

**CHAPIN PLANNING COMMISSION  
WORK SESSION  
Town Hall**

**November 1, 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.

	A	B	C	D	E	F	G	H	I	J	K
1	Capital Investments 2022										
2	Projects	Source	Category	Priority	Timeline	Status	Cost	Low	High	Length	Notes
3	Unified Zoning and Development Ordinance (UDO)	2021 TOC Comp. Plan	Code / Regulations	High	1 Y	In Progress	\$49,620.00	N/A	N/A	N/A	
4	16" East Chapin Sewer Force Main	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	High	1 Y	In Progress	\$6,820,000.00	N/A	N/A	N/A	
5	WWTP Surge Control Basin PERMITTED FOR CONSTRUCTION	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	High	1 Y	In Progress	\$1,300,000.00	N/A	N/A	N/A	
6	Highway 76 Improvements from Little Mountain to Ballentine feasibility analysis	2020-2027 TIP Amdmnt. COATS MPO 2045 LRTP	Professional Services	High	5 Y	In Progress	\$500,000.00	N/A	N/A	N/A	
7	Delineated bicycle facility on Columbia Ave from E Boundary to I-26	CMCOG - Bike/Ped Master Plan	Transportation (Bike)	High	5 Y	In Progress	N/A	\$599,250.00	\$918,850.00	7990 ft.	
8	Delineated bicycle facility on New Road 1 & 2 from Columbia Ave to Amicks Ferry Rd	CMCOG - Bike/Ped Master Plan	Transportation (Bike)	High	5 Y	In Progress	N/A	\$495,825.00	\$760,265.00	6611 ft.	Changed from "Delineated bicycle facility on S48 from Columbia Ave to Amicks Ferry Rd"
9	Sidewalk on Columbia Ave from Chapin Rd to Lexington Ave	CMCOG - Bike/Ped Master Plan	Transportation (Pedestrian)	High	5 Y	In Progress	N/A	\$152,600.00	\$274,680.00	1526 ft.	Unsure as to what project this is.
10	Primrose Lane 12" force main PRESENTED WITH 16" EAST CHAPIN	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	High	5 Y	In Progress	\$1,900,000.00	N/A	N/A	N/A	
11	Columbia Ave. Intersection Redesign (Turn at RR crossing)	Lex. Co. Cap. Prj. Sales Tax Plan	Transportation (Intersection)	High	5 Y	Under Review	\$150,000.00	N/A	N/A	N/A	
12	Unified Zoning and Development Ordinance (UDO) additional funds for Arichetctural Overlays	2021 TOC Comp. Plan	Code / Regulations	High	1 Y	Inactive	\$24,815.00	\$15,000.00	\$25,000.00	N/A	In UDO bidding process it was identified that additional funding may be needed for full scope.
13	Set aside matcing funds for Transportation Projects	2021 TOC Comp. Plan	Policy	High	1 Y	Inactive	N/A	\$25,000	\$100,000	N/A	Changed from "Set aside matcing funds for a long-range Transportation Plan", Professional Services
14	Develop a comprehensive annexation strategy	2021 TOC Comp. Plan	Professional Services	High	1 Y	Inactive	N/A	\$25,000	\$100,000	N/A	
15	Comprehensive Housing Study	2021 TOC Comp. Plan	Professional Services	High	1 Y	Inactive	N/A	\$25,000	\$100,000	N/A	
16	SCDOT Asset Management Plan	Brent Rewis SCDOT	Professional Services	High	1 Y	Inactive	N/A	\$25,000.00	\$75,000.00	N/A	A Traffic Engineer Plan prepared for control of encroachment off of State roads.
