Plan	Transportation (Bike)					\$202,500.00
Delineated bicycle facility on Chapin Rd from Amicks Ferry to Lexington Ave	CMCOG - Bike/Ped Master Plan	Transportation (Bike)					\$100,500.00
Delineated bicycle facility on E Boundary from Columbia Ave to Southwoode Cir	CMCOG - Bike/Ped Master Plan	Transportation (Bike)					\$239,400.00
Delineated bicycle facility on S48 from Columbia Ave to Amicks Ferry Rd	CMCOG - Bike/Ped Master Plan	Transportation (Bike)	High		In Progress		\$495,825.00
Shared Use path on Amicks Ferry Rd from Clark St to Irmo Regional Connection (proposed path network)	CMCOG - Bike/Ped Master Plan	Transportation (Multimodal)					\$210,150.00
<i>Sidewalk on Chapin Rd from We Care Center to Amicks Ferry</i>	CMCOG - Bike/Ped Master Plan	Transportation (Pedestrian)	High				\$356,400.00
Sidewalk on Columbia Ave from Chapin Rd to Lexington Ave	CMCOG - Bike/Ped Master Plan	Transportation (Pedestrian)	High		In Progress		\$152,600.00
Sidewalk on Chapin Rd from Lexington Ave to Clark St	CMCOG - Bike/Ped Master Plan	Transportation (Pedestrian)					\$31,100.00
Sidewalk on Water St from Lexington Ave to Clark St	CMCOG - Bike/Ped Master Plan	Transportation (Pedestrian)					\$28,900.00
Sidewalk on Clark St from Water St to Columbia Ave	CMCOG - Bike/Ped Master Plan	Transportation (Pedestrian)					\$105,500.00

High	Length	Ranking
N/A	N/A	
\$2,500,000	N/A	
\$100,000	N/A	
\$100,000	N/A	
\$25,000	N/A	
\$100,000	N/A	
\$2,500,000	N/A	
\$25,000	N/A	
\$100,000	N/A	
\$100,000	N/A	
\$2,000,000.00	N/A	
\$60,000.00	N/A	
\$60,000.00	N/A	
\$381,960.00	2122 ft.	
\$115,200.00	640 ft.	
	N/A	
\$130,295.00	1133 ft.	
\$25,000.00	1137 ft.	
\$723,810.00	6294 ft.	
\$918,850.00	7990 ft.	
\$310,500.00	2700 ft.	
\$154,100.00	1340 ft.	
\$367,080.00	3192 ft.	
\$760,265.00	6611 ft.	
\$322,230.00	2802 ft.	
\$641,520.00	3564 ft.	
\$274,680.00	1526 ft.	
\$55,980.00	311 ft.	
\$52,020.00	289 ft.	
\$189,900.00	1055 ft.	

