

TOWN OF CHAPIN
Planning Commission
Rescheduled Regular Meeting Agenda
Council Chambers, Chapin Town Hall
December 11, 2025
4:00 PM

AGENDA

Call to Order and Determine Quorum

Statement of Freedom of Information Act Compliance

Approval of Minutes

1. September 9, 2025 Regular meeting minutes
2. September 29, 2025 Special called meeting minutes
3. November 13, 2025 Special called work session minutes
4. November 13, 2025 Special Called meeting minutes

Public Comments related to agenda items

Action Items

1. **Planned Development Application Review**
 - a. Brighton Planned Development
2. **Ordinance Recommendation** – Annexation petition # 25-06-06-001 of a 16.80 Acre Tract (TMS 000700-05-010) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Town Residential 2 (TR-2)
3. **Ordinance Recommendation** – Annexation petition # 25-06-06-002 of an 8.56 Acre Tract (TMS 000700-05-030) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Town Residential 2 (TR-2)

4. **Ordinance Recommendation** – Annexation petition # 25-06-06-003 of a 6.39 Acre Tract (TMS 000700-05-049) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Town Residential 2 (TR-2)
5. **Preliminary Review:** Murray Lindler Road Homes

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 September 9, 2025
4:00 P.M.

Town Hall

Members Present: Vice Chair Josh Edwards, Clay Cannon, Erin Wessinger, Zack Haney

Members Absent: Chair Caleb Pozsik

Staff Present: Planning and Zoning Manager Reid Radtke, Municipal Clerk Shannon Bowers, Town Administrator Nicholle Burroughs

Guests: Brittany Youngblood – McAdams Engineering

Call to Order: Vice Chair Edwards called the meeting to order at 4:02 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 August 5, 2025 Regular Meeting minutes as presented. Member Wessinger seconded the motion. No further discussion, motion to approve passed unanimously.

Member Erin Wessinger:	Yes
Vice Chair Josh Edwards:	Yes
Member Clay Cannon:	Yes
Member Zack Haney:	Yes

Public Comments related to agenda items

There were no public comments.

Action Items

Site Plan Review 515 and 519 Columbia Avenue – Carolina Wings and Express Oil:

Administrator Burroughs began the discussion by stating a full staff report for the Express Oil and Carolina Wings site plan is not available. The Town could not approve a full site plan because the appropriate documents were not received until 8:45 a.m. on September 9, 2025. Administrator Burroughs noted that an up-to-date traffic impact study would be required for approval. She also noted that all three entities will share stormwater and road network, and since the Carolina Wings and Express Oil are coming up for development at the same time, it is causing confusing as to where things are located. An updated traffic study needs to be done and plans for a full plan showing all three developments are being done to address the issues. She recommended a special called meeting later in September to complete this review before the Architectural Review Board (ARB) meets to review for a certificate of appropriateness in October.

Mr. Radtke then noted that the engineer discussions regarding the internal traffic flow had stalled, but that Kimley Horn has been contracted by all three developments to conduct a study moving forward. The Planning Commission (PC) then discussed potential solutions to the internal traffic flow, buffers, parking lot locations, sidewalks, and drainage locations.

Administrator Burroughs indicated potential dates for a special called meeting were September 23, September 25, and September 30. The PC suggested September 29 at 3:00 p.m. for the special called. With all in agreeance, Member Cannon moved to table the discussion of the Carolina Wings and the Express Oil site plan reviews to the special called meeting on September 29, 2025. Member Haney seconded the motion. Motion to table passed unanimously.

Member Erin Wessinger: Yes
Vice Chair Josh Edwards: Yes
Member Clay Cannon: Yes
Member Zack Haney: Yes

Unified Zoning and Development (UDO) Amendments: Member Wessinger moved to approve the UDO amendment ordinance recommendation as presented. Member Cannon seconded the motion. Motion passed unanimously.

Member Erin Wessinger: Yes
Vice Chair Josh Edwards: Yes
Member Clay Cannon: Yes
Member Zack Haney: Yes

Staff Updates

There were no staff updates at this time.

Adjournment: Vice Chair Edwards moved to adjourn the meeting. Member Haney seconded the motion. Meeting was adjourned at 4:52 p.m.

PC APPROVED (Date): _____

Caleb Pozsik, Chair

ATTEST: _____
Shannon Bowers, Municipal Clerk

PLANNING COMMISSION MEETING MINUTES

**Tuesday September 29, 2025
3:00 P.M.**

Town Hall

Members Present: Vice Chair Josh Edwards, Clay Cannon, Erin Wessinger, Zack Haney, Chair Caleb Pozsik (arrived at 3:02 p.m.)

Staff Present: Planning and Zoning Manager Reid Radtke, Municipal Clerk Shannon Bowers, Town Administrator Nicholle Burroughs

Guests: Brittany Youngblood – McAdams Engineering, Jake Modestow - CES Engineering

Call to Order: Vice Chair Edwards called the meeting to order at 3:01 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Public Comments related to agenda items

There were no public comments.

Action Items

Site Plan Review 515 and 519 Columbia Avenue – Carolina Wings and Express Oil:

Mr. Radtke then explained that they would be hearing from the Express Oil first, followed by the Carolina Wings. He noted that this would be the final review, and the applicants have done a good job of designing the sites together. Administrator Burroughs clarified the Planning Commission (PC) would be reviewing the entire site, and that Carolina Wings and Express Oil would be approved together as one zoning permit will be issued for both sites.

Brittany Young with McAdams Engineering began the discussion of the Express Oil by stating the changes made from the last meeting, which included: no parking lot lighting and only lighting on the building, changed site plan to move entrance to the eastern side of the site (lined up with McAlister's), and finalized a shared parking agreement between the developments. She also noted that on the northern side of the development they utilized a small retaining wall to ensure the landscaping and sidewalk requirements remained compliant. She noted that alignment of a sidewalk would have needed a retaining wall, which would have removed all of the landscaping in that area.

The PC then asked questions regarding the parking and sidewalk location on the northern side of the site. The PC was concerned about the lack of pedestrian connection to the rest of the site but was generally in favor of the location of the entrance and exit points. Administrator Burroughs noted that the site plan was compliant for the sidewalk on the eastern side. The PC recommended removing the northeastern parking space to allow for the continuation of the sidewalk in that area and to include a landing area for the pedestrian connections.

Mr. Jake Modestow with CES Engineering continued the discussion by stating the changes that were made to the Carolina Wings site plan from the last meeting. He noted the open space was retained and extended to be ADA compliant and updated landscaping to incorporate more into the landscaping plan for the McAlister's site.

The PC then asked questions about the landscaping, pedestrian landings, parking in the area nearest the intersection of the sites, access for emergency services, and setback requirements. They expressed their concern that one tree on the entrance to Carolina Wings could cause visibility issues and parking that close to the intersection could cause issues. Mr. Modestow noted that they work closely with the fire marshal to ensure compliance and Administrator Burroughs noted that CC&I monitors compliance with code during the building permitting process. Mr. Radtke also noted that the McAlister's site exceeds the requirements for landscaping for code compliance. The PC recommended shifting two of the parking spaces closest to the intersection to the end of the open space, while extending the open space closer to the intersection to improve the parking in that area. They also recommended removing the large tree at the entrance and replace it with low shrubs to increase visibility. Staff also indicated that all setback requirements have been met.

Member Cannon moved to approve the issuing a zoning permit for the two sites with the following conditions:

Express Oil

1. Removing parking space #7 from the northeastern side of the site to extend side walk and install pedestrian landing to connect to rest of development.
2. Northern drive connects to crosswalk and fix parking curb

Carolina Wings

1. Make pedestrian landings consistent and committed to making them ADA compliant and connected with Express Oil
2. Shift the landscaping for the open space closer to the intersection
3. Shift two parking spaces away from the intersection to the end of the open space area
4. Remove tree at entrance to site and replace with lower shrub to increase visibility

Chair Pozsik seconded the motion. No further discussion, motion to approve site plans for zoning permits passed unanimously.

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

Ordinance Recommendation: 100% Annexation Petition and Zoning Map Amendment of a 14-acre tract (TMS #000700-06-017) of land including adjacent and abutting rights-of-way to be zoned Residential:

Mr. Radtke explained the 100% petition from the property owner. This property is adjacent to Boykin Hills, and the property owner wished to annex into the town and zone the property as SR-1. Administrator Burroughs noted that the property owner contacted staff earlier in the day to request the SR-1 to protect the value of the property and surrounding areas.

Administrator Burroughs also noted that the Town had never done another form of annexation other than 100%, though there are other methods and properties must be contiguous to Town limits to annex. She also noted that residents of the Park West community had approached the town about annexation, to which the town investigated the possibility, but did not move forward.

The PC asked about the SR-1 designation, and Administrator Burroughs explained the designation would allow for 1 acre lots and setbacks to encourage low density development, is consistent with the future land use map, and allows for better transitioning into more rural areas.

Member Wessinger moved to approve 100% annexation petition recommendation to council as presented. Member Edwards seconded the motion. Motion passed unanimously.

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

Adjournment: Member Cannon moved to adjourn the meeting. Chair Pozsik seconded the motion. Meeting was adjourned at 3:40 p.m.

PC APPROVED (Date): _____

Caleb Pozsik, Chair

ATTEST: _____
Shannon Bowers, Municipal Clerk

PLANNING COMMISSION SPECIAL CALLED WORK SESSION MEETING MINUTES

Thursday November 13, 2025
4:00 P.M.

Our Lady of the Lake Family Life Center

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

Staff Present: Planning and Zoning Manager Reid Radtke, Municipal Clerk Shannon Bowers, Town Administrator Nicholle Burroughs

Guests: Brittany Austin Mont – Haven Homes, Patrick Chambers – Mungo Homes

Call to Order: Chair Pozsik called the meeting to order at 4:00 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Discussion Items

Brighton Planned Development: Mr. Radtke began the discussion by stating the PC and Town staff have been reviewing this project for well over a year, with significant changes made along the way. In discussion with the newly elected mayor, he has given the official notice to proceed.

Mr. Monts began his portion of the discussion by noting that they have been working closely with the Town and Mungo to develop the Brighton Planned Development, which include commercial elements along Columbia Avenue, with residential connected to those commercial pieces.

He then highlighted changes addressed by the Planning Commission (PC), beginning with the area designated as SFR2 and Business Neighborhood (BN) on the eastern side of the development, which included:

- Detached garages
- Minimum lot width of 40 ft
- Lots decreased density by 14, with a minimum lot size of 4,000 sq. ft.
- 5 ft sidewalks on both sides of street
- Three pocket parks to include playground equipment, fire pit with covered area, large seating area and parking to access pocket parks and walking trails
- Included landscape medians and language to include staggered front setbacks
- 2400 linear feet of all-weather walking trails
- 51% total acreage open space in this area
- 2 bus stops
- Mail kiosks

He then highlighted the changes in the Business Neighborhood (BN) section of the development which included:

- 200 ft commercial buffer along Brighton Blvd
- 50ft buffer where residential is adjacent to commercial

Changes to the Western SFR & SFR2 areas of the development included:

- Decreased density to accommodate 36% of the lots (142 lots) to meet the 8,750 sq. ft. minimum – switched road in this area to accommodate larger lot sizes
- 3450 linear feet of walking trails
- 20% of the total acreage open space in this area
- 4 bus stops
- 5 pocket parks to include outdoor area, cornhole, playground, hardscape patio, outdoor fitness equipment.

Mr. Monts then highlighted the amenity center, which included pool, fire pit, playground, cabana, centralized mail kiosk, and dog park. He then highlighted Brighton Park which included 2500 linear feet of walking trail, bus stop, fountain, multiport courts which will be accessible to residents of Brighton and the Chapin Community. He noted once completed, the intent was to turn Brighton Park over to the Town for future use once the improvements were made.

Mr. Monts then explained their tentative timeline in conjunction with SCDOT Columbia Avenue widening project. They anticipate the permitting process beginning January 2026 with an estimated 24 to 36-month completion. The project is anticipated to be completed in phases, with phase 1 completion in March of 2029, with each subsequent phase beginning 14 months after the completion of the previous phase.

Mr. Radtke then explained that over the last few months, staff has received multiple changes. He noted that discussion of identifying a commercial entity to be built per every 50 lots was not included on the plan for this meeting, but all other changes have been made. He also noted that conditions as listed on the permissible uses are to be presented to the PC for review as the project progresses. Administrator Burroughs noted that language is included to capture that conditions on the permitted use table for the project would revert to the Unified Zoning and Development Ordinance for those conditional uses. Mr. Monts did not include language regarding commercial development due to the uncertain timing of the construction, and Mr. Patrick Chambers with Mungo homes indicated that he works with Mungo to market the commercial properties, as Mungo does not develop commercial properties, and were waiting on the project to continue forward before marketing those commercial properties. He also noted, in his professional experience, limiting the number of residential to commercial would hinder the ability to market to commercial entities.

The PC then asked questions and indicated their concerns, which included:

- Add a sentence in section 9.1 Roads stating that traffic mitigations will be considered throughout the development particularly during peak hours. Particularly the through lane at Brighton Blvd. and Columbia Ave. becoming a conditional left turn during peak hours or adjust it to be a shared left/through and dedicated left without hourly restrictions.
- Traffic Impact Study incorporating impacts and mitigations necessary for Ellet Road and Woodthrush Road
- Sidewalks, lighting, streetscaping, landscaping will be listed as the responsibility of the HOA, for commercial properties specify it differently if necessary to provide clarification. Section 5.1
- BN should have attached dwelling units listed as conditional with the condition specifying that development come back to planning commission and standards for the area meet all criteria of the UDO.
 - Page 11 remove statement “SFR2 uses are permitted conditionally” and replace with SFR2 attached residential uses are permitted conditionally, change page 14 permitted use table from P to C.

- Page 13 SFR2 minimum lot size should specify 4000 SF for Eastern and 3480 for Western: Suggested use an asterisk on the District Regulations table on Page 13 to delineate between Eastern/Western
- SFR2 on Eastern side requirement for staggered homes: Suggested put a footnote on the District Regulations table referenced on page 13.
- Document in the narrative a commitment to Brighton Park completion in connection with the phasing plan include in the narrative and the phasing plan. PC does not want the park to be the last item completed in regards to the residential development. Suggestion no later than Phase 2
- Provide confirmation on the privately maintained question regarding stormwater and roads. If not possible for confirmation or commitment, add language to specify that any changes to the site plan will come before PC for approval if a governing body will not allow design as approved by PC- if amenities or enhancements are included, replacement measures will be provided elsewhere in the plan and approved by PC.

Adjournment: Chair Pozsik adjourned the work session at 4:52 p.m.