17	Install Telemetry System approximately 40 units remaining at \$2,000/unit	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	High	1 Y	Inactive	\$78,000.00	N/A	N/A	N/A	
18	Develop Town Park behind town hall or another location	2011 TOC Comp. Plan	Parks & Recreation	High	5 Y	Inactive	N/A			N/A	
19	Delineated bicycle facility on Chapin Rd from Amicks Ferry to Lexington Ave	CMCOG - Bike/Ped Master Plan	Transportation (Bike)	High	5 Y	Inactive	N/A	\$100,500.00	\$154,100.00	1340 ft.	
20	Crosswalks at intersection of Columbia Ave/Chapin Rd (Crossing to Zorba's)	PC	Transportation (Pedestrian)	High	5 Y	Inactive	N/A	\$4,000.00	\$60,000.00	N/A	
21	Upgrades to PS #10	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	High	5 Y	Inactive	\$250,000.00	N/A	N/A	N/A	
22	WWTP Parallel Discharge Line	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	High	5 Y	Inactive	\$5,000,000.00	N/A	N/A	N/A	
23	T9 Pump Station Electrical Upgrade	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	High	5 Y	Inactive	\$30,000.00	N/A	N/A	N/A	
24	T4 Pump Station wetwell lining	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	High	5 Y	Inactive	\$20,000.00	N/A	N/A	N/A	
25	Harbor View (PS 17) wetwell lining	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	High	5 Y	Inactive	\$20,000.00	N/A	N/A	N/A	
26	Install alternate power supply (generator) at Rushton PS	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	High	5 Y	Inactive	\$10,000.00	N/A	N/A	N/A	
27	Shared Use path on Old Lexington from Columbia Ave to Crooked Creek	CMCOG - Bike/Ped Master Plan	Transportation (Multimodal)	High	10 Y	Inactive	N/A	\$472,050.00	\$723,810.00	6294 ft.	
28	Acquire development authority and control of the Chapin Business and Technology Park	2021 TOC Comp. Plan	Property Acquisition	High	1 Y	Combined	N/A	\$500,000	\$2,500,000	N/A	Part of: Annexation Strategy
29	Coordinate with the school district to acquire/develop the former school site	2021 TOC Comp. Plan	Property Acquisition	High	5 Y	Combined	N/A	\$500,000	\$2,500,000	N/A	Part of: Annexation Strategy
30	Install Roundabout at intersection of St. Peter's Church Road and Chapin Road (Hardee's)	PC	Transportation (Intersection)	High	5 Y	Terminated	N/A	\$1,700,000.00	\$2,000,000.00	N/A	Does not serve a major need, and would be difficult to do due to space.
31	Develop funding policy to target redevelopment of vacant industrial & commerical buildings	2021 TOC Comp. Plan	Policy	Medium	5 Y	Inactive	N/A	\$0	\$25,000	N/A	Changed from "Develop program to target redevelopment of vacant industrial & commerical buildings"
32	Develop funding policy to improve building facades in downtown Chapin	2021 TOC Comp. Plan	Policy	Medium	5 Y	Inactive	N/A	\$25,000	\$100,000	N/A	Changed from "Develop strategic plan to revitalize downtown Chapin", Professional Services
33	Develop a detailed Downtown Master Plan	2021 TOC Comp. Plan	Professional Services	Medium	5 Y	Inactive	N/A	\$25,000	\$100,000	N/A	Changed from "Develop a detailed small area plan"
34	Delineated Bicycle Facility on Columbia Ave. from Lexington Ave to E Boundary	CMCOG - Bike/Ped Master Plan	Transportation (Bike)	Medium	5 Y	Inactive	N/A	\$84,975.00	\$130,295.00	1133 ft.	
35	Shared Use path on Amicks Ferry Rd from Clark St to Irmo Regional Connection (proposed path network)	CMCOG - Bike/Ped Master Plan	Transportation (Multimodal)	Medium	5 Y	Inactive	N/A	\$210,150.00	\$322,230.00	2802 ft.	
