

## CHAPIN PLANNING COMMISSION MEETING MINUTES

**Tuesday, June 26, 2018  
1:30 P.M.**

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

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**Members Present:** Chairman Kevin Sheppard, Vice Chairman Jim Palassis, and Member Joe Dever

**Members Absent:** Member Doug Barnett and Member Kenneth King

**Staff Present:** Director of Planning & Zoning Nathan Powell and Town Clerk Julie Hammond

**Guests:** Michael Hood, Brad Reynolds, Zack Haney, Jeff McNesby, and Mike Spiers

**Call to Order:** 1:32 p.m.

**Approval of Minutes:** Planning Commission (PC) Members reviewed the minutes of May 22, 2018. PC Member Palassis moved to approve the minutes as presented. PC Member Dever seconded the motion. All were in favor, motion carried.

### **Old Business**

None

### **New Business**

None

### **Presentation**

**I-26 Widening Project:** Michael Hood, South Carolina Department of Transportation (SCDOT), presented the I-26 Widening Project “Exhibit A” to a packed house of Chapin business owners, residents, and members of the surrounding community. He explained the purpose of the project was to increase roadway capacity, correct geometric deficiencies, and improve safety.

The project includes Exits 85, 91, and 97; it is a design build which means it is a conceptual design that is subject to change. A short list of three teams will present their plan with costs and selection of one made by May 2019. The estimated cost is \$530 million with construction to begin in 2020 and completion in the 2024/2025-time frame.

Exit 91 is specific to Chapin. The design is a Diverging Diamond Interchange (DDI) with access roads to businesses near the interstate diverting patrons to the rear of the business for smooth flowing traffic off of the interstate.

**S-48 (Columbia Ave Corridor) Improvement Project:** Jeff McNesby of Lexington County introduced Zack Haney of Mead & Hunt. Mr. Haney presented the S-48 Improvement Project “Exhibit B” which begins near the Bojangles on Columbia Ave. The purpose of the project is to improve traffic congestion within the Columbia Ave Corridor.

Columbia Ave will be the only five lane road, all others will be three lanes. New intersections, roads, and roundabouts are as follows:

1. New Intersection at Columbia Ave and New Rd 2;
2. New Roundabout at E. Boundary/Stonewall Court and New Rd 2;
3. New Intersection at US 76/Weisz Street and New Rd 1;
4. New Intersection at Amicks Ferry Rd and New Rd 1;
5. New Intersection at Lexington Ave and New Rd 1.

Right-of-way acquisition begins 2018 with construction beginning in 2020.

Chairman Sheppard thanked Project Managers from SCDOT, Lexington County, and Mead & Hunt. He opened questions from the Planning Commission.

Member Palassis asked about gaining access to the gas station by Chapin Furniture exiting I-26 coming from Columbia. Drivers would use the free flow left turn exiting the interstate, cross over at the signalized intersection, and turn on the relocated Crooked Creek Rd. Access would also be gained for Chapin Furniture on Crooked Creek Rd.

Chairman Sheppard opened questions from the public.

Exxon Business Owner inquired as to how trucks exit his business. Mr. Reynolds explained that the design build had controlled access points and if there is a problem it would be discussed during the right-of-way negotiations.

Leisha Huffstetler felt the walkway was very dangerous and wanted to know if it could be removed from the project. All improvements for the project were developed with pedestrians in mind as a form of multi-modal travel.

Audience Member wondered if there would still be access to the existing frontage road to the Brighton Technology Park. Yes, there is still access to Ellett Rd from new Ellett Rd.

Harmon Reed cautioned PC Members, Lexington County, and SCDOT as plans are finalized for the S-48 Columbia Ave Corridor to consider alternative to growth, anticipate, and organize for the benefit of the Town.

Chairman Sheppard entertained a motion to adjourn and open a Break-out Session for the public to ask one-on-one questions to members of Lexington County and SCDOT.

**Adjournment:** PC Member Dever moved to adjourn the Planning Commission Meeting. Vice Chairman Jim Palassis seconded the motion. All were in favor, motion carried. Meeting adjourned at 2:21 p.m.

PC APPROVED: \_\_\_\_\_ July 24, 2018