PC APPROVED (Date): _____

Caleb Pozsik, Chair

ATTEST: _____

Shannon Bowers, Municipal Clerk

PLANNING COMMISSION SPECIAL CALLED MEETING MINUTES

Thursday November 13, 2025
5:00 P.M.

Our Lady of the Lake Family Life Center

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

Staff Present: Planning and Zoning Manager Reid Radtke, Municipal Clerk Shannon Bowers, Town Administrator Nicholle Burroughs

Guests: Austin Monts – Haven Homes

Call to Order: Chair Pozsik called the meeting to order at 5:03 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Public Comments related to agenda items

A member of the public, Nancy Vaughn, spoke to the planning commission (PC) about Brighton Park. As a 20-year resident of Chapin, she expressed her disappointment with Lexington County for proposing this business and tech park and not developing it as promised. She then expressed her concern about the additional traffic this project would bring, the strain on the schools this could cause, the construction impacted with SCDOT, and the additional water/sewage tap issues this project would bring.

A member of the public, Kim Murphy, spoke to the planning commission about Brighton Park. She stated that historically, there has been concern of continued sewer tap release to areas outside the town limits and the issuing of certificates in exchange for taps and noted that in a desirable area like Chapin, refusing to limit taps or certificates when the Town has the power to do so was a bad policy to promote growth in this area. She suggested minimizing the impact by limiting the number of houses and residential units when recommending to Council and let Council decide to increase taps. She urged the PC to defer until more data can be included regarding density requirements for this planned development and maximum density for each area of the project to properly assess the impact of this project on the town.

A member of the public, Leisha Huffstetler, spoke to the planning commission about Brighton Park. She began by stating that 377 homes on 109 acres, would potentially bring 1,319 cars to the area, which will impact traffic on roads. She stated that a traffic study should be done for the hours of 4:00 p.m. to 6:00 p.m. and 6:00 a.m. to 8:00 a.m. and considerations for the schools be taken into account. She also suggested to the developer that a donation of a 50-acre park to allow Chapin to have the best amenities should be considered, as Mungo just completed a similar project for Irmo. She also suggested that 50 acres could also be designated as a retirement community, which would be less of an impact to the community. She stated that using the 109 acres wisely benefits the town, and doesn't stress the roads, schools, or infrastructure.

Action Items

Planned Development Application Review: Brighton Planned Development: Administrator Burroughs explained that the purpose of this meeting was to make a recommendation to Town Council where the Council would go through their own process to review the project. She stated that the options before the PC were: move to recommend to Council, move to recommend to Council with conditions, or move to deny.

The PC expressed concerns that items that have repeatedly been asked to change have not been addressed. They also expressed their frustration with the amount of time the PC has spent reviewing this project while acknowledging at some point a recommendation will need to be sent to council. The PC also noted that while many positive changes have been made to the project, deciding on a recommendation to Council if the list of items to be completed were not addressed is difficult.

Member Wessinger moved to have the developer present to the PC at a future meeting that addressed the previously discussed items. Member Cannon seconded the motion. No further discussion, motion to approve passed unanimously.

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

Adjournment: Chair Pozsik moved to adjourn the meeting. Member Haney seconded the motion. Meeting was adjourned at 5:34 p.m.

PC APPROVED (Date): _____

Caleb Pozsik, Chair

ATTEST: _____
Shannon Bowers, Municipal Clerk

To Planning Commission

From Reid Radtke

Date: November 26, 2025

Brighton Final Proposal

Property Location: TMS # 000700-01-003 Columbia Ave.

This memorandum has been composed to serve as an unofficial review of the Brighton Project PD by the Town of Chapin Zoning Administrator. The report is based on recommendation decisions from the PC meeting evaluations from November 13, 2025.

The following action items are requested changes from the PC to provide assurances and clarity to the planned PUD. These items have been presented to the developer and they have responded with changes to the PUD.

Staff has reviewed the updated changes from the PUD and they are in compliance with the PC requests.

Requested PC Changes:

1. Add a sentence in section 9.1 Roads stating that traffic mitigations will be considered throughout the development particularly during peak hours. Particularly the through lane at Brighton Blvd. and Columbia Ave. becoming a conditional left turn during peak hours or adjust it to be a shared left/through and dedicated left without hourly restrictions.
Changes made see 9.1
2. Sidewalks, lighting, streetscaping, landscaping will be listed as the responsibility of the HOA, for commercial properties specify it differently if necessary to provide clarification. Section 5.1 3. BN should have attached dwelling units listed as conditional with the condition specifying that development come back to planning commission and standards for the area meet all criteria of the UDO. *Changes made see 5.1 & Pg. 11 for updates*
3. BN should have attached dwelling units listed as conditional with the condition specifying that development come back to planning commission and standards for the area meet all criteria of the UDO. *Changes made. See Pg 11.*
4. Page 11 remove statement “SFR2 uses are permitted conditionally” and replace with SFR2 attached residential uses are permitted conditionally, change page 14 permitted use table from P to C. *Removed & updated. See Pg. 11 BN. Pg 14 change made.*
5. Page 13 SFR2 minimum lot size should specify 4000 SF for Eastern and 3480 for Western: Suggested use an asterisk on the District Regulations table on Page 13 to delineate between Eastern/Western. *Changes made. See Pg. 13*
6. SFR2 on Eastern side requirement for staggered homes: Suggested put a footnote on the District Regulations table referenced on page 13. *Changes made. See Pg. 9*

7. Document in the narrative a commitment to Brighton Park completion in connection with the phasing plan include in the narrative and the phasing plan. PC does not want the park to be the last item completed in regards to the residential development. Suggestion no later than Phase 2. **Change made to show request. See Pg. 17.**
8. Provide confirmation on the privately maintained question regarding stormwater and roads. If not possible for confirmation or commitment, add language to specify that any changes to the site plan will come before PC for approval if a governing body will not allow design as approved by PC- if amenities or enhancements are included, replacement measures will be provided elsewhere in the plan and approved by PC. **Change made. See Section. 9.1 & Section 9.4**
9. Traffic Impact Study incorporating impacts and mitigations necessary for Ellet Road and Woodthrush Road. **Client will discuss estimated expectation of TIS.**

Recommendations: Staff has reviewed the proposal and all previous requests have been met and are in compliance with the UDO.

Staff requests the following decisions:

- 1. Review and approve**
- 2. Approve with conditions**
- 3. Deny all applicable subdivision application components.**

Brighton PD

A Planned Development
Town of Chapin, South Carolina

BRIGHTON
LIVE - WORK - PLAY

PD Narrative

November 25, 2025

APPLICANT / DEVELOPER:

Brighton Investors, LLC

*441 Western Lane
Irmo, South Carolina 29063
(803) 749-9000*

Narrative Outline

- 1.0 Introduction**
- 2.0 Proposed Development**
- 3.0 Brighton PD Zoning Districts**
- 4.0 Pedestrian Accommodations and Greenspace**
- 5.0 Landscaping**
 - 5.1 Streetscaping**
 - 5.2 Parking**
 - 5.3 Planting and Maintenance**
- 6.0 Homeowner’s Association**
- 7.0 Architectural Style and Building Materials**
 - 7.1 Residential Properties**
 - 7.2 Commercial Properties**
- 8.0 Signage**
- 9.0 Engineering**
 - 9.1 Roads**
 - 9.2 Grading and Erosion Control**
 - 9.3 Water and Sewer**
 - 9.4 Stormwater**
 - 9.5 Wetlands and Floodplain**
 - 9.6 Evaluations**
- 10.0 Conclusion/Town of Chapin**
- 11.0 Attachments**

1.0 INTRODUCTION

Brighton Investors, LLC presents this narrative and accompanying exhibits as part of a rezoning application submitted to the Town of Chapin to rezone 161.05 -acres as designated herein to a Planned Development (PD). These properties are located on the North and South sides of Columbia Avenue (S-48) at the intersection of Brighton Boulevard and Woodthrush Road respectively. The current property owners of the parcels designated herein include Brighton Investors, LLC, Columbia Avenue Properties, LLC, and Prisma Health. This proposed PD will create a master planned development with varying residential lot sizes and housing styles and will include a playground/park, residential pool with cabana, and open space. Walking trails and sidewalks will also be provided for interconnectivity throughout the development and pedestrian connection to Columbia Ave. Age restricted, office space and commercial will be included in the PD.

The current zoning of these properties is GC (General Commercial) and Intensive Development. The parcels zoned Intensive Development are being annexed into the Town of Chapin from Lexington County and will be rezoned as part of this PD. The Town of Chapin **has also** revised their Zoning Ordinance and Mungo Homes has chosen to request PD zoning that would supersede any future zoning changes and provide development guidelines for these properties in perpetuity.

The Planned Development (PD) District provides a mechanism for the Planning Commission, the Town Council and the applicant to agree on the scope of the proposed development. Currently Codified "PD districts designate an area for which an approved development plan constitutes the district regulations. It is intended to utilize the factors of efficiency, economy, flexibility, creative site design, improved appearance, compatibility of mixed uses, maximum benefits from open space, safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses where existing zoning district cannot permit. A planned development district may be predominantly residential or predominately commercial."

Brighton Investors, LLC believes that this development, as presented, meets the intent of the Planned Development District to include:

1. Providing efficiency, economy, and flexibility of use.
2. Improving appearance, character, and encouraging creative site design.
3. Maximizing open space/recreational opportunities and encouraging safe and efficient vehicular and pedestrian cohabitation.
4. Encouraging compatibility of mixed uses.

Developing this property under PD Planned Development District also protects the large economic investment Brighton Investors, LLC is prepared to make in the Town of Chapin. As the lead developer, Brighton Investors, LLC will be installing the initial infrastructure as well as establishing the residential component of this mixed-use community.

This plan will serve as a guidance document for the responsible development of the subject properties. This plan will also give the Town of Chapin, Lexington County, and the South Carolina Department of Transportation valuable information required to determine the effect on existing and proposed infrastructure.

The developer has been building communities for almost 70 years throughout the midlands of South Carolina and the southern eastern United States. The ability to provide various product types have made those communities successful, allowing for several price points and numerous residential choices to accommodate a variety of economic levels, age groups, and preferences. This community will experience the same success as the other Mungo communities.

The following information, maps and illustrations further describe the proposed development for this community.

Planning Goals

Key planning goals have guided the preparation of the PD, including:

- **Establish Community** - Create a sense of place for the community and provide a walkable space to interact with neighbors through activities such as walking trails, pool/cabana, sidewalks, and playground within the development that will help in this effort while enhancing the integrity of the surrounding properties.
- Developing a master plan that is flexible to meet market demands yet still providing the connectivity, flow, and open space of a planned development.
- Developing a land use plan that utilizes the natural setting and topography of the site by preserving natural areas and laying out streets and lots to take advantage of the topography and existing site features.
- Provide for multiple residential product types integrated throughout the project. This will give more opportunity for purchasers in various stages of life and living situations the ability to call Brighton home.
- Create a complete walkable community via a system of connected sidewalks, walking trails, and playground/park.
- Provide commercial opportunities that fit the character of the development and serve the Town of Chapin and its residents by minimizing vehicular trips outside of the proposed community.