36	Crosswalks at intersection of Chapin Rd and Old Lexington	PC	Transportation (Pedestrian)	Medium	5 Y	Inactive	N/A	\$4,000.00	\$60,000.00	N/A	
37	Sidewalk on Clark St from Water St to Columbia Ave	CMCOG - Bike/Ped Master Plan	Transportation (Pedestrian)	Medium	5 Y	Inactive	N/A	\$105,500.00	\$189,900.00	1055 ft.	
38	WWTP Expansion for additional capacity	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Medium	5 Y	Inactive	\$11,000,000.00	N/A	N/A	N/A	
39	GIS Mapping of Water/Sewer System	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Medium	5 Y	Inactive	\$100,000.00	N/A	N/A	N/A	
40	Purchase a sewer vacuum truck	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Medium	5 Y	Inactive	\$150,000.00	N/A	N/A	N/A	
41	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)	Medium	10 Y	Inactive	N/A	\$202,500.00	\$310,500.00	2700 ft.	
42	Turn Lanes at Intersections on Amicks Ferry Rd.	COATS MPO 2045 LRTP	Transportation (Improvement)	Medium	10 Y	Inactive	N/A			N/A	This would be a change from what is proposed in the COATS MPO 2045 LRTP, which is a 2 widening projts.
43	Multimodal Transportation Path to Dreher Island	Lex. Co. Cap. Prj. Sales Tax Plan	Transportation (Multimodal)	Medium	10 Y	Inactive	\$8,444,000.00	N/A	N/A	47731.2 ft.	
44	Sidewalk on Chapin Rd from We Care Center to Amicks Ferry	CMCOG - Bike/Ped Master Plan	Transportation (Pedestrian)	Medium	10 Y	Inactive	N/A	\$356,400.00	\$641,520.00	3564 ft.	
45	New WTP	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Medium	10 Y	Inactive	\$15,000,000.00	N/A	N/A	N/A	
46	Initial Planning to Improve Connection to Lake Murray	2021 TOC Comp. Plan	Policy	Medium	1 Y	Combined	N/A	\$0	\$25,000	N/A	Part of: Annexation Strategy
47	Delineated bicycle facility on E Boundary from Columbia Ave to Southwoode Cir	CMCOG - Bike/Ped Master Plan	Transportation (Bike)	Low	5 Y	Inactive	N/A	\$239,400.00	\$367,080.00	3192 ft.	
48	Shared Street bicycle facility (with Sidewalk) on Beaufort St from Lexington Ave to E Boundary	CMCOG - Bike/Ped Master Plan	Transportation (Multimodal)	Low	5 Y	Inactive	N/A	\$5,000.00	\$25,000.00	1137 ft.	
49	Sidewalk on Chapin Rd from Lexington Ave to Clark St	CMCOG - Bike/Ped Master Plan	Transportation (Pedestrian)	Low	5 Y	Inactive	N/A	\$31,100.00	\$55,980.00	311 ft.	
50	Lake Tide Drive water main extension	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	5 Y	Inactive	\$200,000.00	N/A	N/A	N/A	
51	Install alternate power supply at PS # T7	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	5 Y	Inactive	\$75,000.00	N/A	N/A	N/A	
52	Install alternate power supply at PS # P3	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	5 Y	Inactive	\$75,000.00	N/A	N/A	N/A	
53	Sidewalk on St. Peter's Church from Chapin Rd to Broomstraw	PC	Transportation (Pedestrian)	Low	10 Y	Inactive	N/A	\$64,000.00	\$115,200.00	640 ft.	
54	Sidewalk on Broomstraw from St. Peter's Church to Amicks Ferry	PC	Transportation (Pedestrian)	Low	10 Y	Inactive	N/A	\$212,200.00	\$381,960.00	2122 ft.	
55	Sidewalk on Water St from Lexington Ave to Clark St	CMCOG - Bike/Ped Master Plan	Transportation (Pedestrian)	Low	10 Y	Inactive	N/A	\$28,900.00	\$52,020.00	289 ft.	
