

TOWN OF CHAPIN
Planning Commission Regular Meeting Agenda
Council Chambers, Chapin Town Hall
September 9, 2025
4:00 PM

AGENDA

Call to Order and Determine Quorum

Statement of Freedom of Information Act Compliance

Approval of Minutes

1. August 5, 2025 Meeting Minutes

Public Comments related to agenda items

Action Items

2. Site Plan Review
 - a. TMS# 000700-01-017, 515 Columbia Avenue - Express Oil
 - b. TMS# 000700-01-017, 519 Columbia Avenue - Carolina Wings
3. Unified Zoning and Development Ordinance (UDO) Amendment Recommendations
 - a. Amending language in Article 6 of the UDO regarding parapets and roofs

Staff Updates

Adjourn

PUBLIC COMMENT POLICY

PROCEDURE:

Persons wishing to make public comments concerning items related to the current meeting agenda, except for 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 three (3) 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, except for 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.

PLANNING COMMISSION MEETING MINUTES

Tuesday August 5, 2025
4:00 P.M.

Town Hall

Members Present: Chair Caleb Pozsik, Vice Chair Josh Edwards, Clay Cannon, Erin Wessinger

Members Absent: Zack Haney

Staff Present: Planning and Zoning Manager Reid Radtke, Municipal Clerk Shannon Bowers

Guests: Tom Canerella – CES Engineers

Call to Order: Chair Pozsik called the meeting to order at 4:01 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Approval of Minutes

Member Cannon made the motion to approve the May 6, 2025 Regular Meeting minutes as presented. Member Wessinger seconded the motion. No further discussion, motion to approve passed unanimously.

Chair Caleb Pozsik: Yes
Member Erin Wessinger: Yes
Vice Chair Josh Edwards: Yes
Member Clay Cannon: Yes

Vice Chair Edwards made the motion to approve the July 22, 2025 meeting minutes as presented. Member Cannon seconded the motion. No further discussion, motion to approve all minutes passed unanimously.

Chair Caleb Pozsik: Yes
Member Erin Wessinger: Yes
Vice Chair Josh Edwards: Yes
Member Clay Cannon: Yes

Member Wessinger made the motion to approve the July 29, 2025 meeting minutes as presented. Vice Chair Edwards seconded the motion. No further discussion, motion to approve all minutes passed unanimously.

Chair Caleb Pozsik: Yes
Member Erin Wessinger: Yes
Vice Chair Josh Edwards: Yes
Member Clay Cannon: Yes

Public Comments related to agenda items

There were no public comments.

Action Items

Application Review: Carolina Wings site plan review: Mr. Radtke began the discussion with a detailed review of the Carolina Wings project, mentioning the previous meeting where the project was broken into three parcels. The Carolina Wings project is located on Lot C, which is the focus of the current discussion. He then explained that the open space and parking requirements have all been met, with parking exceeding the requirements, but noted importance of meeting the landscaping and tree mitigation requirements as agreed upon in the McAllister project, with the last development in this project will be responsible for ensuring compliance. He also noted the need for alignment of the parking entrances between Carolina Wings and Express Oil to ensure smooth traffic flow out of the development. Mr. Canerella with CES Engineers then presented the Carolina Wings portion of the development, and stated that the bulk of what is being planted are being provided by the developers of the McAllister's project, but they are planning an additional 16-20 shade trees along the back side of their property as well as an additional 40 plus shrubs. They have also included an additional 15-16 canopy trees to adhere to the zoning ordinance for parking lot standards. Mr. Canerella also noted a sidewalk extension into their open space for pedestrian connectivity.

The PC then discussed the project and requested further documentation to ensure the landscaping and tree mitigation is followed for the entire project, parking requirements to include discussions with other developers for shared parking for overflow, a sidewalk connection to the interconnected roadways for pedestrian access as future development occurs, clearly defining the pedestrian crosswalks and stop signs in the development from Carolina Wings, and proof of coordination with the other developments to ensure lighting plan is uniform.

Mr. Radtke concluded by stating this approval would be for the preliminary site plan and would come back to the Planning Commission for final site plan approval. He restated that the last project on this parcel would be required to ensure compliance with the overall site plan.

Member Cannon moved to approve the Carolina Wings site plan as discussed. Member Wessinger seconded the motion. No further discussion, motion to approve passed unanimously.

Chair Caleb Pozsik: Yes
Member Erin Wessinger: Yes
Vice Chair Josh Edwards: Yes
Member Clay Cannon: Yes

Ordinance Recommendation – Annexation petition # 25-05-19-001 of a .515 Acre Tract (TMS 000700-05-016) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Office Commercial (OC): Mr. Radtke explained this annexation petition and the following request are properties that are surrounded by town property and wish to annex. The future land use map would allow for that area to be zoned Village Commercial, but the property owner has requested to annex the property with the zoning designation of Office Commercial. This would be consistent with the surrounding properties.