Figure 1 – Vicinity Map

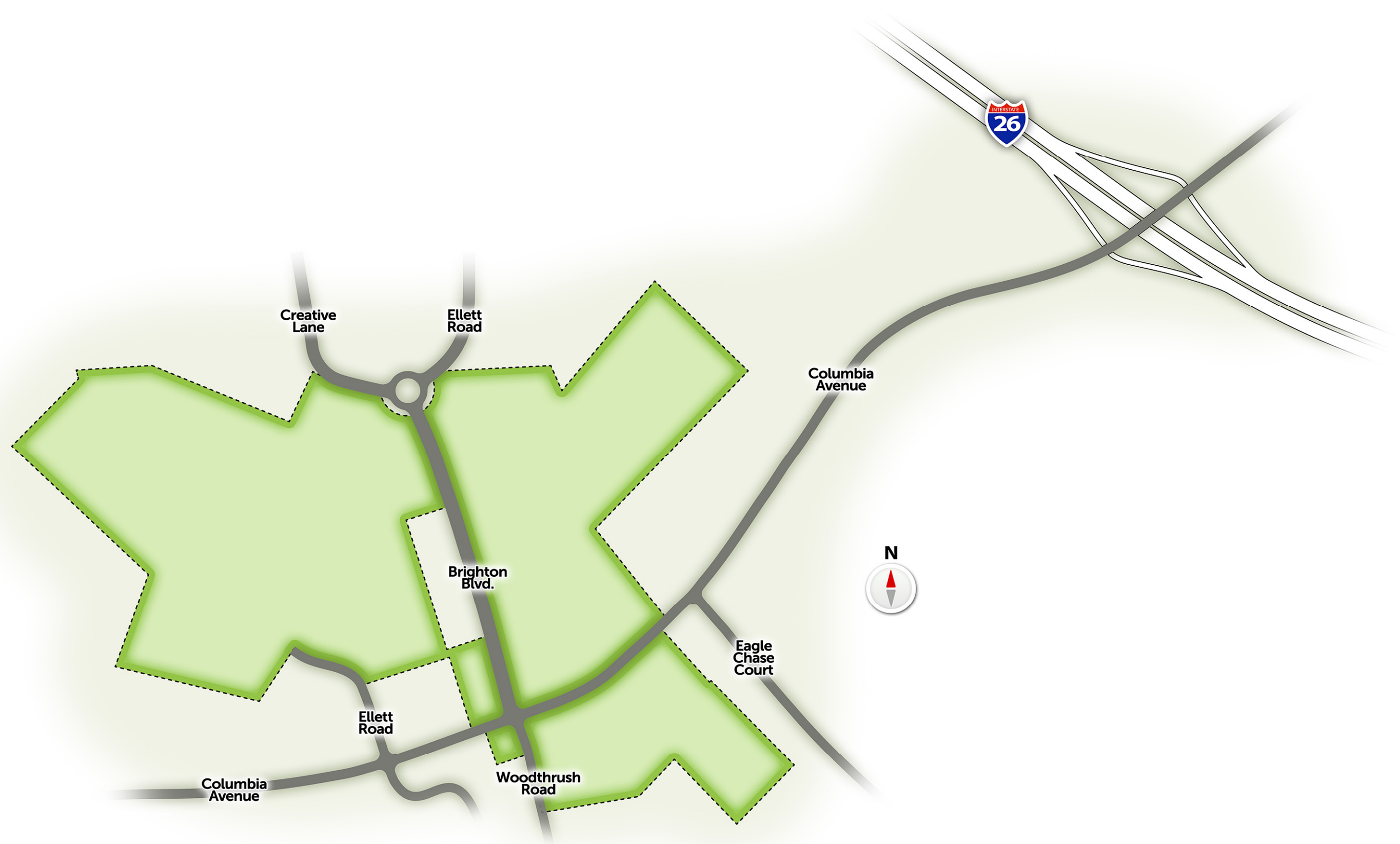
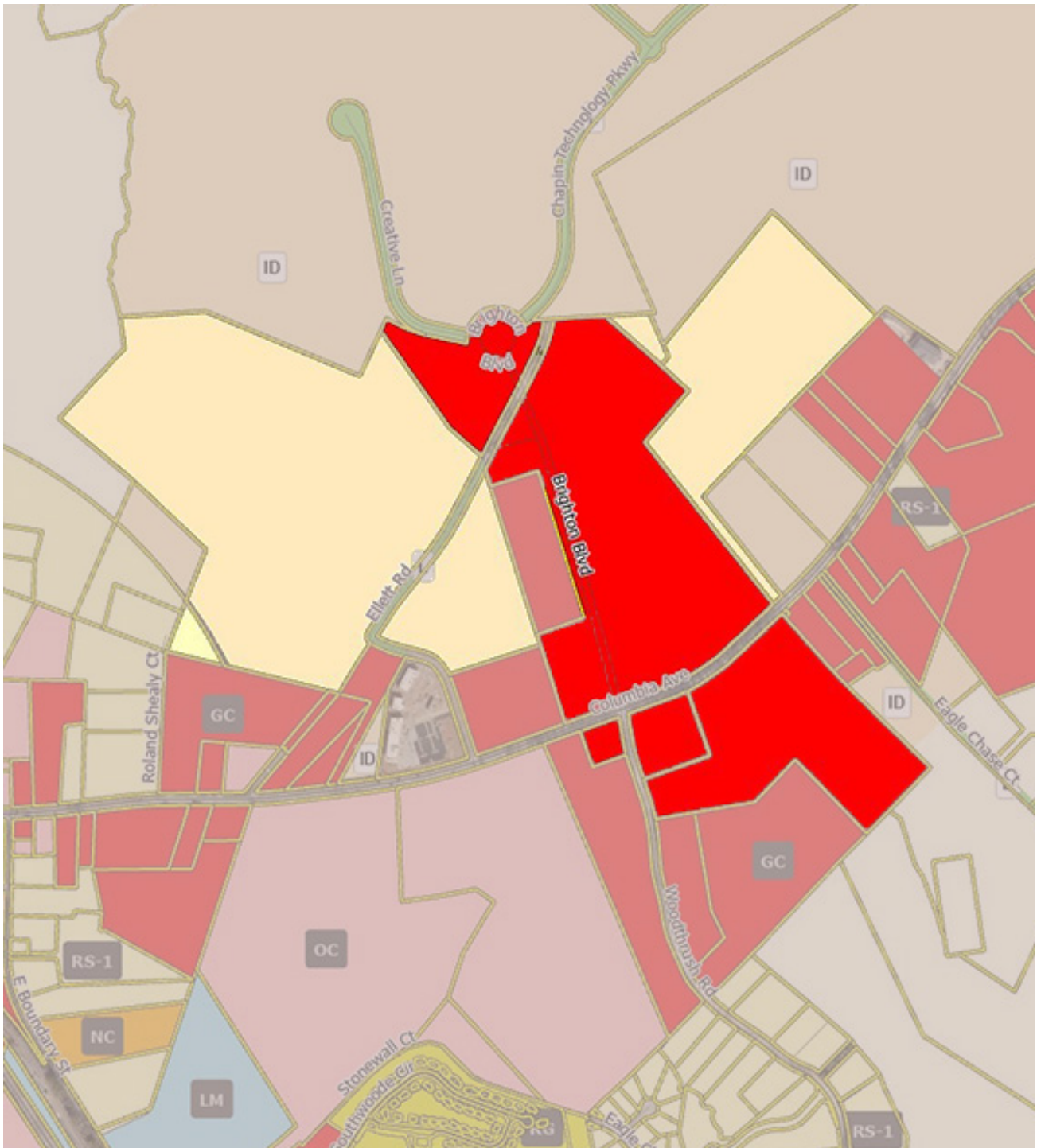


Figure 2 – Existing Conditions Map



Figure 3 - Existing Zoning Conditions



2.0 PROPOSED DEVELOPMENT

The subject PD property consists of various parcels of land totaling approximately 161.05 acres. The majority of the parcels are owned and controlled by Brighton Investors, LLC and shown on a boundary drawn for Southeast Land Acquisition, LLC dated April 7, 2014.

<i>Parcel 1A</i>	<i>16.73 Acres</i>
<i>Parcel 1B</i>	<i>27.22 Acres</i>
<i>Parcel 1C</i>	<i>9.09 Acres</i>
<i>Parcel 2</i>	<i>19.51 Acres</i>
<i>Parcel 3</i>	<i>1.00 Acres</i>
<i>Parcel 4</i>	<i>72.97 Acres</i>
<i>Parcel 5</i>	<i>8.33 Acres</i>
<i>Parcel 6</i>	<i>3.22 Acres</i>
<u><i>Parcel Owned by Prisma</i></u>	<u><i>2.98 Acres</i></u>
<i>Total Acreage:</i>	<i>161.05 Acres</i>

This plat of the parcels is shown on Exhibit 1. The proposed zoning district plan and concept plan are shown on Exhibits 2 and 3 respectively.

Based on the proposed master plan for this development, the area to remain as greenspace, buffers or parks will be **approximately 23%**.

3.0 BRIGHTON PD ZONING DISTRICTS

Zoning District and Description	Parking Requirements
<p><u>(SFR) Single Family Residential:</u></p> <p>The intent of the SFR district is to establish residential areas with detached units and medium population densities. Density is limited to 4 units per acre in this district.</p>	<p>3 per dwelling unit (Spaces shall be provided in driveways and attached garages)</p>
<p><u>(SFR2) Single Family Residential:</u></p> <p>The SFR2 district will include the uses specified in SFR as well higher density residential detached and attached units and townhomes. Density is limited to 8 units per acre within the district.</p> <p>*Adjacent homes in the SFR2 District on the eastern side of Brighton Boulevard shall maintain a 2-3' difference in front façade distance from ROW in order to visually stagger the product.</p>	<p>2 per dwelling unit (Spaces shall be provided in driveways and/or detached or attached garages)</p> <p><i>*Rear or front-loaded detached garages are allowed</i></p>
<p><u>(CWR) Residential w/ Workspace:</u></p> <p>The CWR district is intended for high density residential purposes, including single family attached units and townhomes. BN district uses are allowed and required in this district to complement the residential space to serve the work needs of the residential component.</p>	<p>2 per dwelling unit (Spaces shall be provided in driveways and/or attached garages, or other designated surface parking areas)</p>

Zoning District and Description	Parking Requirements
<p><u>(AR) – Age Restricted Residential:</u></p> <p>The AR district is intended to support age restricted housing (55 & over) intended for residential purposes, including single family attached and detached units, duplexes, and townhomes for residents in need of assisted living care. Accessory uses to serve administrative, medical, recreational, and religious needs are permitted within this district.</p>	<p>2 per detached unit</p> <p>1 per 3 attached dwelling units plus 1 per employee</p> <p><i>*Rear or front-loaded detached garages are allowed.</i></p>
<p><u>(BG) Business and Professional District:</u></p> <p>The BG district is intended to accommodate businesses along outlying traffic arteries primarily engaged in the sale of durable goods, equipment, services, and recreational facilities. Drive thrus and canopies are allowable in conjunction with the primary usage. Businesses can be open 24 hours.</p>	<p>1 per 300 SF GFA (Wholesale Trade, Offices, Etc.)</p> <p>1 per 200 SF GFA (Retail Trade, Gov. , Etc.)</p> <p>For Restaurants, Food Service Establishments, and Breweries, Parking Shall be 1 Per Every 4 Seats Plus 1 Per Employee</p> <p>Hotel, Motel: 1 Per Each Guest Room</p> <p>Service & Repair: 1 Per 250 SF of work area.</p> <p>Club, library, funeral home, theatre, or any assembly use: 1 for Each 4 Seats.</p> <p>Hospital: 1 for Each 2 Beds.</p> <p>School: 1 for Each Classroom and 2 per Admin Office (Primary/Elementary/Middle), 4 Each for Each Classroom and Admin Office in Senior High School plus for each 5 seats for public assembly areas regardless of school type.</p> <p>Religious Org.: 1 for Each 2 Employees and 1 for Each 4 Seats in Assembly Room.</p> <p>Automobile Service, etc.: 2 for each fuel pump, plus 3 for each service bay or wash rack</p>

<p><u>(BN) Business Neighborhood:</u></p> <p>The intent of the BN district is to provide a variety of commercial and nonresidential uses characterized by retail, wholesale, office and service establishments. Outside sales areas are allowable in conjunction with inside sales. Drive thru and canopies are allowable in conjunction with the primary usage. Businesses shall close no later than 11 pm. SFR2 attached residential uses are permitted conditionally, but must come back to planning commission to ensure standards are met per the UDO.</p>	<p>1 per 300 SF GFA (Wholesale Trade, Offices, Etc.)</p> <p>1 per 200 SF GFA (Retail Trade, Gov. , Etc.)</p> <p>Utility substation or Tower: 1 Space</p> <p>School: 1 for Each Classroom and 2 per Admin Office (Primary/Elementary/Middle), 4 Each for Each Classroom and Admin Office in Senior High School plus for each 5 seats for public assembly areas regardless of school type.</p> <p>Religious Org.: 1 for Each 2 Employees and 1 for Each 4 Seats in Assembly Room.</p>
<p><u>(BS) Business Specific:</u></p> <p>The BS district will accommodate an existing business located with the Planned Development to allow cohesive compliance. This district shall also allow designated BG uses.</p>	<p>1 per 200 SF of Office Space</p>
<p>Zoning District and Description</p>	<p>Parking Requirements</p>
<p><u>(MS) Business Specific:</u></p> <p>The BS district will accommodate an existing business located with the Planned Development to allow cohesive compliance. This district shall also allow designated BG uses.</p>	<p>1 per 200 SF of Office Space</p>

(PR) Park, Recreation, and Open Space:

The PR district will provide area(s) designated for stormwater control, public recreation, community facilities, natural and man-made bodies of water, forests, and other similar open space uses.

District	SFR	SFR2	CWR	AR	BG	*BN	BS	MS	PR
SFR District Regulations									
Min. Lot Area Per Dwelling Unit <i>*3,480-SF on the western side of Brighton Boulevard and 4,000-SF on the eastern side (alley loaded product only)</i>	6,875 SF	3,480 SF	1,800 SF	4,000 SF	N/A	N/A	N/A	N/A	N/A
Min. Lot Width <i>*31' on the western side of Brighton Boulevard and 40' on the eastern side.</i>	55'	*31'/40'	18'	18'	N/A	N/A	N/A	N/A	N/A
Max. Units per Acre	4	8	10	16	N/A	N/A	N/A	N/A	N/A
Min. Front Yard Setback <i>**When rear loaded</i>	20'	20'/**10'	10'	10'	10'	10'	10'	10'	N/A
Min. Setback from Secondary St. Frontage	10'	10'	10'	10'	15'	15'	15'	15'	N/A
Min. Setback from Secondary St. Frontage	25'	15'	15'	15'	15'	15'	15'	15'	N/A
Min. Side Yard Setback	5'	0' or 5'	0' or 5'	0' or 5'	None	None	None	None	N/A
Min. Rear Yard Setback	15'	15'	15'	15'	None	None	None	None	N/A
Max. Lot Coverage	45%	60%	90%	90%	80%	80%	80%	80%	N/A
Max. Structure Height (from Roof Line)	35'	35'	60'	60'	60'	60'	60'	30'	20'

***Where commercial development is proposed adjacent to residential property, a 50' buffer is required.**

***Adjacent homes in the SFR2 District on the eastern side of Brighton Boulevard shall maintain a 2-3' difference in front façade distance from ROW in order to visually stagger the product.**

TABLE OF PERMITTED USES									
Type of Use	SFR	SFR2	CWR	AR	BG	BN	BS	MS	PR
AGRICULTURAL									
Horticulture Nursery					P				
Agricultural Uses of Animal Production									
CAFO									
Campground									
RV Park									
RESIDENTIAL USES									
Accessory Dwelling Unit									
Bed and Breakfast									
Bed and Breakfast with Commercial Meeting Privileges									
Conservation Subdivision	P	P							
Day Care Home – Large (6-10)		P							
Day Care Home – Small (5 or less)		P							
Dwelling, Attached Single Family		P	C			C			
Dwelling, Detached Single Family	P	P							
Dwelling, Two-Family									
Dwelling, Three - Family									
Dwelling, Multi-Family									
Group Home-Large (8 or More)		P		P					
Group Home-Small (7 or Less)		P		C					
Manufactured Home									
Manufactured Home Park									
Nursing Homes		P		P					
COMMERCIAL									
Automobile Service Station, Major					C				
Automobile Service Station, Minor					C				
Automobile, ATV, Motorcycle, or Boat Sales									
Automotive Parts Stores									
Bar or Night Club					C		C	C	
Car Wash					C		C	C	
Catering Service					P		P	P	
Check Cashing									
Commercial Day Care Center					P		P	P	
Convenience Store					P	P	P	P	
Drive-In Theatre									
Dry Cleaning					P		P	P	
Financial Institutions					P	P	P	P	
Funeral Homes					P		P	P	
Garden Centers					P	P	P	P	
General Retail					P	P	P	P	
Type of Use	SFR	SFR2	CWR	AR	BG	BN	BS	MS	PR

Grocery Stores						P			
Hardware Stores					C	C	C	C	
Health/Fitness				P	P	P	P	P	P
Hotels/Motels					P	P	P	P	
Indoor Storage							P		
Liquor Stores					P		P	P	
Microbrewery, Micro-Distillery, Micro-Winery					P	P	P	P	
Miniature Golf									P
Mixed-Use Building		P		P	P	P	P	P	
Office Building		P			P	P	P	P	
Office, Medical		P		P	P	P	P	P	
Office, Non-Medical		P			P	P	P	P	
Outside Display/Sales						P			
Parking Lots		P			P	P	P	P	
Personal Service		P		P	P	P	P	P	
Pet Boarding									
Restaurant, Full Service					P	P	P	P	
Restaurant, Quick Services					P	P		C	
Sexually Oriented Businesses									
Specialty Retail					P	P	P	P	
Tattoo Parlor									
Tobacco Stores									
Vape, E-Cig, Store and lounges									
Veterinarian					P		P	P	
INSTITUTIONAL, CIVIC, OR PUBLIC									
Amphitheaters									P
Cemetery and Mausoleums									
Civic and Social Organizations					P	P	P	P	P
Colleges, Universities, and Vocational Schools					P				
Elementary Schools									
Farmers Market, Indoor					P	P	P	P	
Farmers Market, Outdoor					P	P	P	P	P
Golf Course									P
Government Building or Facility					C	C			
Hospital					P		P	P	
Kindergarten or Pre-School					P	P	P	P	
Parks and Open Space					P	P	P	P	P
Public Utility Stations									
Recreational Facilities					P		P	P	P
Religious Assembly					P	P	P	P	
Secondary Schools					P		P	P	
Sports Stadium									
Theatre						P	P	P	
Transportation Terminal (Bus or Rail)									

Type of Use	SFR	SFR2	CWR	AR	BG	BN	BS	MS	PR
INDUSTRIAL									
Animal Shelters									
Correctional Facility									
Crematory									
Heavy Equipment Rental									
Indoor Shooting Range									
Junk Yard or Scrap Yard									
Manufacturing or Production Facility									
Outdoor Shooting Range									
Outdoor Storage									
Repossession Services									
Telecommunication Tower									
Truck Sales and Service									
Warehouse									
Wholesale Trade					P	P	P	P	

4.0 PEDESTRIAN ACCOMODATIONS AND OPEN SPACE

5-foot-wide sidewalks are proposed for both residential areas and commercial areas. Sidewalks will be constructed in phases at the same times residences or commercial parcels are constructed. Where there are streets with lots on one side, the sidewalk will be installed on the lot side of the street. Where there are streets with lots on both sides of the street, sidewalks shall be installed on both sides. Handicap ramps will be provided at all intersections. All sidewalks will be maintained by the governing POA within that portion of the PUD.