56	Booster Pumps Upgrade	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	10 Y	Inactive	\$75,000.00	N/A	N/A	N/A	
57	Install bypass pump at PS # T6 (700 GPM)	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	10 Y	Inactive	\$110,000.00	N/A	N/A	N/A	
58	Install bypass pump at PS # T5	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	10 Y	Inactive	\$95,000.00	N/A	N/A	N/A	
59	Install alternate power supply at PS # 26	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	10 Y	Inactive	\$75,000.00	N/A	N/A	N/A	
60	Install alternate power supply at PS # 18	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	10 Y	Inactive	\$75,000.00	N/A	N/A	N/A	
61	Install alternate power supply at PS # T18	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	10 Y	Inactive	\$75,000.00	N/A	N/A	N/A	
62	Purchase a portable back up generator (60 kw)	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	10 Y	Inactive	\$100,000.00	N/A	N/A	N/A	
63	Purchase a portable back up generator (30 kw)	Capital Improvement Plan (Utilities) 10/6/22	Water / Sewer	Low	10 Y	Inactive	\$50,000.00	N/A	N/A	N/A	

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1	<b>Capital Investments 2022</b>										
2	<b>Projects</b>	<b>Source</b>	<b>Category</b>	<b>Priority</b>	<b>Timeline</b>	<b>Status</b>	<b>Cost</b>	<b>Low</b>	<b>High</b>	<b>Length</b>	<b>Ranking</b>
3	Unified Zoning and Development Ordinance (UDO)	2021 TOC Comp. Plan	Code / Regulations	High	1 Y	In Progress	\$49,620	N/A	N/A	N/A	
4	Coordinate with the school district to acquire/develop the former school site	2021 TOC Comp. Plan	Property Acquisition	High	5 Y	Inactive	\$\$\$	\$500,000	\$2,500,000	N/A	
5	Comprehensive Housing Study	2021 TOC Comp. Plan	Professional Services	High	1 Y	Inactive	\$\$	\$25,000	\$100,000	N/A	
6	Develop strategic plan to revitalize downtown Chapin	2021 TOC Comp. Plan	Professional Services	High		Inactive	\$\$	\$25,000	\$100,000	N/A	
7	Develop program to target redevelopment of vacant industrial & commercial buildings	2021 TOC Comp. Plan	Policy	High		Inactive	\$	\$0	\$25,000	N/A	
8	Set aside matching funds for a long-range Transportation Plan	2021 TOC Comp. Plan	Professional Services	High	1 Y	Inactive	\$\$	\$25,000	\$100,000	N/A	
9	Acquire development authority and control of the Chapin Business and Technology Park	2021 TOC Comp. Plan	Property Acquisition	High		Inactive	\$\$\$	\$500,000	\$2,500,000	N/A	
10	Initial Planning to Improve Connection to Lake Murray	2021 TOC Comp. Plan	Policy	Medium	1 Y	Inactive	\$	\$0	\$25,000	N/A	
11	Develop a comprehensive annexation strategy	2021 TOC Comp. Plan	Professional Services	Medium	1 Y	Inactive	\$\$	\$25,000	\$100,000	N/A	
12	Develop a detailed small area plan	2021 TOC Comp. Plan	Professional Services	Medium		Inactive	\$\$	\$25,000	\$100,000	N/A	
13	Install Roundabout at intersection of St. Peter's Church Road and Chapin Road (Hardee's)	PC	Transportation (Intersection)	High				\$1,700,000.00	\$2,000,000.00	N/A	
14	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	\$60,000.00	N/A	
15	Crosswalks at intersection of Chapin Rd and Old Lexington	PC	Transportation (Pedestrian)					\$4,000.00	\$60,000.00	N/A	
16	Sidewalk on Broomstraw from St. Peter's Church to Amicks Ferry	PC	Transportation (Pedestrian)					\$212,200.00	\$381,960.00	2122 ft.	
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