

PLANNING COMMISSION WORK SESSION MINUTES

Tuesday July 12, 2022
3:00 P.M.

Town Hall

Members Present: Vice Chair Rae Davis, Member Charlie Banks, Member Caleb Pozsik

Members Absent: Member William Lynch

Staff Present: Zoning Administrator (ZA) Kevin Singletary, Public Affairs Director Nicholle Burroughs, and Town Clerk Shannon Bowers

Guests: John Gantt – Armada Development, Bill Eubanks – SGANW Design, Tripp West – Cypress Engineering

Call to Order: Vice Chair Davis called the meeting to order at 3:07 p.m., and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Discussion

Capital Investment Projects: Director Burroughs began this discussion by stating the Planning Commission (PC) have discussed the capital investments list in the last work session, and has provided the PC with a matrix for ranking projects. The PC was generally in favor of the format of the matrix sent by Director Burroughs. Staff then directed the PC to consider any changes or additions to the matrix for preparation for the next regular PC meeting.

Preliminary Application Review – Piney Grove Pointe Planned Development:

ZA Singletary noted that no formal application by the developers of the Piney Grove Pointe planned development had been submitted. He explained the presentation was preliminary in nature and for informational purposes only. The PC asked questions and gave its comments and concerns to the developers regarding this development.

Mr. Bill Eubanks with SGANW Design explained the concept for the design to the PC. It is approximately 13.42 acres and development will be of mixed use. He stated there is relatively low density, with a range of 200-240 multi-family units, and anticipates it being on the lower end of that range, with some commercial in parts of the development. He also explained they had imposed a 20% minimum requirement for open space with significant landscaping throughout the development. The developers provided a list of prohibited uses for the commercial elements, which are stricter than the Town's standards, built in open spaces along the exterior of the property totaling approximately 2.6 acres, incorporated architectural design standards that were beyond what the Town's standards are set to, sign requirements will be met, and the design will meet or exceed local standards for stormwater management. Mr. Tripp West with Cypress Engineering explained the outline for the project was in an effort to comply with the zoning and land use requirements. He explained this project would be on three parcels, but two are currently in unincorporated Lexington County and would need to be annexed and rezoned into the Town of Chapin. He also noted at of the time of the PC work session, the parcels had not been purchased.

Dialog between the PC and developers continued, addressing issues related to infrastructure, strain on the local schools, traffic concerns, types of commercial developments and their uses, facilities management, and specific zoning requirements related to setbacks and height requirements.

Mr. Eubanks noted as a part of that discussion that growth in Lexington County was a factor in deciding on Chapin, and they have spent time in the area and have a desire to build something to fit the area without taking away from the Chapin identity. He also noted that the location choice was made in part due to the proximity of Lowe's Foods and Publix. He explained the plan incorporates approximately 14,000 square feet of commercial space, with room to increase upon demand, but not to exceed 25,000 square feet. Mr. Eubanks explained the desire to have local restaurants and shops occupy those spaces, and indicated they would be willing to work with the Town over time to include locally owned businesses. He further clarified the residential designs will consist of one-, two-, and three-bedroom apartments (a majority of the units being 2-bedroom) with 24 units per building for 216 total units, with the height of each building not exceeding three stories. He provided information that rent for those spaces would be \$1200 for a one bedroom, \$1500 for a two bedroom, and \$1700 for a three-bedroom apartment. Mr. Eubanks noted most tenants that occupy those spaces are single individuals, single parents, and young families. He also indicated that there would be on-site management of the property. Mr. Eubanks also noted that projects like this one are planned for phased construction but typically are done all at once in about 18 months. Mr. Eubanks explained that the design was based off the Village description from the Town of Chapin comprehensive plan and explained that they wanted to design and build something that was a higher quality product and not typical of an apartment complex. He did note that they have, or are currently developing, similar products in Charleston and Florida.

ZA Singletary restated that should the developer move forward with a formal application; they would have to comply with the requirements of the zoning ordinances and traffic impact study.

Vice Chair Davis then read comments submitted by Member Lynch, who was unable to attend the work session. Most of the question related to infrastructure, schools, traffic, and zoning were addressed as a part of the discussion.

Vice Chair Davis ended the discussion by stating there were a lot of positives to the development including the blend of commercial and residential, that it is designed to be multi-family, and the design takes into consideration the requirements of the zoning ordinances and comprehensive plan.

Open time for PC and Staff: There were no comments from PC or staff.

Adjournment: Member Banks moved to adjourn the meeting. Member Pozsick seconded. The meeting was adjourned at 4:10 p.m.

PC APPROVED (Date): August 2, 2022