Chair Pozsik moved to approve ordinance recommendation to council for annexation petition #25-05-19-001 as presented. Member Cannon seconded the motion. No further discussion, motion to approve passed unanimously.

Chair Caleb Pozsik: Yes
Member Erin Wessinger: Yes
Vice Chair Josh Edwards: Yes
Member Clay Cannon: Yes

Ordinance Recommendation – Annexation petition # 25-05-19-002 of a .34 Acre Tract (TMS 000700-05-015) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Office

Commercial (OC): Chair Pozsik moved to approve ordinance recommendation to council for annexation petition #25-05-19-002 as presented. Member Wessinger seconded the motion. No further discussion, motion to approve passed unanimously.

Chair Caleb Pozsik: Yes
Member Erin Wessinger: Yes
Vice Chair Josh Edwards: Yes
Member Clay Cannon: Yes

Unified Zoning and Development (UDO) Amendments: Mr. Radtke explained that in the practice of applying the UDO regulations, the Architectural Review Board (ARB) has requested the PC to review some changes. These changes aim to clarify the requirements for buildings with flat roofs and the use of parapets to screen equipment. In reviewing the changes, the PC raised concerns that the language is contradictory in when and how parapets can be used. Chair Pozsik moved to send the ordinance recommendation back to the ARB for further clarification. Member Wessinger seconded the motion. Motion passed unanimously.

Chair Caleb Pozsik: Yes
Member Erin Wessinger: Yes
Vice Chair Josh Edwards: Yes
Member Clay Cannon: Yes

Staff Updates

Mr. Radtke informed the PC that the developers of the Brighton project have been provided all of the comments from the work session and understands that the PC will not review this project again until all of the recommended documentation has been received. The PC requested that the information be provided at least a week in advance to allow for review.

The next scheduled meeting of the PC is September 9, 2025.

Adjournment: Chair Pozsik moved to adjourn the meeting. Member Cannon seconded the motion. Meeting was adjourned at 5:19 p.m.

PC APPROVED (Date): _____

Caleb Pozsik, Chair

ATTEST: _____
Shannon Bowers, Municipal Clerk

Staff Evaluation of Development Planning Commission

Property Location: 515 Columbia Ave
Tax Map Number: 000700-01-017
Property Zoning District: Corridor Commercial (CC)
Property Overlay District: Corridor
Applicant: Brittany Youngblood – Express Oil (EO)

Date: August 22, 2025

The applicant is proposing the construction of an Express oil on a property located off of Columbia Ave. across from Goodwill and next to McCallister's commercial sub-division. This parcel was approved to be sub-divided into 3 parcels and is approx. This parcel was designated as Lot B from the original parcel and is approximately .80 of an acre and requires 5% of open space.

Open Space / Buffers / Lot size:

The parcel is proposed at .80 acres. This would require 5% of the area for open space.

Parking:

Total size of the building is 2957 Sq. Ft. / 1 space per 150 Sf = 25 Spaces. Applicant has planned for 13 spaces. Appears to be short of minimum required.

Recommendations from Staff:

- Requested further documentation to ensure landscape and tree mitigation details. Peach (McAlister's) responsible for clearing and replacement landscaping of sub-division. **Need full site plan. Code 7.6.6**
- In accordance with Code – required tree mitigation would be 11 trees added to CW for replacement. **(1 canopy tree per 6000sq ft) 6 trees planned for EO – Side note** McAllister's responsible for entire tree mitigation project.**
- Parking appears to be short of the minimum required. 25 (Table 8.4.1) **Request written agreement for overflow spaces with others.**
- Lighting plan coordination with others in sub-division.
- Request more information with traffic study to overall site and determine CW entrance and proposed Express Oil entrance / exit on interconnected roadway is clear of any congestion problems. **Kimley >>Horn is working on an update study for entire project layout.**
- Recommend 3rd party review of TIS for mitigation with traffic and all access points to eliminate congestion.

August 18, 2025

City of Chapin, SC

RE: Trip Generation Assessment for Express Oil Change & Tire Engineers – Trip Generation Assessment

TRAFFIC ASSESSMENT

The purpose of this section is to document a trip generation evaluation specifically for the proposed automobile service/oil change facility included in the broader mixed-use development on Parcel 000700-01-017 in Chapin, SC. This specific use was part of the land use assumptions considered in previous traffic studies prepared for the parcel and surrounding area. A traffic impact study dated October 18, 2021, and its addendum dated August 22, 2022, assessed a mixed-use development with similar or greater land use intensities across the site. Those studies concluded that no off-site traffic improvements were warranted based on trip generation and roadway capacity. A subsequent traffic study dated 2024 evaluated a refined development program and projected lower trip generation than the 2022 study. This memorandum updates the analysis to reflect a revised square footage for the automobile service/oil change component, which has increased from 4,000 SF (used in the 2024 study) to 5,444 SF, and evaluates whether this change alters prior conclusions.

