

**CHAPIN PLANNING COMMISSION
WORK SESSION*
Town Hall**

**May 3, 2022
3:00 P.M.**

AGENDA

1. CALL TO ORDER
2. STATEMENT OF FREEDOM OF INFORMATION ACT COMPLIANCE
3. DISCUSSION
 - a. Capital Investments Discussion
 - b. Cooperative and Communications with Lexington County discussion
 - c. Comprehensive Plan Discussion
 - d. 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.

Goal 1 - Embrace the Greater Chapin Community		
	Project / Initiative	Cost Est
Strategy 1 & 2	Facilitate Community Engagement Council Meetings.	Policy
Interpret, Recommend, Priority		
Strategy 3	Initial Planning by Staff to Improve Connections to Lake Murray.	
Interpret, Recommend, Priority		
Goal 2 - Facilitate Well-Planned Growth		
Strategy 1	Zoning ordinance and map, and development regulations update.	\$\$
Interpret, Recommend, Priority		
Strategy 2	Begin coordination process with Lexington County.	Policy
Interpret, Recommend, Priority		
Strategy 3	Develop a comprehensive annexation strategy.	Policy
Interpret, Recommend, Priority		
Strategy 3	Fund additional staff position to administer ordinances in expanded area of jurisdiction outside of the Town to implement the potential agreement with Lexington County.	\$\$
Interpret, Recommend, Priority		
Strategy 4	Limit the approval of proposed development projects that will significantly decrease the level of service of our roadways.	Policy
Interpret, Recommend, Priority		
Goal 3 - Improve Transportation Connections		
Strategy 1	Communicate and coordinate with the CMCOG (MPO) on the Town's transportation needs and goals.	Policy
Interpret, Recommend, Priority		
Strategy 2	Set aside matching funds to develop a long-range transportation plan for northern Lexington County area in and around Chapin with the County and MPO as funding partners.	\$\$
Interpret, Recommend, Priority		

Strategy 3	Establish an annual prioritization and funding plan for transportation projects.	\$\$
Interpret, Recommend, Priority		
Strategy 3	Adopt development regulations that establish funding procedures related to development approvals.	Part of Goal 2, Strategy 1
Interpret, Recommend, Priority		
Strategy 4	Establish funding for adding value to planned SCDOT projects.	\$\$\$
Interpret, Recommend, Priority		
Goal 4 - Create a Central Gathering Place		
Strategy 1	Develop a detailed small area plan.	\$\$
Interpret, Recommend, Priority		
Strategy 2	Coordinate with School District to acquire and/or develop the former school site as the focal point of the Town Center.	\$\$\$\$
Interpret, Recommend, Priority		
Goal 5 - Expand Housing Options		
Strategy 1	Fund a comprehensive housing study.	\$\$
Interpret, Recommend, Priority		
Strategy 2	Adopt development standards for the Town Center, Village and Tech Park future land use categories.	Part of Goal 2, Strategy 1
Interpret, Recommend, Priority		
Strategy 3	Update standards to facilitate high quality residential development.	Part of Goal 2, Strategy 1
Interpret, Recommend, Priority		
Goal 6 - Preserve Our Natural & Cultural Heritage		
Strategy 1	Adopt development regulations that encourage open space and natural area preservation.	Part of Goal 2, Strategy 1
Interpret, Recommend, Priority		

Strategy 2	Adopt development regulations that include an emphasis on green infrastructure techniques.	Part of Goal 2, Strategy 1
Interpret, Recommend, Priority		
Strategy 3	Incorporate Hazard Mitigation priorities into development regulations.	Part of Goal 2, Strategy 1
Interpret, Recommend, Priority		
Strategy 4	Develop an open space and greenway plan.	\$
Interpret, Recommend, Priority		
Strategy 5	Prepare a cultural and historic resources strategic plan.	Policy
Interpret, Recommend, Priority		
Goal 7 - Grow Our Local Economy		
Strategy 1	Support small business and entrepreneurial development.	\$
Interpret, Recommend, Priority		
Strategy 2	Develop a strategic plan to revitalize downtown Chapin.	\$\$
Interpret, Recommend, Priority		
Strategy 3	Acquire development authority and control of the Chapin Business and Technology Park.	\$\$\$\$
Interpret, Recommend, Priority		
Strategy 4	Develop a program to target the redevelopment of vacant industrial and commercial buildings.	\$
Interpret, Recommend, Priority		

TOWN PROJECT FUNDING PRIORITIES		
Department/Category	Project	Cost Estimate
Economic Development	Work to Enhance Tourism in the Town.	Policy - \$\$
Interpret, Recommend, Priority		
Economic Development	Develop Incentives to Attract a Hotel to the Town.	Policy - \$\$\$

Interpret, Recommend, Priority		
Transportation	Columbia Ave / Chapin Rd / Amicks Ferry Road Intersection Improvements.	\$\$\$\$
Interpret, Recommend, Priority		
Water / Sewer	Install 12" Force Main on Primrose Lane.	\$\$\$\$
Interpret, Recommend, Priority		
Water / Sewer	Expand / Upgrade the Wastewater Treatment Plant.	\$\$\$\$\$\$
Interpret, Recommend, Priority		
Water / Sewer	Water Treatment Plan (New or Purchase Into Existing)	\$\$\$\$\$\$
Interpret, Recommend, Priority		
Water / Sewer	Install Parallel Discharge Line on Wastewater Treatment Plant.	\$\$\$\$
Interpret, Recommend, Priority		