The locations of park, recreation, and open space that will include walking trails outside of right of ways are depicted on Exhibit 2. The proposed locations are subject to an evaluation to determine if the terrain will allow construction of safe and accessible trails. Alternate routes may be required and shall be subject to approval by the Planning Commission. Hard surface trails shall be constructed of all-weather material.

Park space is conceptually shown in a location central to this development and specific components (parking locations and field/amenity orientations and layouts) will be further defined during the engineering of the streets and lots that surround it. The park space will be incorporate into Phase 2 of the Brighton PUD Development.

Parking shall be provided on the north and south side of the proposed park. A minimum of 20 parking spaces shall be provided in conjunction with the park.

5.0 LANDSCAPING

5.1 Streetscaping

Street trees will be provided along both sides of all public roadways and along all street frontages approved by the master developer **in accordance with the Town of Chapin Ordinance**. Trees planted in front of single-family residences shall be maintained by the individual homeowner or HOA. These trees will be planted/located to provide even spacing where possible and to avoid conflict with driveways, utilities and other permanent fixtures in the right of way. Street trees planted in common areas and/or along streets with no fronting lots or in front of commercial properties shall be owned and maintained by the property owner or POA. **All sidewalks, common area landscaping, streetscaping and lighting shall be the responsibility of the POA associated with each specific lot, whether commercial or residential. Lighting shall be consistent and match existing style within the community.**

Commercial Districts fronting Columbia Avenue and Brighton Avenue will encourage street trees spaced at intervals of 75' in accordance with this section as well as a landscape strip to provide plantings with a minimum of 60 percent of the landscape strip planted in a combination of approved shrubs, annuals perennials, live ground cover, ornamental grasses, or turfgrass. Plant materials shall be designed and installed in a manner that provides variability of height at maturity. Spacing and arrangement of plant material must be primarily based on the mature dimensions of the plants. Covenants will be provided that require maintenance of all landscaped areas by property owner, **HOA or POA**.

5.2 Parking

The following standards shall apply to all new parking areas with 10 or more spaces and all expansions to existing parking areas which add 10 or more spaces, unless otherwise noted. In an expansion, only the area of expansion is required to be included in the calculation; however, the landscaping may be provided anywhere within the parking area.

- A. Plant material shall be selected and arranged to ensure the maximum safety of the public. No landscaping area shall be designed, installed, or maintained in such a way that it provides cover or refuge for criminal activities.
- B. Plant material is required along 10 percent of the length of exterior building walls and structures to provide separation between the building and the vehicular surface area.
- C. Landscaped islands at least 200 square feet in size and a minimum of five feet on any side shall be placed at the ends of each row of parking spaces. Intermediate islands at

least 200 square feet in size and a minimum of five feet on any side shall be placed throughout the parking lot so that no parking space is further than 75 feet from a tree, as measured from the end or edge of the parking space. One tree is required at the end of every row of parking, even if the row terminates at a buffer area.

1. Each landscaped island shall include one large maturing tree unless there is an overhead utility line or street light present, in which case a small or medium maturing tree shall be planted.
 2. In addition to the tree planting requirement, a minimum of 20 percent of each landscaped island shall be planted in a combination of small maturing shrubs, perennials, annuals, ornamental grasses, and/or live ground cover. All other areas shall be maintained in mulch wherever plant material is placed.
- D. Landscaped areas within or adjacent to parking areas must be protected from vehicular damage by a raised curb, wheel stops or approved equivalent barrier of at least six inches in height.
- E. Alternative, creative landscaping plans that incorporate larger islands or different spacing of landscaped areas than required in this section may be approved by the owner, as long as the minimum area of landscaping and minimum number of trees is provided.
- F. Commercial parking facing public right of ways will be subject to the standards of Section 5.1.

5.3 Planting Standards and Maintenance

Minimum Planting Standards are as follows:

Large Trees - 3" Caliper, 10-12 ft. Height

Medium Trees – 2" Caliper, 8-10 ft. Height

Small Trees – 1.5" Caliper, 6-8 ft. Height

Large Shrubs – 7 Gallon, 6' Height

Medium Shrubs – 5 Gallon 4' Height

Small Shrubs and Ornamental Grasses – 3 Gallon, 3-4'

Annuals and Perennials – 1 Gallon

All required plantings installed shall be:

1. Nursery grown stock that is free from pests or growth problems, and
2. Installed and maintained according to best management practices and standards set forth by the American Nursery and Landscape Association, ANSI Z60.1-2004, as amended; and
3. **Selected from the List of Approved Plant Species for the Town of Chapin and List of Approved Tree Species for the Town of Chapin as provided by the Zoning Administrator.**
4. Except for individual single-family lots, all newly planted and relocated plant material shall be watered by permanent irrigation systems. Trees shall be watered at a rate of five gallons per inch of caliper at least one time per week or as needed based on soil and weather conditions. All other vegetation shall be watered sufficiently to ensure healthy growth and longevity in the landscape.

Commercial outparcels maintained by the property owner while vacant to maintain an attractive appearance. Vegetation shall consist of turf grass, shrubs, trees, live ground cover, annuals, perennials, ornamental grasses, or other vegetative cover that will secure the soil and create an attractive appearance.

6.0 PROPERTY OWNER’S ASSOCIATIONS

All areas within Brighton will be subject to the covenants of a POA (Property Owner’s Association) or HOA (Homeowner’s Association). It is anticipated that several associations will need to be established to serve this multifaceted development. **These associations will own and maintain any property considered to be common areas, including permanent monument signage, private easements, landscaping in common, walking trails, sidewalks, lighting, and recreation areas.** These associations will be responsible for implementing, maintaining, and enforcing restrictive covenants. An example of the covenants is provided as Exhibit 6.

The single-family residential owners will be included in a HOA with the Townhome residences and commercial areas included in various POA’s. The proposed associations will provide the oversight, and guidance needed to maintain a first-class development.

7.0 ARCHITECTURAL STYLE AND BUILDING MATERIALS

7.1 Residential Properties

An extensive inventory will be offered in several lot sizes to construct both one- and two-story homes with a range of square footages and a variety of architectural styles. Exterior veneer materials will consist of one or a **combination of fiber cement siding, brick, and stone.** The fascia will be metal, and the soffits will be vinyl. Shutters will normally be fixed vinyl shutters. This includes other housing products for townhome units as well. The subject properties will be subject to the **Town of Chapin requirements and review by the Architectural Review Board.** The Owner reserves the right to add additional requirements on a case-by-case basis.

Example photographs of various houses have been included below. The photographs are intended to provide an idea of the types of architectural styles that will be used and how color and materials may be used to vary elevation appearances.



**Pictures should be considered for illustrative purposes only.*

7.1 Commercial Properties

Commercial properties will be subject to the requirements of the **Town of Chapin and reviewed by the Architectural Review Board**. The Owner reserves the right to add additional requirements on a case-by-case basis.

All trash/dumpster/loading areas associated with commercial properties must be screened from residential properties using solid material such as a wall or opaque screening.

8.0 SIGNAGE

Permanent signage near the main entrances on either side of Columbia Avenue. Secondary entrances will have a similar sign on a smaller scale. **All signage will be subject to the guidelines and requirements of the Town of Chapin.**

Electronic signs are prohibited with the Brighton PD and all proposed signage will be of a cohesive design.

The proposed signage will match the existing signage in the technology park (see below).



9.0 ENGINEERING

The regulations and guidelines concerning the development of property as dictated by The Town of Chapin, the City of Columbia (water), South Carolina Department of Transportation (SCDOT), **South Carolina Department of Environmental Services (SCDES)**, and Lexington County regulations and guidelines concerning the development of property will be followed. Mungo Homes has engaged Civil Engineering of Columbia Inc., who has almost 50 years of experience working in Lexington County and has a solid understanding of the engineering required to complete this project and is committed to providing high quality engineering for this project.

9.1 Roads

This development will have access points from Columbia Avenue. SCDOT has been consulted and these locations as shown on Exhibit 3 have been cleared as access points to this community. SCDOT traffic mitigation will include installation of the following:

- Eastbound left-turn lane with Columbia Avenue to accommodate left-turn movements from Columbia Avenue onto Brighton Boulevard.
- Westbound left-turn lane within Columbia Avenue to accommodate left-turn movements from Columbia Avenue to Woodthrush Road.
- Westbound right-turn lane along Columbia Avenue to accommodate right-turn movements from Columbia Avenue onto Brighton Avenue.

The proposed road typical sections for the streets will vary depending on the district and are shown Exhibits 4 and 5. Pavement sections will be evaluated during the site design of the various phases to ensure proper design.

All Pedestrian crossings of roads will include ADA compliant striped crossings and curb ramps. All new streets will be deeded to Lexington County upon successful completion of the maintenance period. Any work within the right of way of Columbia Avenue will be submitted to SCDOT for review and approval.

Traffic mitigations will be considered throughout the development, particularly during peak hours. The through lane at Brighton Blvd. and Columbia Ave. may become a conditional left turn during peak hours or be adjusted to be a shared left/through and dedicated left without hourly restrictions if supported by traffic engineering. SCDOT will be the final authority for this decision.

Internal roadway design shall adhere to the current Lexington County Roadway Design Manual and Lexington County Public Works design policies. Should those policies conflict with the approved PUD document, that portion of the project shall come back before PC for review and approval prior to proceeding.

9.2 Grading and Erosion Control

As each section is developed, lots will be graded to create level building pads and to define swales and drainage patterns. Tree stumps and limbs from clearing will be ground to mulch and used onsite for soil erosion measures to the extent possible in addition to other BMP's. Best management practices in accordance with The Town of Chapin, Lexington County and SCDES regulations will be implemented upon the initial clearing of each section for proper soil erosion and sediment control. Slopes and other disturbed areas between sections of lots will be revegetated. Buffers around the exterior of the property will be left in place to help shield it from surrounding properties as shown.

9.3 Water and Sewer

The site engineer has discussed the project with the Town of Chapin (sewer) and the City of Columbia (water). Water and sewer are available for this project. Potable water will be provided from the existing lines along Columbia Avenue.

9.4 Stormwater

Stormwater runoff will be controlled utilizing a collection system and appropriately placed detention ponds. The collection system will start with small swales and curbs that direct the water into collection basins and curb side catch basins. From these collection points the water will be piped/conveyed to the detention ponds. The purpose of detention ponds is to regulate the discharge of water from the site to no higher flow than discharged from the site prior to development. All stormwater system components will be engineered to meet Lexington County and SCDES water quality requirements according to an Agreement to Facilitate dated 5/1/13.

Internal stormwater design shall adhere to the current Lexington County Stormwater and Lexington County Public Works design policies. Should those policies conflict with the approved PUD document, that portion of the project shall come back before PC for review and approval prior to proceeding.

9.5 Wetlands and Floodplain

The National Wetland Inventory identifies several areas on parcel 1 which appear to be wetlands. These existing wetlands have been field delineated and verified by the US Army Corps of Engineers. This development and its associated projects will not impact these wetlands and will promote them as a natural amenity enhancing the community.

This property is not within the Flood Plain or Special Flood Hazard area per the current FEMA floodplain maps. Therefore, submittal to FEMA is not anticipated or required.

9.6 Evaluations

Evaluations with the school district on school bus routes and alternatives can be made upon request.

10.0 CONCLUSION/TOWN OF CHAPIN

The Brighton Planned Development will exemplify and maintain the high standards that have been in place in the Town of Chapin for many years. This includes both commercial and diverse residential offerings that will meet the needs of residents and accommodate a variety of economic levels, age groups and preferences. This sets forth the guidelines for this high-quality mixed-use development that will serve the Town of Chapin, and its residents for many years to come.

Except as explicitly state herein, Brighton Planned Development shall be subject to the provisions of the Town of Chapin, SC's Unified Development Ordinance (UDO) and specifically to land usage, shall include regulations associated with building standards, planning, landscaping and tree mitigation, parking and lighting requirements, zoning, signage and architectural and appearance standards.

In addition, development of roadway infrastructure shall meet SCDOT standards. Land development, land disturbance, and storm water design and engineering shall meet Lexington Count requirements.

We respectfully request that the Town of Chapin approve our PD for Brighton.