TRIP GENERATION

The current proposal includes 5,444 SF of automobile service/oil change space, which is 1,444 SF greater than the 4,000 SF previously evaluated in the 2024 traffic study. This increase corresponds to an estimated increase of approximately 100 daily trips, based on ITE Trip Generation Manual, 11th Edition, Land Use Code 943 (Automobile Care Center). Attachment B and C show the 2022 and 2024 Trip Generation calculations.

Table 1 summarizes the estimated trips generated by the 5,444 SF automobile service/oil change use proposed as part of this memorandum.

Table 1. Trip Generation										
ITEM #	Use	Quantity (Units)	Units	Weekday	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
941	Quick Lubrication Vehicle Shop	5.44	1000 SF GFA	378	32	24	8	47	20	27

Table 2 presents a comparison of the total estimated site trips under three scenarios: the original 2022 traffic study, the updated 2024 study, and the current development program as documented in this memorandum. This provides a clear view of how the revised site plan, despite a slight increase in automobile service use, still generates fewer total trips than the 2022 scenario that required no off-site improvements.

Scenario	Weekday	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
2022 Concept Plan	2479	293	158	135	206	107	99
2024 Concept Plan	1883	130	74	56	173	91	82
2025 Memo	1983	139	81	58	185	96	89
Difference 2025 vs 2022	496	154	77	77	21	11	10
% Difference 2025 vs 2022	-20%	-53%	-49%	-57%	-10%	-10%	-10%

SUMMARY / RECOMMENDATIONS

This memorandum documents the trip generation assessment for the proposed mixed-use development on Parcel 000700-01-017 in Chapin, SC, with specific focus on the increase in automobile service/oil change space from 4,000 SF (2024 study) to 5,444 SF. This increase is estimated to generate approximately 100 additional daily trips based on ITE trip generation data.

Despite this increase, the total site-generated trips remain below those evaluated in the 2022 traffic study, which assessed a higher-intensity development program and determined that no off-site improvements were necessary. The subsequent 2024 study projected fewer trips than the 2022 analysis, and the current proposal, with a modest increase in automobile service square footage, continues to fall within previously acceptable thresholds.

As shown in Table 1, the automobile service/oil change use is expected to generate a limited number of daily and peak-hour trips. Table 2 confirms that the overall site trip generation under the current proposal remains lower than the 2022 study findings, reinforcing that no off-site roadway improvements are warranted.

Accordingly, the current development scenario is consistent with prior traffic planning assumptions, and no additional mitigation measures are recommended based on the updated trip generation.

If you should have any questions or comments related to this memo, please feel free to email me at watson@mcadams.com

ATTACHMENTS

Attachment A – Site Plan

Attachment B – 2022 Trip Generation Calculations

Attachment C – 2024 Trip Generation Calculations

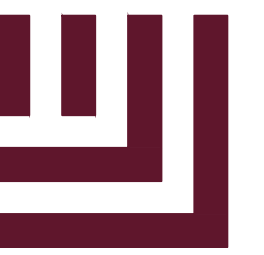
Sincerely,

MCADAMS

Ray Watson, PE

Technical Manager

ATTACHMENT A – AUTOMOTIVE SERVICE/OIL CHANGE SITE PLAN



McAdams

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPLS: F-10194440
SC license number: 552, 402
www.mcadamsco.com