Capital Investments 2022										
Projects	Source	Category	Priority	Timeline	Status	Cost	Low	High	Length	Ranking
Zoning ordinance and map, and development regulations update	PC CB									
Begin coordination with Lexington County	PC CB									
Coordinate with the school district to acquire/develop the former school site	PC CB									
Fund a comprehensive housing study	PC CB									
Adopt development standards for the Town Center, Village and Tech park future land use categories	PC CB									
Update standards to facilitate high quality residential development	PC CB									
Adopt development regulations that encourage open space and natural area preservation	PC CB									
Develop strategic plan to revitalize downtown Chapin	PC CB									
Develop program to target redevelopment of vacant buildings	PC CB									
Facilitate Community Engagement Council Meetings	PC JG		High			P				
Zoning Ordinance update	PC JG		High			\$\$				
Limit approvals of traffic impacting developments	PC JG		High			P				
Coordinate with LexCo	PC JG		High			P				
Communicate with CMOG for transportation needs	PC JG		High			P				
Set aside matcing funds for Transportation Plan	PC JG		High			\$\$				
Annual Funding plan for Transportation Project	PC JG		High			P				
Aquire/develop school site	PC JG		High			\$\$\$\$				
Support small business (Tourism?)	PC JG		High			\$				
Revitalize downtown Chapin (Tourism?)	PC JG		High			\$				
Acquire Business Park development authority	PC JG		High			\$\$\$\$				
Redevelop vacant commerical buildings	PC JG		High			\$				
Comprehensive housing strategy	PC JG		High			\$\$				
Inprove Connection to Lake Murray (Tourism?)	PC JG		Medium			-				
Annexation Strategy	PC JG		Medium			P				
Staff charge to coordinante with LexCo (add CMOG and SCDOT?)	PC JG		Medium			\$\$				
Small area Plan	PC JG		Medium			\$\$				
Develop open space plan (incorporate into tourism and lake studies	PC JG		Low			\$				
Revisit growht projections based on new LexCo "Lake Overlay" District	PC JG									
Install Roundabout at intersection of St. Peter's Church Road and Chapin Road (Hardee's)	PC		High				\$1,700,000.00	\$2,000,000.00	-	
Crosswalks at intersection of Columbia Ave/Chapin Rd (Crossing to Zorba's)--have discussion about problems associated with Zorba's parking	PC		High				\$4,000.00	\$60,000.00		
Crosswalks at intersection of Chapin Rd and Old Lexington	PC						\$4,000.00	\$60,000.00		
Sidewalk on Broomstraw from St. Peter's Church to Amicks Ferry	PC						\$212,200.00	\$381,960.00	2122	
Sidewalk on St. Peter's Church from Chapin Rd to Broomstraw	PC						\$64,000.00	\$115,200.00	640	
Develop Town Park behind town hall or another location	Town of Chapin Comprehensive Plan								-	
Delineated Bicycle Facility on Columbia Ave. from Lexington Ave to E Boundary	Midlands COG - Bike/Ped Master Plan						\$84,975.00	\$130,295.00	1133	
Shared Street bicycle facility (with Sidewalk) on Beaufort St from Lexington Ave to E Boundary	Midlands COG - Bike/Ped Master Plan						\$5,000.00	\$25,000.00	1137	

Shared Use path on Old Lexington from Columbia Ave to Crooked Creek	Midlands COG - Bike/Ped Master Plan						\$472,050.00	\$723,810.00	6294
<i>Delineated bicycle facility on Columbia Ave from E Boundary to I-26</i>	Midlands COG - Bike/Ped Master Plan		High		In Process		\$599,250.00	\$918,850.00	7990
Delineated bicycle facility on Amirks Ferry Rd from Chapin Rd to Lake Murray (Phase 1 to town limits only)	Midlands COG - Bike/Ped Master Plan						\$202,500.00	\$310,500.00	2700
Delineated bicycle facility on Chapin Rd from Amicks Ferry to Lexington Ave	Midlands COG - Bike/Ped Master Plan						\$100,500.00	\$154,100.00	1340
Delineated bicycle facility on E Boundary from Columbia Ave to Southwoode Cir	Midlands COG - Bike/Ped Master Plan						\$239,400.00	\$367,080.00	3192
<i>Delineated bicycle facility on S48 from Columbia Ave to Amicks Ferry Rd</i>	Midlands COG - Bike/Ped Master Plan		High		In Process		\$495,825.00	\$760,265.00	6611
Shared Use path on Amicks Ferry Rd from Clark St to Irmo Regional Connection (proposed path network)	Midlands COG - Bike/Ped Master Plan						\$210,150.00	\$322,230.00	2802
<i>Sidewalk on Chapin Rd from We Care Center to Amicks Ferry</i>	Midlands COG - Bike/Ped Master Plan		High				\$356,400.00	\$641,520.00	3564
<i>Sidewalk on Columbia Ave from Chapin Rd to Lexington Ave</i>	Midlands COG - Bike/Ped Master Plan		High		In Process?		\$152,600.00	\$274,680.00	1526
Sidewalk on Chapin Rd from Lexington Ave to Clark St	Midlands COG - Bike/Ped Master Plan						\$31,100.00	\$55,980.00	311
Sidewalk on Water St from Lexington Ave to Clark St	Midlands COG - Bike/Ped Master Plan						\$28,900.00	\$52,020.00	289
Sidewalk on Clark St from Water St to Columbia Ave	Midlands COG - Bike/Ped Master Plan						\$105,500.00	\$189,900.00	1055