11.0 ATTACHMENTS

- Exhibit 1 – Plat of Property
- Exhibit 2 – Proposed Zoning District Plan
- Exhibit 3 – Proposed Roadway Details
- Exhibit 4 – Proposed Roadway Details
- Exhibit 5 – Proposed Master Plan Rendering
- Exhibit 6 – Sample Neighborhood Covenants

**Any illustrations contained herein should be considered illustrative only and may not represent the architectural or material properties of the represented object.*

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF CHAPIN, SC:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

[Required: *Property Murray Lindler Rd, Chapin SC 29036 / 16.80 acres, Plat: 216G - 0103, Tract C*

The property is designated as follows on the County tax maps: **000700-05-010**

[Recommended: A plat or map of the area should be attached. A tax map may be adequate.]
See attached map – Lot as highlighted on map

[Optional: It is requested that the property be zoned as follows:_____]

Signature	Street Address, City	Date
Signature	Street Address, City	Date
Signature	Street Address, City	Date

[Add signatures as necessary]

=====

For Municipal Use:

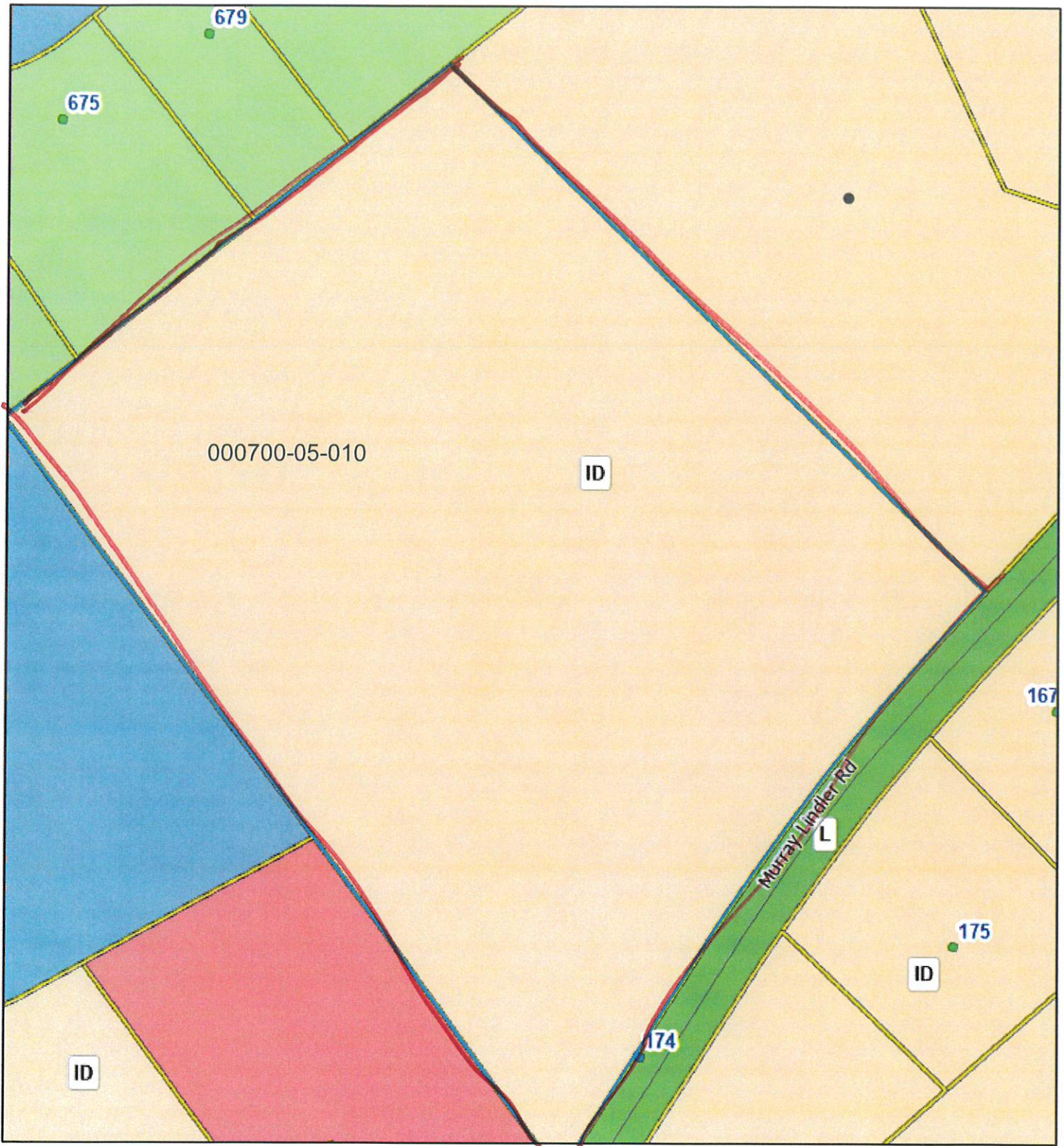
Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation

By: _____, Date _____

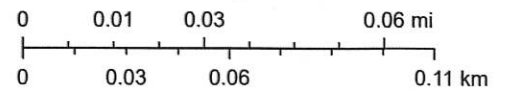
Lexington County Map



5/22/2025, 3:09:05 PM

1:2,000

- | | | |
|----------------|----------------------------|-------------------|
| Address Points | Chapin Zoning | L - Local Street |
| Existing | Office Commercial | County Boundaries |
| To Be Placed | Public Institutional | Municipalities |
| Roads | Suburban Residential 1 | Municipalities |
| Collector | Zoning | Unincorporated |
| Parcels | ID - Intensive Development | |



100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF CHAPIN:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).


The territory to be annexed is described as follows:

[Required: Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.] 000700-05-030

[Recommended: The property is designated as follows on the County tax maps: _____
ID Intensive Development]

[Recommended: A plat or map of the area should be attached. A tax map may be adequate.]

[Optional: It is requested that the property be zoned as follows: TR-2]


Signature SBS Holdings, LLC Street Address, City 454 Leonard Rd, Chapin SC 29536 Date 6-5-25

[Add signature lines as necessary.]

For Municipal Use:

Petition received by Reid Rsdtk, Date 6-6-25

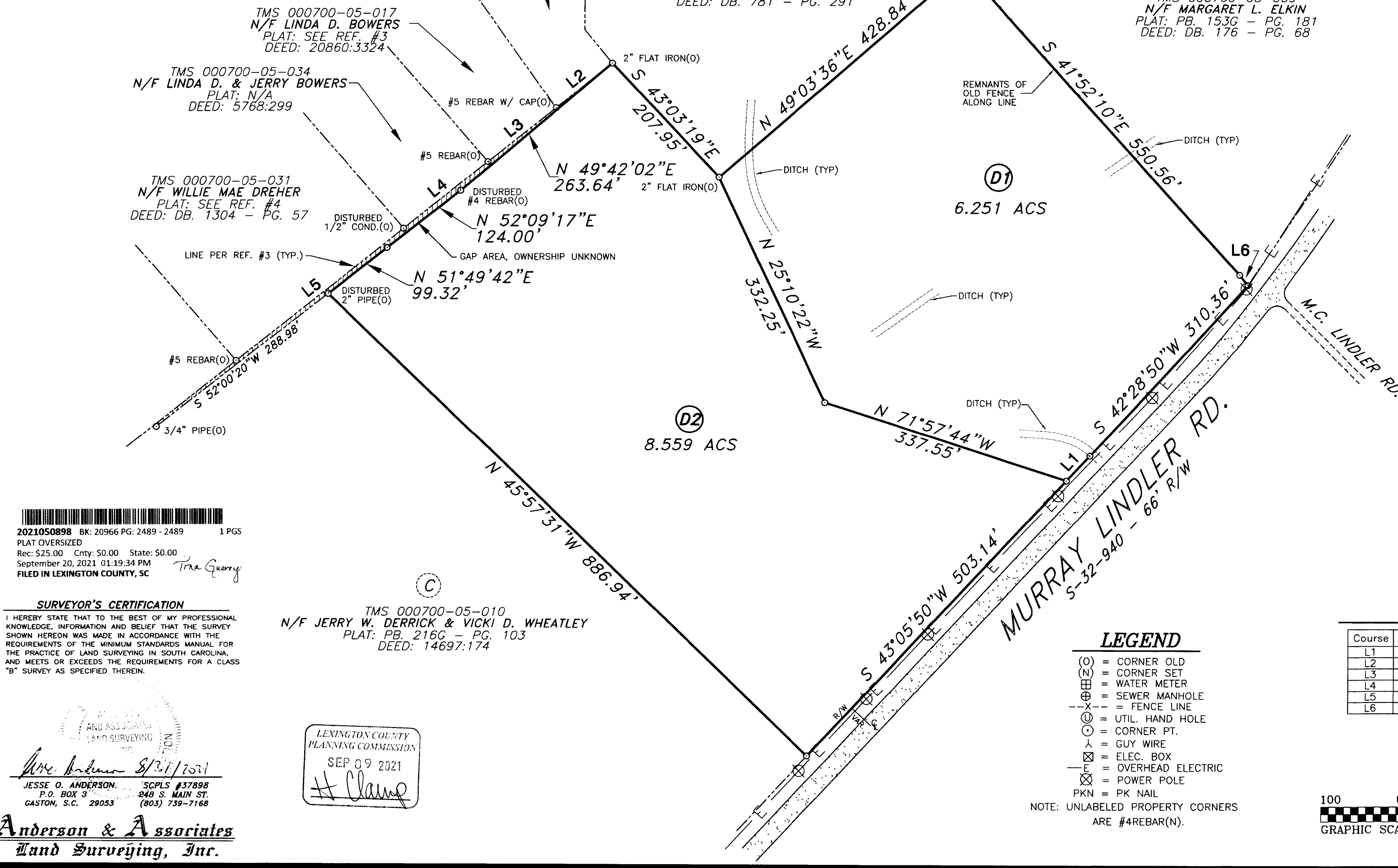
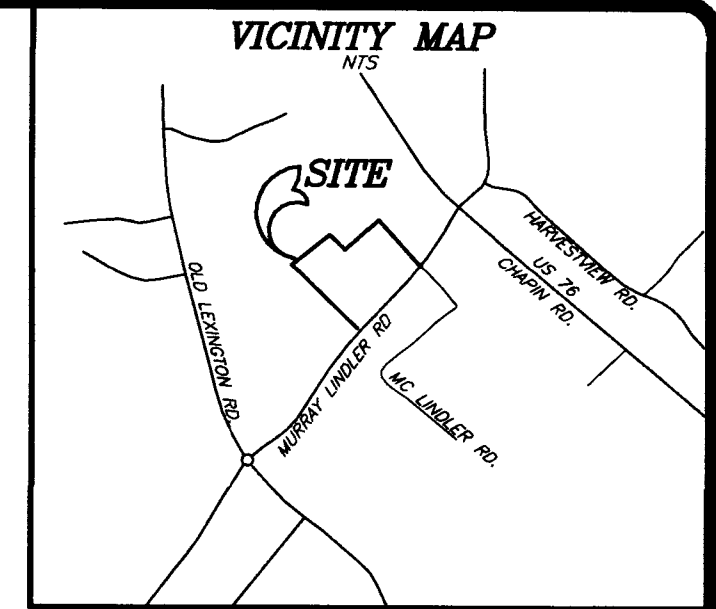
Description and Ownership verified by Reid Rsdtk, Date 6-6-25

Recommendation _____

By: _____, Date _____

NOTES AND REFERENCES

1. BEING SHOWN AS A SUBDIVISION OF LEXINGTON COUNTY TMS 000700-05-030.
2. BEING SHOWN AS A SUBDIVISION OF THE SAME TRACT "D" AS SHOWN ON PLAT PREPARED FOR HEBER L. MEETZE ESTATE BY RICHARD C. YONGUE DATED APRIL 24, 1987 AND RECORDED AS PB. 216G - PG. 103.
3. REFERENCE BEING MADE TO A PLAT PREPARED FOR MYRLAIN R. DREHER AND ELBERT R. DREHER BY J.W. GEE SURVEYING COMPANY DATED AUGUST 15, 2015 AND RECORDED AS 17904-170.
4. REFERENCE BEING MADE TO A PLAT PREPARED FOR ELMER DREHER, WILLIE MAE DREHER & MYRLAIN DREHER BY RICHARD C. YONGUE DATED FEBRUARY 15, 1989 AND RECORDED AS PB. 230 PG. 40.
5. THIS PROPERTY IS NOT SHOWN TO BE LOCATED IN A FLOOD PRONE AREA BUT IS SHOWN TO BE LOCATED IN THE UNSHADED ZONE "X" PER F.I.R.M. PANEL #45063C-0040J EFFECTIVE DATE JULY 4, 2018.
6. THIS LOT MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER CONDITIONS FOUND IN UNRECORDED DOCUMENTS. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. ONLY DOCUMENTS LISTED HEREON WERE USED IN PREPARATION OF THIS PLAT.



2021050898 BK: 20966 PG: 2489 - 2489 1 PGS
 PLAT OVERSIZED
 Rec: \$25.00 Cnty: \$0.00 State: \$0.00
 September 20, 2021 01:19:34 PM
 FILED IN LEXINGTON COUNTY, SC

SURVEYOR'S CERTIFICATION
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

JESSE O. ANDERSON SCPLS #37898
 P.O. BOX 3 248 S. MAIN ST.
 GASTON, S.C. 29053 (803) 739-7168

Anderson & Associates
 Land Surveying, Inc.

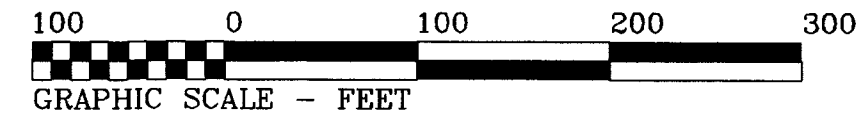
TMS 000700-05-010
 N/F JERRY W. DERRICK & VICKI D. WHEATLEY
 PLAT: PB. 216G - PG. 103
 DEED: 14697:174

LEXINGTON COUNTY
 PLANNING COMMISSION
 SEP 09 2021
H. Clump

LINE TABLE

Course	Bearing	Distance
L1	S 42°28'50" W	45.80'
L2	S 51°20'54" W	95.71'
L3	S 51°25'20" W	115.62'
L4	S 51°27'40" W	142.98'
L5	S 51°28'42" W	283.77'
L6	S 40°03'10" E	17.73'

- LEGEND**
- (O) = CORNER OLD
 - (N) = CORNER SET
 - ⊕ = WATER METER
 - ⊙ = SEWER MANHOLE
 - X-X- = FENCE LINE
 - ⊙ = UTIL. HAND HOLE
 - ⊙ = CORNER PT.
 - ⋈ = GUY WIRE
 - ⊗ = ELEC. BOX
 - E- = OVERHEAD ELECTRIC
 - ⊗ = POWER POLE
 - PKN = PK NAIL
- NOTE: UNLABELED PROPERTY CORNERS ARE #4REBAR(N).



2021050898	BOUNDARY SURVEY PREPARED FOR	SCALE: 1" = 100'	Anderson & Associates Land Surveying, Inc.	
	PAT VELLA	DATE: 8-31-2021		
	NEAR CHAPIN, SC	DRAWN: JOA2		
	LEXINGTON COUNTY, SC	CHECKED: JOA		
	SHEET	1 OF 1		

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF CHAPIN:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

[Required: Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.] 000700-05-049

[Recommended: The property is designated as follows on the County tax maps: ID Intensive Development]

[Recommended: A plat or map of the area should be attached. A tax map may be adequate.]