CONTACT

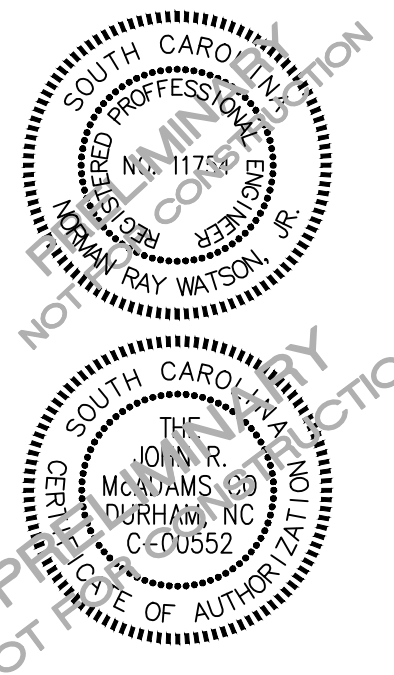
BRITTANY YOUNGBLOOD
BYOUNGBLOOD@MCADAMSCO.COM
PHONE: 501.840.0001

CLIENT

JUSTIN DUCK
1880 SOUTH PARK DRIVE
BIRMINGHAM, AL 35244
PHONE: 205.906.2006



EXPRESS OIL - CHAPIN, SC
CONSTRUCTION PLANS
XX COLUMBIA AVENUE
CHAPIN, SOUTH CAROLINA 29036



REVISIONS

NO.	DATE	DESCRIPTION
1	07.15.2025	1ST SUBMITTAL
2	08.19.2025	2ND SUBMITTAL

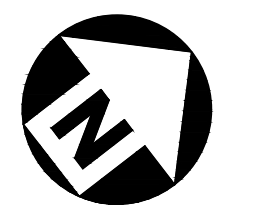
PLAN INFORMATION

PROJECT NO. EXO25002
FILENAME EXO25002-S1.DWG
CHECKED BY BY
DRAWN BY JE
SCALE 1"=20'
DATE 08.19.2025

SHEET

SITE PLAN

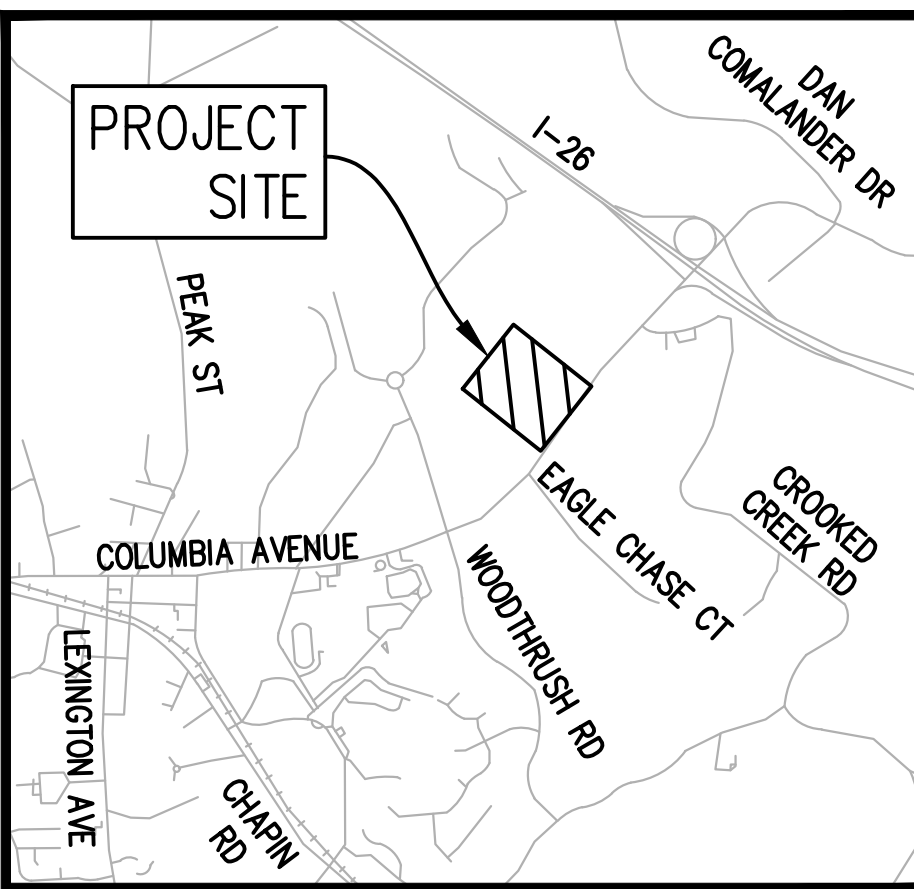
C2.00



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

SITE LEGEND

- TRAFFIC DIRECTIONAL ARROW
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- SIGNAGE
- CURB INLET
- GRATE INLET
- TRENCH DRAIN
- PROPERTY LINE
- EASEMENT LINE
- SETBACK AND BUFFER LINES
- FIRELANE STRIPING



VICINITY MAP
N.T.S.

BENCHMARKS:

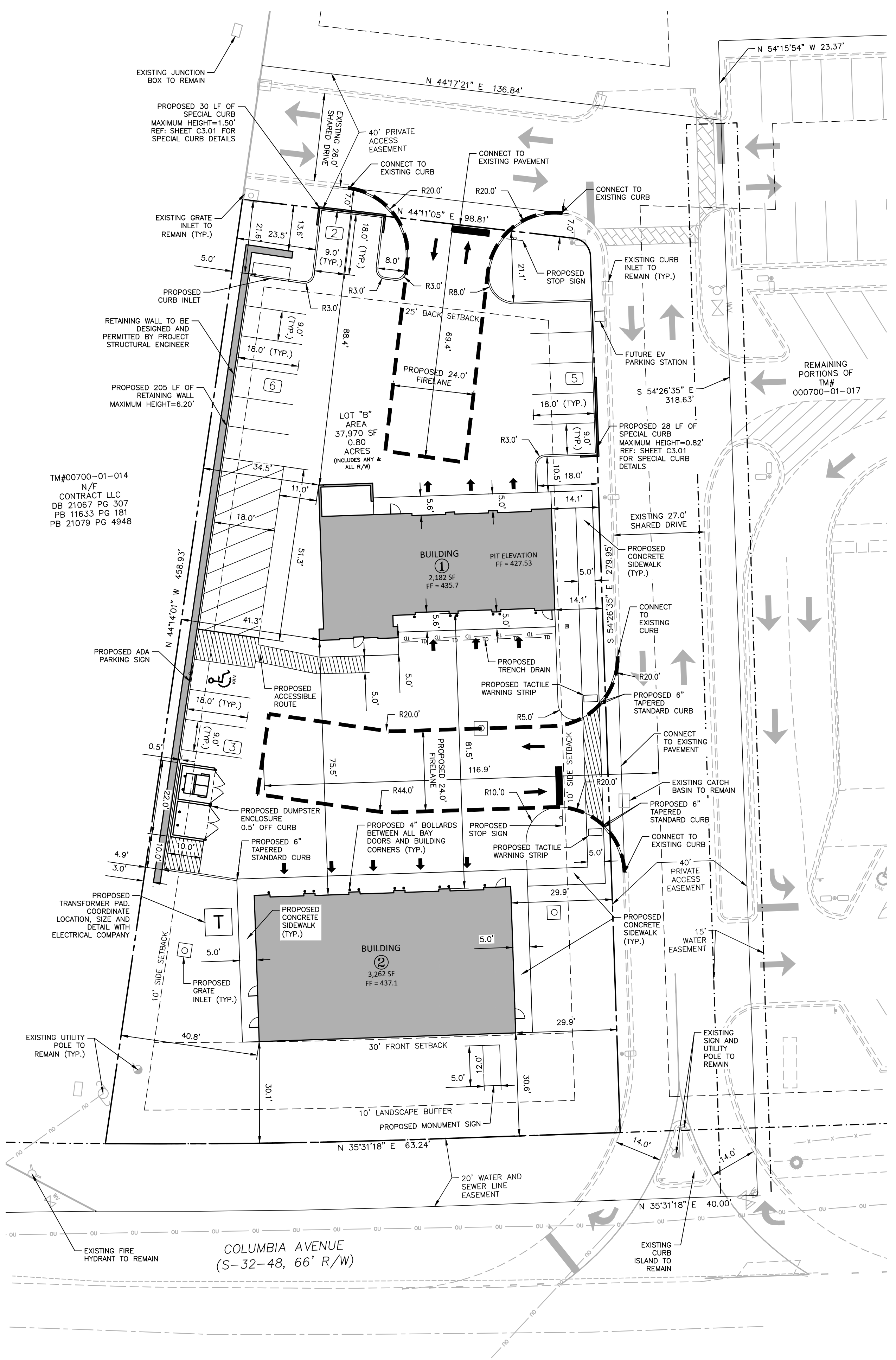
BM #1: N850952.10 E 1899593.31 ; ELEV: 430.80 SC GRID, NAD83/NAVD88
BM #2: N851096.14 E 1899682.09 ; ELEV: 431.90 SC GRID, NAD83/NAVD88

SITE PLAN NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST LEXINGTON COUNTY AND/OR SCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "SC811" (811) OR 1-888-721-7877 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "SC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE LEXINGTON COUNTY PUBLIC WORKS DEPARTMENT AND A REPRESENTATIVE OF THE ENGINEER AND OWNER IF REQUIRED. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR DIMENSIONAL PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS PLAN SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF LEXINGTON COUNTY AND SOUTH CAROLINA SPECIFICATIONS AND STANDARDS.
- VERIFY ELECTRICAL REQUIREMENTS OF ABOVE GROUND HEATED ENCLOSURES, SITE LIGHTS, SIGNS THAT REQUIRE ELECTRICAL SERVICE WITH ELECTRICAL PLANS AND NOTIFY PROJECT ELECTRICAL ENGINEER OF MISSING INFORMATION.
- SIGNS TO BE PERMITTED SEPARATELY.

SITE DATA TABLE

PHYSICAL ADDRESS	TBD
LEGAL DESCRIPTION	PORTION OF TMS#00700-01-017 PARCEL A2 LOT B
GROSS SITE AREA	0.80 ACRES
NET SITE AREA	0.87 ACRES
ZONING	COMMERCIAL CORRIDOR (CC)
CURRENT USE	NONE - UNDEVELOPED
PROPOSED USED	AUTO REPAIR SERVICE
FRONT SETBACK	30'
REAR SETBACK	25'
SIDE SETBACK	REQUIRED 10' / PROVIDED 15'
LANDSCAPE BUFFER	10' FRONT AND SIDE YARD
LOT COVERAGE DATA	
BUILDING COVERAGE	0.125 AC 15.4%
IMPERVIOUS AREA	0.558 AC 68.6%
PERVIOUS AREA	0.255 AC 31.4%
PARKING SUMMARY	
REQUIRED PARKING - 6 EMPLOYEES (1 SPACE PER 2 EMPLOYEES AT PEAK SHIFT)	3 SPACES
REQUIRED PARKING - 2957 SF (1 SPACE PER 150 SQUARE FEET OF THE AUTOMOBILE REPAIR SPACE)	20 SPACES
REQUIRED ACCESSIBLE SPACES	1 SPACE
TOTAL REQUIRED PARKING	24 SPACES
OFFSITE (ACCOUNTS FOR SHARED PARKING AGREEMENT)	5 SPACES
STANDARD SPACES PROVIDED	15 SPACES
ACCESSIBLE SPACES PROVIDED	1 SPACE
TOTAL PROVIDED PARKING	16 SPACES
BUILDING DATA	
TOTAL BUILDING SQUARE FOOTAGE BUILDING 1 - 2,182 SF BUILDING 2 - 3,262 SF	5,444 SF
NUMBER OF BUILDING STORIES	1 STORY
MAXIMUM BUILDING HEIGHT	<25 FT