[Optional: It is requested that the property be zoned as follows: TR-2]

<i>Patty Vella</i>	dotloop verified 06/05/25 4:23 PM EDT 3HLH-T04W-CBKW-HEQH	06/05/2025
Signature	Street Address, City	Date

[Add signature lines as necessary.]

For Municipal Use:

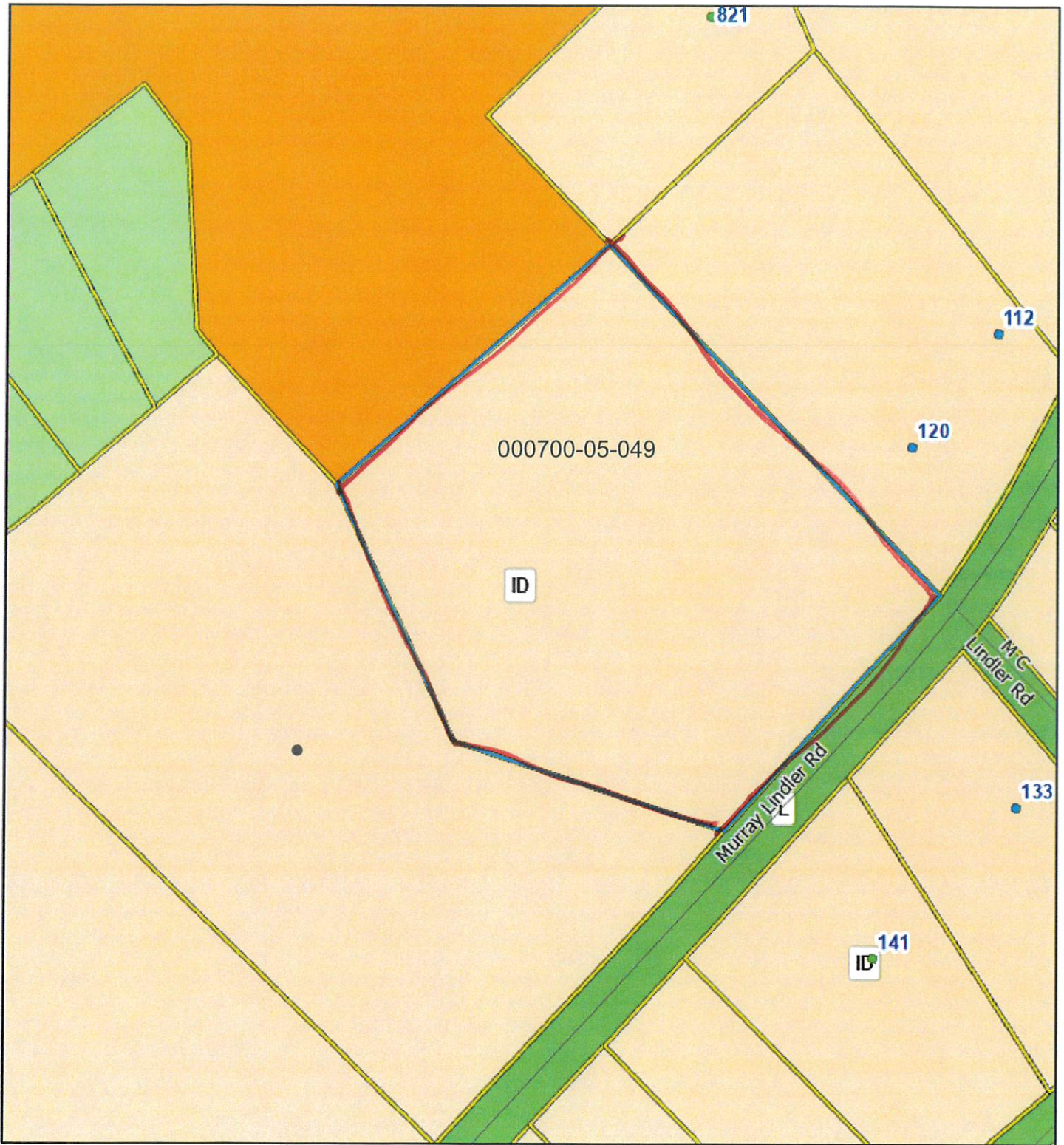
Petition received by Reid Radtke, Date 6-6-25

Description and Ownership verified by Reid Radtke, Date 6-6-25

Recommendation _____

By: _____, Date _____

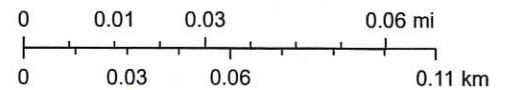
Lexington County Map



5/22/2025, 3:03:01 PM

1:2,000

- | | | |
|----------------|----------------------------|-------------------|
| Address Points | Parcels | L - Local Street |
| Existing | Chapin Zoning | County Boundaries |
| To Be Placed | Suburban Residential 1 | Municipalities |
| Roads | Village Commercial | Municipalities |
| Collector | Zoning | Unincorporated |
| Local | ID - Intensive Development | |



To: Planning Commission
From: R Radtke, Planning & Zoning Administrator
Date: November 24, 2025

Property Location: Murray Lindler
Tax Map Number: 000700-05-049 / 000700-05-030 / 000700-05-010
Property Zoning District: Neighborhood – Requested Town Residential (TR-2)

Annexation:

This residential development within the Town of Chapin is being proposed to be annexed into the Town from 3 separate parcels; **A - 000700-05-049 (16.80 acre)**, **B- 000700-05-030 (8.56 acre)**, **C - 000700-05-049 (6.39 acre)** for a total of 31.75 acres.

The review of this project has three separate decisions staffing is requesting from the Planning Commission:

1. Annexation (parcel) plan approval for the 3 Separate Lot's as depicted.
2. Approval for joining this site plan from 3 parcels into 1 parcel (Lots A, B, & C) to incorporate residential development as proposed.
3. Approval of planned residential neighborhood, incorporating the requirements of TR 2 zoning district of the UDO.

Staff requests the following decisions:

1. **Review and approve**
2. **Approve with conditions**
3. **Deny all applicable subdivision application components.**

The following is a staff evaluation of the land parcel and commercial development.
Open Space / Buffers / Lot sizes:

Lot A parcel is proposed at 2.65 acres. This would require 5% of the area for open space. Lot B is proposed for .80 of an acre which also require 5% of open space. Lot C is proposed of 1.50 acres, which would require 5% of open space. The combined parcel as proposed (4.95 acres) would require a total of 5% of open space and may give them the best opportunity to combine with creative features.

The following is a staff evaluation of the land parcel and development.

Open Space / Buffers / Lot sizes

Parcel is 31.75 acres and would require 15% of the area for open space as requested for TR-2 zoning. There appears to be 3 designated amenities/ open space areas as well as a permanent conservation easement

Buffers:

The eastern side of the project is proposed with Type A property buffer (5 ft). Northend of property is proposed with a Type C buffer (20 ft). The western side of the property is proposed

with a Type B (10 ft). Along M. Lindler Rd is proposed a Type B (10ft). In compliance with this request.

Lot sizes. 6,500 / Setback Min Front 10', Max Front 25' Side 10'/5/ Rear 15'. See Sheet C01

Driveway requirement 50% side/rear entry – All lots are designed for optional front/side/rear loaded garages. Builder will be able to choose which specific units to load front v. side or rear and will meet minimum 50% side/ rear loaded requirement.

Amenity's: Based on size of the project the following would be required: Open space required = 4.8 acres. Provided 96 acres.
See Sheet C03

Park – In compliance

Internal trail / sidewalk – In Compliance

External Pedestrian connection- Need details

Playground – In compliance

Pavilion or picnic area – Need more details

Sports field – In compliance

Street design would follow Lexington County standards as well as planting strip street trees and sidewalk as required in Table 5.3.11.b.

Traffic Study (TIS) 5.6 requested – There are no road improvements being offered in this application. Staff estimates two access areas onto Murray Lindler Rd. Potential turn lane & other options?

Landscaping:

Tree removal plan and tree survey requested. Calculations would be based upon what is expected for clear cutting and reviewed for compliance with the Code. Proposal is to clear cut in two separate phases.

Recommend planning to develop access road to connect existing neighboring parcel. As stated, (or required?) in 5.3.10.d – Connectivity to adjacent properties

Parking – 3 spaces per lot – In compliance.

Designated areas for guests and overflow for amenity areas – need locations. Comments- Between our 3 amenities areas we have capacity to provide 98 additional parking stalls including 4 ada accessible stalls

Retention Pond – Planned criteria for storm water & has 10' wide walking path around for amenity.

Mailbox Kiosk – see C03 located next to Amenity #2

Bus stops located – East and West conservation easements & amenity #3 park & playground.

Can not be clarified

1. Tree Mitigation – Survey – need more details per mitigation plan.
2. TIS – potential turn lane from M. Lindler? **Client will report details w/ Plan**
3. Driveway stacking – Rear / side loaded – require 50%?
4. Excessive / Guest Parking areas?
5. Retention pond / Amenity? – Will need details

REQUIRED ON-SITE PEDESTRIAN CIRCULATION FACILITIES MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

A. THE ON-SITE PEDESTRIAN CIRCULATION SYSTEM MUST BE PAVED AND BE AT LEAST FIVE FEET IN WIDTH. B. AN APPROPRIATELY SIZED PLANTING STRIP, DEPENDENT ON PROPOSED TREE SPECIES, SHALL BE PROVIDED ON BOTH SIDES OF THE PEDESTRIAN CIRCULATION SYSTEM TO ACCOMMODATE THE PLANTING OF CANOPY OR UNDERSTORY TREES FOR THE PURPOSE OF PROVIDING SHADE. ONE CANOPY TREE SHALL BE PLANTED EVERY 40' OR ONE UNDERSTORY TREE EVERY 20', OR COMBINATION THEREOF. C. WHEN THE ON-SITE PEDESTRIAN CIRCULATION SYSTEM CROSSES DRIVEWAYS, PARKING AREAS OR LOADING AREAS, IT MUST BE CLEARLY DIFFERENTIATED THROUGH THE USE OF ELEVATION CHANGES, A DIFFERENT PAVING MATERIAL, OR OTHER EQUALLY EFFECTIVE METHODS. STRIPING ALONE, WHEN NOT COMBINED WITH OTHER MENTIONED OR SIMILAR METHODS, DOES NOT MEET THIS REQUIREMENT. D. WHEN THE ON-SITE PEDESTRIAN CIRCULATION SYSTEM IS PARALLEL AND ADJACENT TO A MOTOR VEHICLE TRAVEL LANE, IT MUST BE A RAISED PATH AT LEAST SIX INCHES ABOVE THE VEHICLE TRAVEL LANE SURFACE OR BE SEPARATED FROM THE VEHICLE TRAVEL LANE BY A RAISED CURB, BOLLARDS, LANDSCAPING OR ANOTHER PHYSICAL BARRIER. IF A RAISED PATH IS USED, THE ENDS OF THE RAISED PORTIONS MUST BE EQUIPPED WITH ACCESSIBLE CURB RAMPS. E. THE ON-SITE PEDESTRIAN CIRCULATION SYSTEM MUST BE ILLUMINATED TO ENSURE THAT IT CAN BE USED SAFELY AT NIGHT BY EMPLOYEES, RESIDENTS, AND CUSTOMERS. LIGHTING SHALL MEET THE REQUIREMENTS OF SECTION 8.7.

PLANTING STRIP 3' AND SIDEWALK 5' REQUIRED ON BOTH SIDES OF INTERNAL STREET

STREET LIGHTS SHALL BE INSTALLED AT A MINIMUM RATIO OF ONE LIGHT FOR EVERY SIX UNITS OR 200' WHICHEVER IS LESS.

MAXIMUM HEIGHT FOR STREET LIGHT IS 25'

REQUIRED AMENITIES: PARK, INTERNAL SIDEWALK, EXTERNAL PEDESTRIAN CONNECTION, PLAYGROUND, PAVILION OR PICNIC AREA, AND SPORTS FIELD.

PROPERTY BUFFER TYPE A REQUIRED: MINIMUM WIDTH 5', 4 CANOPY TREES PER 100 LF, 12 SHRUBS PER LF

- 9.6.3 Residential Neighborhood Identification Signs
- a. Applicability: Residential neighborhoods with 5 or more lots.
 - b. Number Allowed: One per entrance
 - c. Max Area: 32 square feet d. Max Height: 8 feet
 - e. Design: Shall meet landscaping requirements specified for monument signs.

RESIDENTIAL BLOCKS: THE LENGTH OF RESIDENTIAL BLOCKS HEREFTER SHALL NOT EXCEED FOURTEEN HUNDRED (1400) FEET OR BE LESS THAN FIVE HUNDRED (500) FEET FROM CORNER TO CORNER, UNLESS OTHERWISE DETERMINED BY THE PLANNING COMMISSION DURING SUBDIVISION REVIEW. PROVIDED, HOWEVER, SUCH LENGTH REQUIREMENTS MAY BE MODIFIED WHEN APPROPRIATE DUE TO THE TOPOGRAPHY OR PHYSICAL SHAPE OF THE PROPERTY BEING SUBDIVIDED. THE WIDTH OF ANY RESIDENTIAL BLOCK SHALL BE SUFFICIENT TO PERMIT TWO (2) TIERS OF LOTS, WHERE TOPOGRAPHY AND LAND OWNERSHIP PERMITS, EXCEPT AS OTHERWISE PROVIDED IN THESE REGULATIONS. CROSSWALKS: WHEN ANY TYPE OF BLOCK EXCEEDS FIVE HUNDRED (500) FEET, CROSSWALKS FOR PEDESTRIANS SHALL BE REQUIRED. THE PLANNING COMMISSION MAY GRANT RELIEF TO THIS REQUIREMENT IF THERE ARE SUFFICIENT CROSSWALKS AND ALTERNATE ROUTES FOR PEDESTRIAN CIRCULATIONS WITHIN THE SITE. WHEN REQUIRED, SUCH RIGHT-OF-WAY SHALL NOT BE LESS THAN SIX (6) FEET WIDE AND IMPROVED TO INCLUDE A CONCRETE, ASPHALT OR OTHER APPROVED SURFACE SIDEWALK.

NEW DEVELOPMENTS SHALL CONNECT TO ANY EXISTING STREET STUBS FROM ADJACENT PROPERTIES AND STUB TO ALL ADJACENT PROPERTIES. STREET STUBS SHALL CONTINUE THE EXISTING STREET PATTERN IF APPLICABLE.

STREETS SHALL BE LAID OUT TO INTERSECT AS NEARLY AS POSSIBLE AT RIGHT ANGLES AND NO STREET SHALL INTERSECT ANY OTHER STREET AT AN ANGLE OF LESS THAN SIXTY (60) DEGREES (ANGLES OF INTERSECTION TO BE MEASURED AT THE INTERSECTION OF STREET CENTERLINE). CURVED STREETS SHALL HAVE A MINIMUM TANGENT OF ONE HUNDRED (100) FEET AT INTERSECTIONS.

DURING REVIEW OF THE SKETCH PLAN/PRELIMINARY PLAT, THE APPLICANT SHALL IDENTIFY ALL PROPOSED STREETS AND EXISTING STREET CLASSIFICATIONS ON THE SITE PLAN. THE APPLICANT WILL BE REQUIRED TO INSTALL ALL IMPROVEMENTS WITHIN THE DEVELOPMENT SITE. ALL PRIVATE AND PUBLIC STREETS ARE SUBJECT TO THE REQUIREMENTS WITHIN THIS SECTION AND THE REQUIREMENTS FOR LEXINGTON COUNTY.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES (HORIZONTAL & VERTICAL) PRIOR TO CONSTRUCTION (INCLUDING BUT NOT LIMITED TO: GAS LINES, WATER LINES, SEWER LINES, ELECTRICAL AND TELECOMMUNICATION LINES, AND FIBER OPTIC CABLES.)

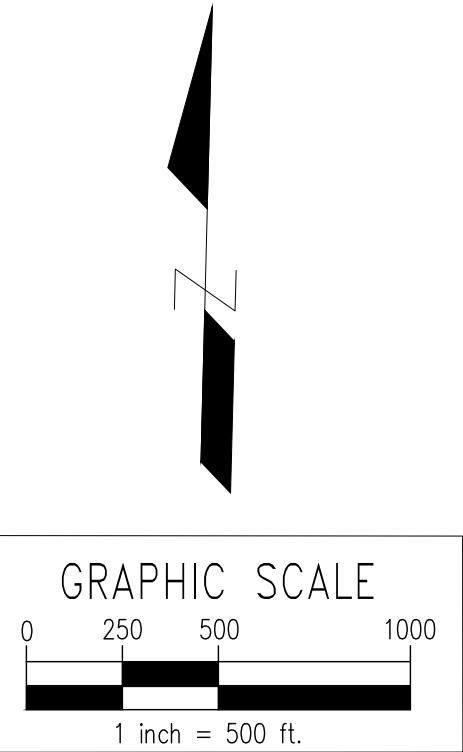
CALL PALMETTO UTILITY PROTECTION SERVICE AT: 811

AT LEAST 3 DAYS BEFORE CONSTRUCTION, UNLESS STATED OTHERWISE IN CONTRACT WITH OWNER, THE CONTRACTOR SHALL INCLUDE ANY UTILITY RELOCATION COSTS IN HIS ORIGINAL AGREEMENT WITH THE OWNER.

OWNER
R&O PROPERTIES
275 Cut Off Rd
Orangeburg, SC 29115
TEL: 803-536-2764
EMAIL: chad@ocainconstruction.com

ENGINEER
CROSS ENGINEERING SERVICES, LLC
190 KNOX ABBOTT DRIVE, SUITE 2C
CAYCE, SC 29033
TEL: 801-391-2391
EMAIL: JCROSS@CESPROS.NET

MURRAY LINDLER ROAD HOMES

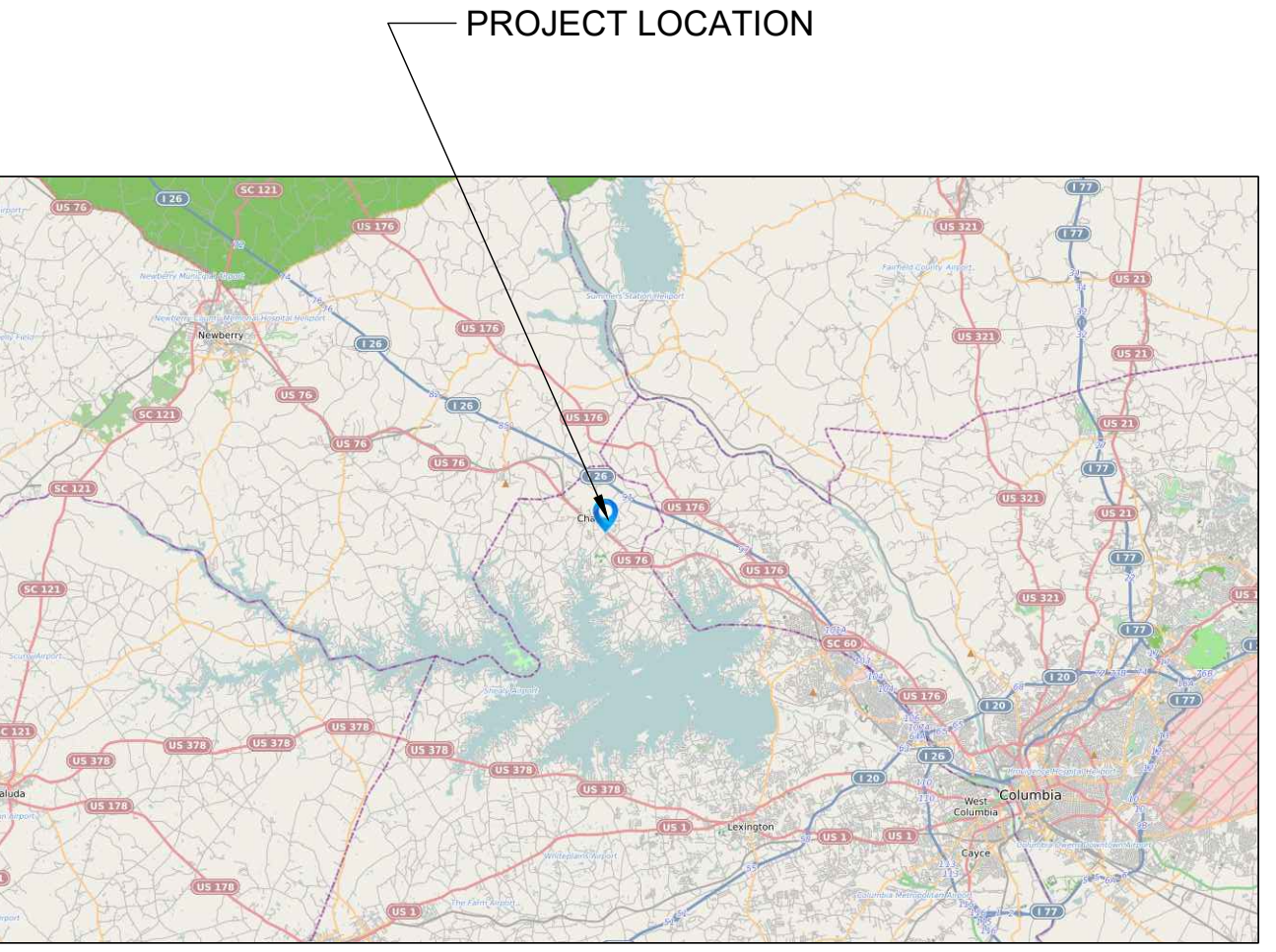


ZONING DISTRICT	Minimum Number of Trees Required
Agricultural (RR and RA)	N/A
Suburban (SR1 and SR2)	Per 4,000 sq. ft. of lot size
Suburban Residential 3 (SR3)	Per 6,000 sq. ft. of lot size
Town (TR1, TR2, and TR3)	Per 6,000 sq. ft. of lot size
Town Center	N/A
Village Commercial	N/A
Commercial (CC, IC, and OC)	Per 6,000 sq. ft. of lot size
Institutional (PI)	Per 4,000 sq. ft. of lot size
Light Industrial	N/A

	Low Impact	Medium Impact	High Impact		
	Type A	Type B	Type C	Type D	Type E
Minimum Width	5 ft	10 ft	20 ft	50 ft	100 ft
Canopy Trees per 100 linear ft.	4	6	8	10	12
Shrubs per 100 linear ft.	12	18	30	40	50

*Street buffers shall be no less than a Type B Buffer, unless otherwise noted, as along the entire width of the property boundaries at the street frontage.

Proposed Use or Zoning Category (per Article 4)	Adjacent Zoning District										
	Vacant Land	RR or RA	SR1, SR2, and SR3	TR1 or TR2	TR3	Manufactured Homes or Parks	PI	TC or VC	OC	CC or IC	LI
Agricultural	N/A	N/A	B	C	C	A	B	D	D	D	C
Suburban Residential	A	C	N/A	B	C	C	B	B	B	D	E
Town Residential	A	C	C	A	N/A	C	B	B	B	E	E
Multi-family	B	C	C	B	A	C	B	B	B	C	D
Commercial	B	C	D	C	B	C	N/A	N/A	N/A	N/A	C
Manufactured Homes or Parks (PI)	B	C	D	C	B	N/A	B	D	C	E	E
Light Industrial (LI)	B	D	E	E	E	E	N/A	A	B	D	D
							D	E	D	C	N/A



VICINITY MAP
NOT TO SCALE

ZONING: THIS SITE IS ZONED "TR-2" TOWN RESIDENTIAL DISTRICT 2

OCCUPANCY USE: SINGLE FAMILY DETACHED RESIDENTIAL

ASSESSOR'S PARCEL NUMBER (APN): 000700-05-030, 000700-05-049 & 000700-05-010

SITE ACREAGE: 31.97 ACRES

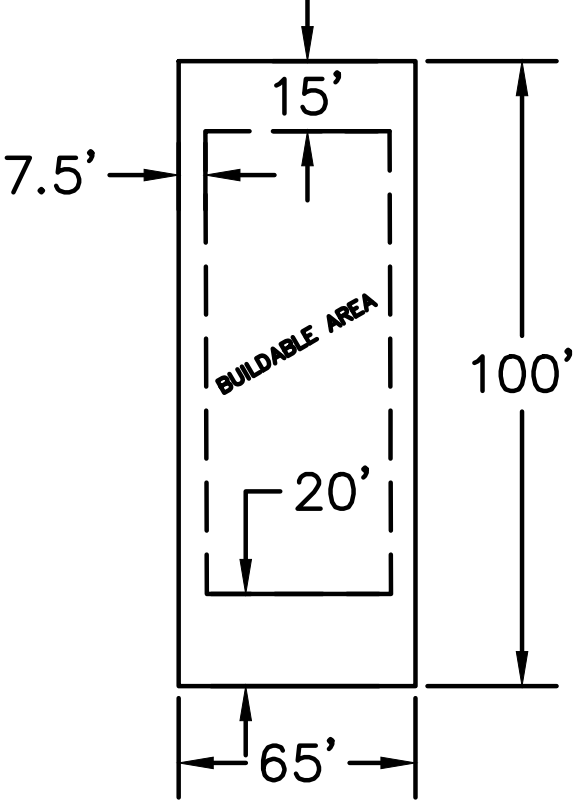
MINIMUM YARD SETBACKS:
FRONT: 10' MAXIMUM FRONT: 25'
SIDE: 10' / 5'
REAR: 15'
WIDTH AT BUILDING LINE: 65'
MINIMUM LOT AREA:
6,500 SQ FT
TYPICAL LOT DIMENSIONS:
65x100'

MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM LOT COVERAGE: 65%
TYPICAL LOT COVERAGE: 48.46%
CORNER LOTS SHALL BE MINIMUM 5' WIDER THAN INTERIOR LOTS
REQUIRED OPENSACE: 15% (4.9 AC)
MINIMUM PARKING REQUIRED: 3/DU

BUFFERS: SHALL COMPLY TO STANDARDS IN ARTICLE 7
TOTAL LOT COUNT: 102

#2 OPEN SPACE REQUIRED: 15%, 4.8 ACRES
OPEN SPACE PROVIDED: 30%, 9.6 ACRES #3

TYPICAL LOT DIMENSIONS



Amenity Type	Basic (10 to 49 lots)	Standard (50-99)	Enhanced (100-249)	Major (250+)
Parks (Passive)	■	■	■	■
Internal Trail/Sidewalk	■	■	■	■
External Pedestrian Connection	■	■	■	■
Playground(s)	□	■	■	■
Pavilion or Picnic Area(s)	■	■	■	■
Clubhouse*		□	■	■
Recreational Facility*		□	■	■
Sports Field*		■	■	■
Boat Storage**		□	□	□
Bus Stop**	□	□	□	□

CROSS ENGINEERING SERVICES
203 W. Main Street Ste F3
Lexington, SC 29072
Office: (803) 286-7123 Cell: (801) 391-2391

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DESIGNED BY: JWC
CHECKED BY: JWC

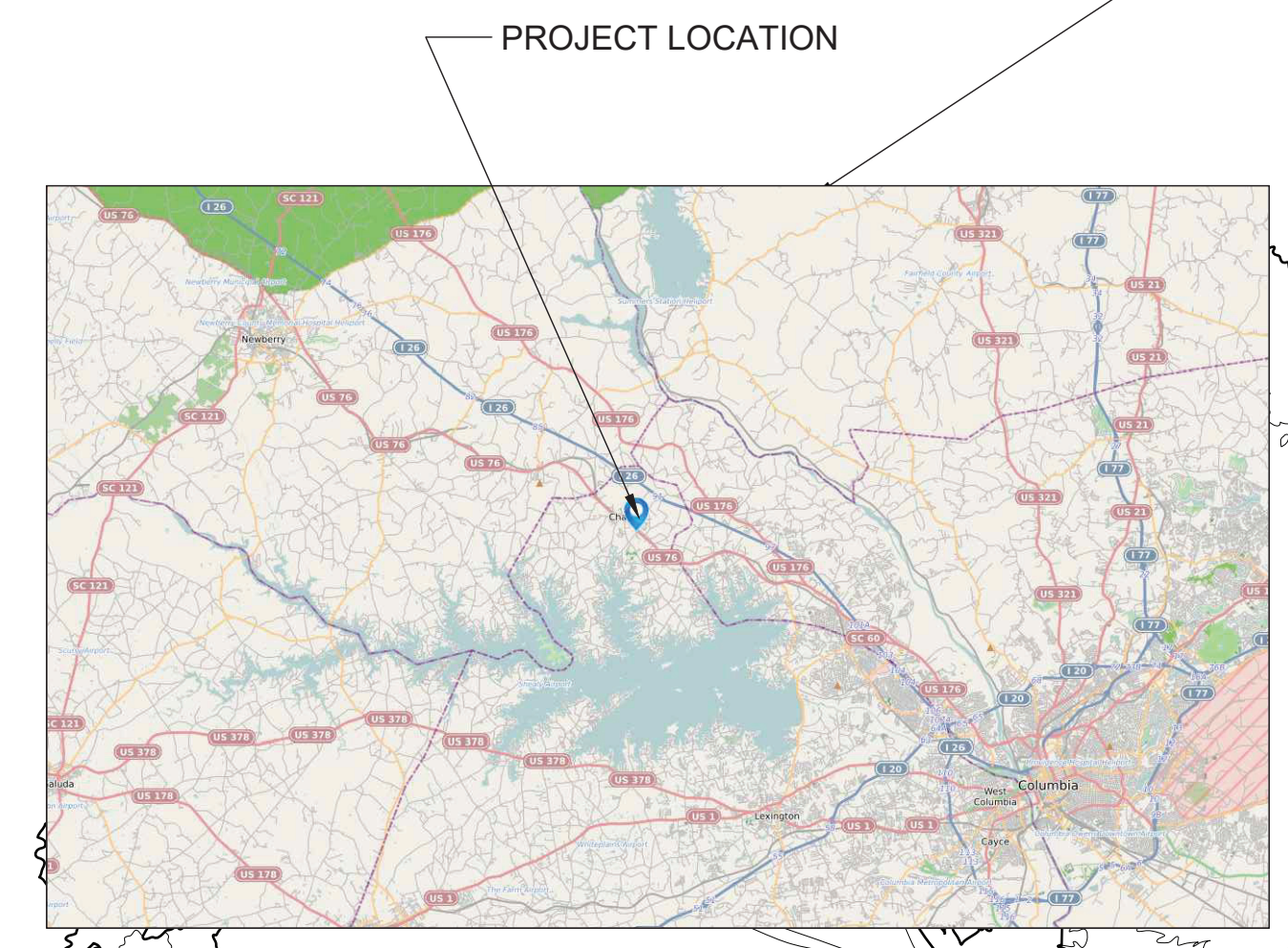
REVISION DESCRIPTION

NO

TITLE SHEET
TOWN OF CHAPIN
MURRAY LINDLER ROAD HOMES
MURRAY LINDLER RD
CHAPIN, SC 29036

PROJECT NO.