Z:\2025\Projects\EXO25002\04-Production\Engineering\Sheets\EXO25002-S1.dwg, 8/20/2025, Robert Page

ATTACHMENT B – 2022 TRIP GENERATION CALCULATIONS

2022 Chapin Mixed Use Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Retail Land Uses			327	11	7	4	27	14	13
822 - Strip Retail Plaza (<40k)	2.3	KSF	327	11	7	4	27	14	13
Restaurant Land Uses			1,874	259	134	125	144	78	66
932 - High-Turnover (Sit-Down) Restaurant	5.54	KSF	594	53	29	24	50	31	19
937 - Coffee/Donut Shop with Drive-Through Window	2.4	KSF	1,280	206	105	101	94	47	47
Other Land Uses			278	23	17	6	35	15	20
941 - Quick Lubrication Vehicle Shop	4.0	KSF	278	23	17	6	35	15	20
Subtotal			2,479	293	158	135	206	107	99
Internal Capture			162	4	2	2	22	11	11
ITE Pass-By			385	0	0	0	14	7	7
<i>Adjacent Street Traffic</i>			15,200	1,800			1,900		
<i>10% Adjacent Street Traffic</i>			1,520	180	90	90	190	95	95
Pass-By			385	0	0	0	14	7	7
Total Net New External Trips			1,932	289	156	133	170	89	81

Note: Trip generation was calculated using the following data:

Daily Traffic Generation

Retail Land Uses

822 - Strip Retail Plaza (<40k) ITE 822 = $T = 42.2 * (X) + (229.68)$; (50 % In; 50 % Out)

Restaurant Land Uses

932 - High-Turnover (Sit-Down) Restaurant ITE 932 = $T = 107.2 (X)$; (50 % In; 50 % Out)

937 - Coffee/Donut Shop with Drive-Through Window ITE 937 = $T = 533.37 (X)$; (50 % In; 50 % Out)

Other Land Uses

941 - Quick Lubrication Vehicle Shop ITE 941 = $T = 69.57 (X)$; (50 % In; 50 % Out)

AM Peak-Hour Traffic Generation

Retail Land Uses

822 - Strip Retail Plaza (<40k) ITE 822 = $LN (T) = 0.66 * LN (X) + (1.84)$; (60 % In; 40 % Out)

Restaurant Land Uses

932 - High-Turnover (Sit-Down) Restaurant ITE 932 = $T = 9.57 (X)$; (55 % In; 45 % Out)

937 - Coffee/Donut Shop with Drive-Through Window ITE 937 = $T = 85.88 (X)$; (51 % In; 49 % Out)

Other Land Uses

941 - Quick Lubrication Vehicle Shop ITE 941 = $T = 5.8 (X)$; (75 % In; 25 % Out)

PM Peak-Hour Traffic Generation

Retail Land Uses

822 - Strip Retail Plaza (<40k) ITE 822 = $LN (T) = 0.71 * LN (X) + (2.72)$; (50 % In; 50 % Out)

Restaurant Land Uses

932 - High-Turnover (Sit-Down) Restaurant ITE 932 = $T = 9.05 (X)$; (61 % In; 39 % Out)

937 - Coffee/Donut Shop with Drive-Through Window ITE 937 = $T = 38.99 (X)$; (50 % In; 50 % Out)

Other Land Uses

941 - Quick Lubrication Vehicle Shop ITE 941 = $T = 8.7 (X)$; (42 % In; 58 % Out)

ATTACHMENT C – 2024 TRIP GENERATION CALCULATIONS

2024 Chapin Mixed Use Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Retail Land Uses			297	9	5	4	21	11	10
822 - Strip Retail Plaza (<40k)	1.6	KSF	297	9	5	4	21	11	10
Restaurant Land Uses			1,308	98	52	46	117	65	52
934 - Fast-Food Restaurant with Drive-Through Window	1.4	KSF	654	62	32	30	46	24	22
930 - Fast Casual Restaurant	3.2	KSF	311	5	3	2	42	23	19
932 - High-Turnover (Sit-Down) Restaurant	3.2	KSF	343	31	17	14	29	18	11
Other Land Uses			278	23	17	6	35	15	20
941 - Quick Lubrication Vehicle Shop	4.0	KSF	278	23	17	6	35	15	20
Subtotal			1,883	130	74	56	173	91	82
Internal Capture			148	2	1	1	16	8	8
ITE Pass-By			913	30	15	15	30	15	15
<i>Adjacent Street Traffic</i>			15,200	1,800			1,900		
<i>10% Adjacent Street Traffic</i>			1,520	180	90	90	190	95	95
Pass-By			913	30	15	15	30	15	15
Total Net New External Trips			822	98	58	40	127	68	59
Note: Trip generation was calculated using the following data:									
<u>Daily Traffic Generation</u>									
Retail Land Uses									
822 - Strip Retail Plaza (<40k)			ITE 822	=	T = 42.2 * (X) + (229.68); (50 % In; 50 % Out)				
Restaurant Land Uses									
934 - Fast-Food Restaurant with Drive-Through Window			ITE 934	=	T = 467.48 (X); (50 % In; 50 % Out)				
930 - Fast Casual Restaurant			ITE 930	=	T = 97.14 (X); (50 % In; 50 % Out)				
932 - High-Turnover (Sit-Down) Restaurant			ITE 932	=	T = 107.2 (X); (50 % In; 50 % Out)				
Other Land Uses									
941 - Quick Lubrication Vehicle Shop			ITE 941	=	T = 69.57 (X); (50 % In; 50 % Out)				
<u>AM Peak-Hour Traffic Generation</u>									
Retail Land Uses									
822 - Strip Retail Plaza (<40k)			ITE 822	=	LN (T) = 0.66 * LN (X) + (1.84); (60 % In; 40 % Out)				
Restaurant Land Uses									
934 - Fast-Food Restaurant with Drive-Through Window			ITE 934	=	T = 44.61 (X); (51 % In; 49 % Out)				
930 - Fast Casual Restaurant			ITE 930	=	T = 1.43 (X); (50 % In; 50 % Out)				
932 - High-Turnover (Sit-Down) Restaurant			ITE 932	=	T = 9.57 (X); (55 % In; 45 % Out)				
Other Land Uses									
941 - Quick Lubrication Vehicle Shop			ITE 941	=	T = 5.8 (X); (75 % In; 25 % Out)				
<u>PM Peak-Hour Traffic Generation</u>									
Retail Land Uses									
822 - Strip Retail Plaza (<40k)			ITE 822	=	LN (T) = 0.71 * LN (X) + (2.72); (50 % In; 50 % Out)				
Restaurant Land Uses									
934 - Fast-Food Restaurant with Drive-Through Window			ITE 934	=	T = 33.03 (X); (52 % In; 48 % Out)				
930 - Fast Casual Restaurant			ITE 930	=	T = 17.96 * (X) + (-15.94); (55 % In; 45 % Out)				
932 - High-Turnover (Sit-Down) Restaurant			ITE 932	=	T = 9.05 (X); (61 % In; 39 % Out)				
Other Land Uses									
941 - Quick Lubrication Vehicle Shop			ITE 941	=	T = 8.7 (X); (42 % In; 58 % Out)				

Staff Evaluation of Development Planning Commission

Property Location: 519 Columbia Ave
Tax Map Number: 000700-01-017
Property Zoning District: Corridor Commercial (CC)
Property Overlay District: Corridor
Applicant: Wade Bozeman / Tom Cannarella – **Carolina Wings (CW)**

Date: August 21, 2025

The review of this project (Lot C) is the final completion of the 3-plat separation that was approved in 2024.

This commercial development within the Town of Chapin was approved into 3 separate developments. The breakdown consisted of the following: **Lot A** is McAlister's, General Retail and Fast Food. **Lot B** is proposed as Express Oil & **Lot C** is being proposed of Carolina Wings (Approx 1.50 acres).

Recommendations from PC:

- Requested further documentation to ensure landscape and tree mitigation details. Peach (McAlister's) responsible for clearing and replacement landscaping of sub-division. **Need full site plan. Code 7.6.6**
- In accordance with Code – required tree mitigation would be 11 trees added to CW for replacement. **(1 canopy tree per 6000sq ft) 15 trees planned for CW**
- Requested to see sidewalk connection to the interconnection roadways for pedestrian access. CW is amenable to remove shrubs along road and install 5' sidewalk. *We would need locations to be shown on drawing.*
- Requested pedestrian crosswalks and stop signs to be defined. *CW has updated their drawings to show compliance.*
- Lighting plan coordination with others in sub-division – *According to CW the heads cannot be identical. However, light poles are the same.*
- Parking proposal plan for CW meets the requirements of the Code and a total of 62 spaces with 3 ADA spaces are provided. In compliance **Code 8.4. (Table 8.4.1.)**
- Request more information with traffic study to overall site and determine CW entrance and proposed Express Oil entrance / exit on interconnected roadway is clear of any congestion problems. **Kimley >>Horn is working on an update study for entire project layout.**

Recommendations from Staff:

- Setbacks are in compliance. Open Space meets requirements of Code.
- Recommend removing tree at end of drive to eliminate any hazards.
- Recommend developing an overflow parking agreement with Express Oil.
- Recommend 3rd party review of TIS for mitigation with traffic and all access points to eliminate congestion.
- Coordination with other

Staff Evaluation UDO Amendments

What: Amendments to the UDO for consideration by Planning Commission

Request made by: Chapin Architectural Review Board

Request made to: Chapin Planning Commission

Date: September 09, 2025

The Chapin Architectural Review Board has amended the wording to the Unified Zoning and Development Ordinance (UDO). Language regarding parapets and roofs and the regulations regarding flat roofs was unclear in the application of the UDO to development projects under review by the ARB. Upon evaluating and discussing alternatives at the regularly scheduled ARB meeting on August 06, 2025, the ARB changed the following amendments to be considered by the Chapin Planning Commission:

Downtown Design Standards - Roofs and Coverings, Article 6.11.4.c.1.a currently reads:

c. Roof Forms

1. Standards Roof types: Common roof types such as gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domed are permitted. Shed, flat, and mono-pitched roofs may be required to be concealed by the review body except when used for porches, balconies, or building extensions.

a. Parapet roofs shall not be permitted for buildings less than 10,000 sq. ft. Parapet roofs are discouraged, but may be considered by the ARB if the parapet has appropriate cornice design, caps, and periodic roof line interruptions.

Downtown Design Standards - Roofs and Coverings, Article 6.11.4.c.1.a to be amended to:

c. Roof Forms

1. Standards Roof types: Common roof types such as gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domed are permitted. Shed, flat, and mono-pitched roofs may be required to be concealed by the review body except when used for porches, balconies, or building extensions.

a. Buildings 10,000 sq. ft. or less: Buildings 10,000 sq. ft. or less shall have sloped roofs with a minimum pitch of 4:12. Roof materials shall be architectural grade asphalt shingles or standing seam metal. Roof materials and color shall be approved by ARB. Parapets are not permitted on sloped roof buildings.

b. Buildings over 10,000 sq. ft.: Buildings over 10,000 SF may have sloped roofs or flat roofs. All roof mounted electrical, or mechanical shall be concealed from adjacent roadways using roof mounted screens or parapets. Buildings with parapets may be considered by the ARB if the parapet has appropriate cornice, design caps and periodic line interruptions.

Corridor Design Standards - Roofs and Coverings, Article 6.12.4.c.1.a reads:

c. Roof Forms

a. Specific to Flat Roofs: A parapet shall be required for all flat roofs, or primary roofs with less than a 3:12 slope. Flat roofs, even when concealed by a parapet, shall not be permitted for

buildings less than 10,000 sq. ft. Parapet roofs are discouraged, but may be considered by the ARB if the parapet has appropriate cornice design, caps, periodic roof line interruptions, or used in an effort to provide variety to a multi-building site.

Corridor Design Standards - Roofs and Coverings, Article 6.12.4.c.1.a to be amended to:

c. Roof Forms

a. Specific to Flat Roofs: A parapet shall be required for all flat roofs, or primary roofs with less than a 3:12 slope. Flat roofs, even when concealed by a parapet, shall not be permitted for buildings less than 10,000 sq. ft. Flat roofs with parapets may be considered by the ARB if the parapet has appropriate cornice design, caps, periodic roof line interruptions, or used in an effort to provide variety to a multi-building site.

Interstate Design Standards - Roofs and Coverings, Article 6.13.4.c.1.a reads:

c. Roof Forms

a. Specific to Flat Roofs: A parapet shall be required for all flat roofs, or primary roofs with less than a 3:12 slope. Flat roofs, even when concealed by a parapet, shall not be permitted for buildings less than 10,000 sq. ft. Parapet roofs are discouraged, but may be considered by the ARB if the parapet has appropriate cornice design, caps, periodic roof line interruptions, or used in an effort to provide variety to a multi-building site.

Interstate Design Standards - Roofs and Coverings, Article 6.13.4.c.1.a to be amended to:

c. Roof Forms

a. Specific to Flat Roofs: A parapet shall be required for all flat roofs, or primary roofs with less than a 3:12 slope. Flat roofs, even when concealed by a parapet, shall not be permitted for buildings less than 10,000 sq. ft. Flat roofs with parapets may be considered by the ARB if the parapet has appropriate cornice design, caps, periodic roof line interruptions, or used in an effort to provide variety to a multi-building site.

Include in Article 14: Definitions:

Roofline: The area where the roof edge meets the wall and includes elements such as fascia, soffits, guttering, and other related components.