SHEET NUMBER
C01



VICINITY MAP
NOT TO SCALE

CROSS ENGINEERING SERVICES
203 W. Main Street Ste. F3
Levinston, SC 29072
Office: (803) 236-7123 Cell: (803) 391-2391



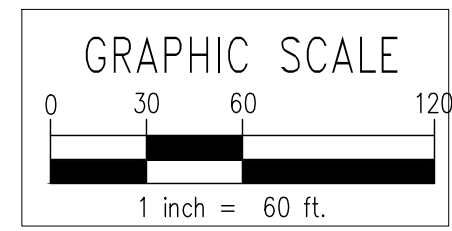
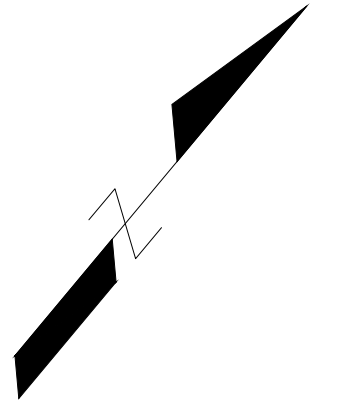
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DESIGNED BY: JWC
CHECKED BY: JWC

NO.	REVISION DESCRIPTION

STREET SECTION
TOWN OF CHAPIN
MURRAY LINDLER ROAD HOMES
MURRAY LINDLER RD
CHAPIN, SC 29036

PROJECT NO.
SHEET NUMBER
C04



ST FRANCIS OF ASSISI EPISCOPAL
000700-05-023
PUBLIC INSTITUTIONAL

CHAPIN ASSETS LLC
000700-05-038
OFFICE COMMERCIAL

WICKER, LOUIS
000700-05-035
SUBURBAN RESIDENTIAL 1

DREHER, ANNETTE & LATOYA & ELMER R
000700-05-035
SUBURBAN RESIDENTIAL 1

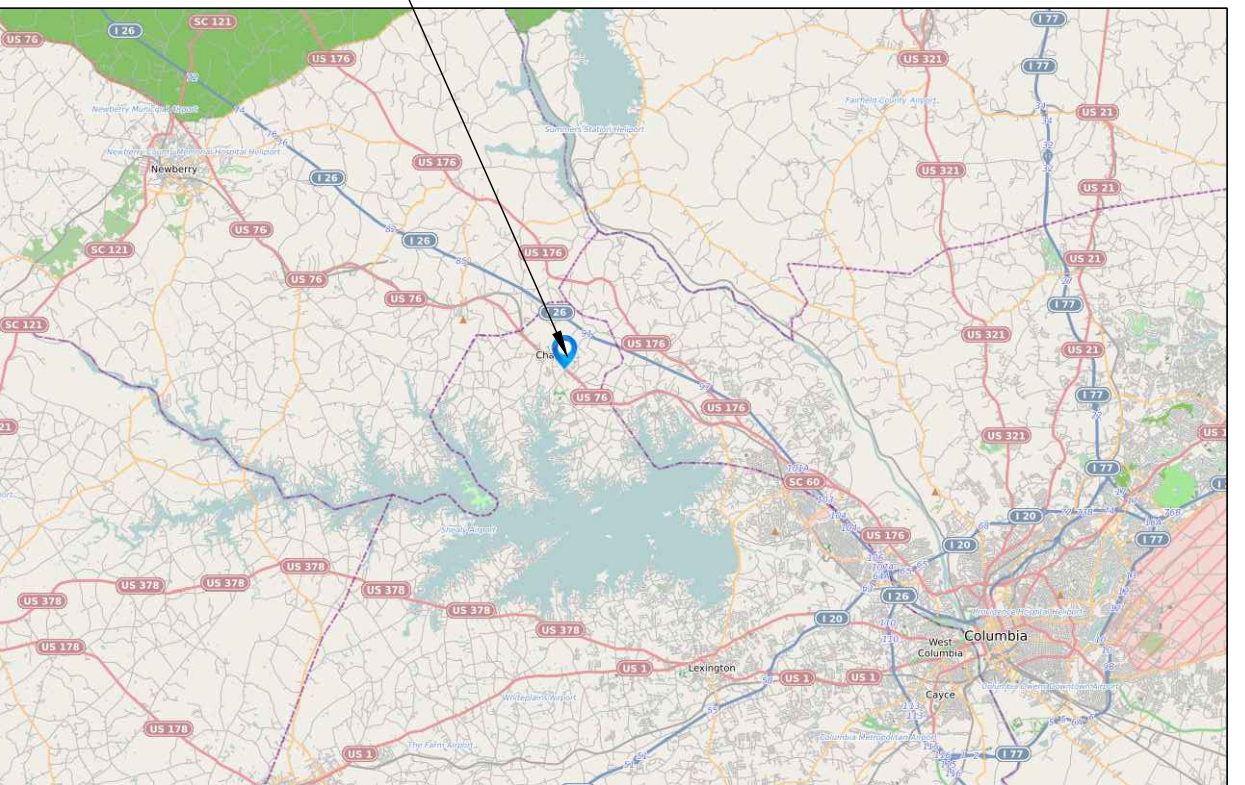
DREHER, MELVIN E ETALS
000700-05-036
SUBURBAN RESIDENTIAL 1

DREHER, WILLIE MAE
000700-05-037
SUBURBAN RESIDENTIAL 1

BOWERS, LINDA D & JERRY
000700-05-034
SUBURBAN RESIDENTIAL 1

BOWERS, LINDA D
000700-05-017
SUBURBAN RESIDENTIAL 1

000700-05-048
SUBURBAN RESIDENTIAL 1



VICINITY MAP
NOT TO SCALE

COOK, MATTHEW & FRANK & CONRAD, JASON
000700-05-029
VACANT-UNIMPROVED

SIDDONS, DANIEL DAV
000700-05-009
VACANT-UNIMPROVED

PHASE 1: 14.3
ACRES

PHASE 2: 9.9
ACRES

PERMANENT
CONSERVATION
EASEMENT

PERMANENT
CONSERVATION
EASEMENT

PERMANENT
CONSERVATION
EASEMENT

PERMANENT
CONSERVATION
EASEMENT

40X40
PUMP LOT

EXISTING 12' PVC SEWER FORCE MAIN
TOWN OF CHAPIN

EXISTING 12' PVC WATER MAIN
CITY OF COLUMBIA

PROPERTY BUFFER TYPE B

MURRAY LINDLER RD 50' R/W 45 MPH

AMENITY 1
SPORTS
FIELD &
PAVILION

AMENITY 2/POND

AMENITY 3
PARK &
PLAYGROUND

PROPERTY LINE TO BE ABANDONED

PROPERTY LINE TO BE ABANDONED

PROPERTY BUFFER TYPE C

PROPERTY BUFFER TYPE A

PROPERTY BUFFER TYPE A

FUTURE
INTERCONNECTION

REVISION DESCRIPTION

NO


CONSTRUCTION PHASING PLAN
TOWN OF CHAPIN

MURRAY LINDLER ROAD HOMES
MURRAY LINDLER RD
CHAPIN, SC 29036

PROJECT NO.

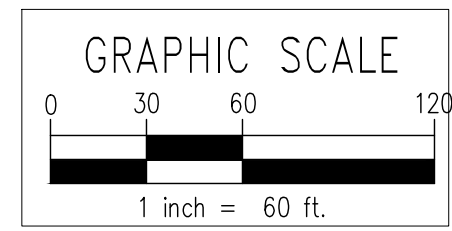
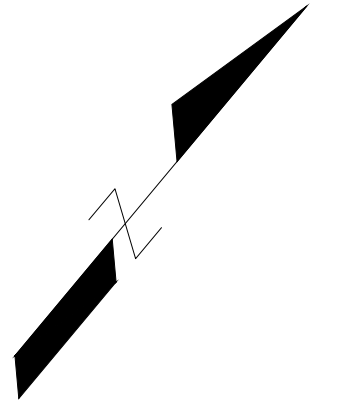
SHEET NUMBER
C05

CROSS ENGINEERING SERVICES
203 W. Main Street Ste. F3
Levington, SC 29072
Office: (803) 236-7123 Cell: (801) 391-2391



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CHECKED BY: JWC

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PUBLIC INSTITUTIONAL

CHAPIN ASSETS LLC
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OFFICE COMMERCIAL

WICKER, LOUIS
000700-05-035
SUBURBAN RESIDENTIAL 1

DREHER, ANNETTE & LATOYA & ELMER R
000700-05-032
SUBURBAN RESIDENTIAL 1

DREHER, MELVIN E ETALS
000700-05-036
SUBURBAN RESIDENTIAL 1

DREHER, WILLIE MAE
000700-05-031
SUBURBAN RESIDENTIAL 1

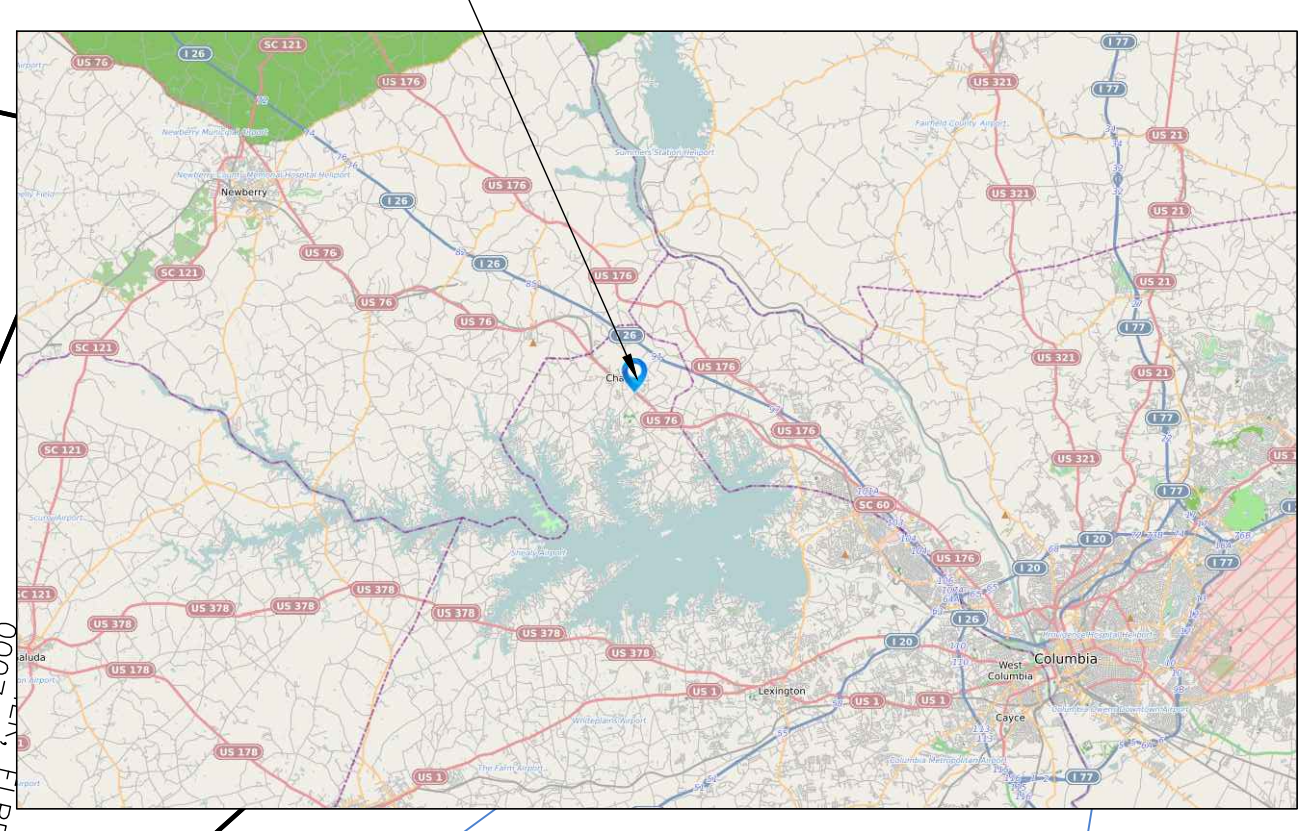
BOWERS, LINDA D & JERRY
000700-05-034
SUBURBAN RESIDENTIAL 1

BOWERS, LINDA D
000700-05-017
SUBURBAN RESIDENTIAL 1

BOWERS, ELBERT R
000700-05-048
SUBURBAN RESIDENTIAL 1

COOK, MATTHEW & FRANK & CONRAD, JASON
000700-05-029
VACANT-UNIMPROVED

SIDDONS, DANIEL DAV
000700-05-009
VACANT-UNIMPROVED




VICINITY MAP
NOT TO SCALE

PROPERTY BUFFER TYPE A

MURRAY LINDLER RD 50' R/W 45 MPH

CROSS ENGINEERING SERVICES
203 W. Main Street Ste. F3
Leavington, SC 29072
Office: (803) 236-7123 Cell: (801) 391-2391



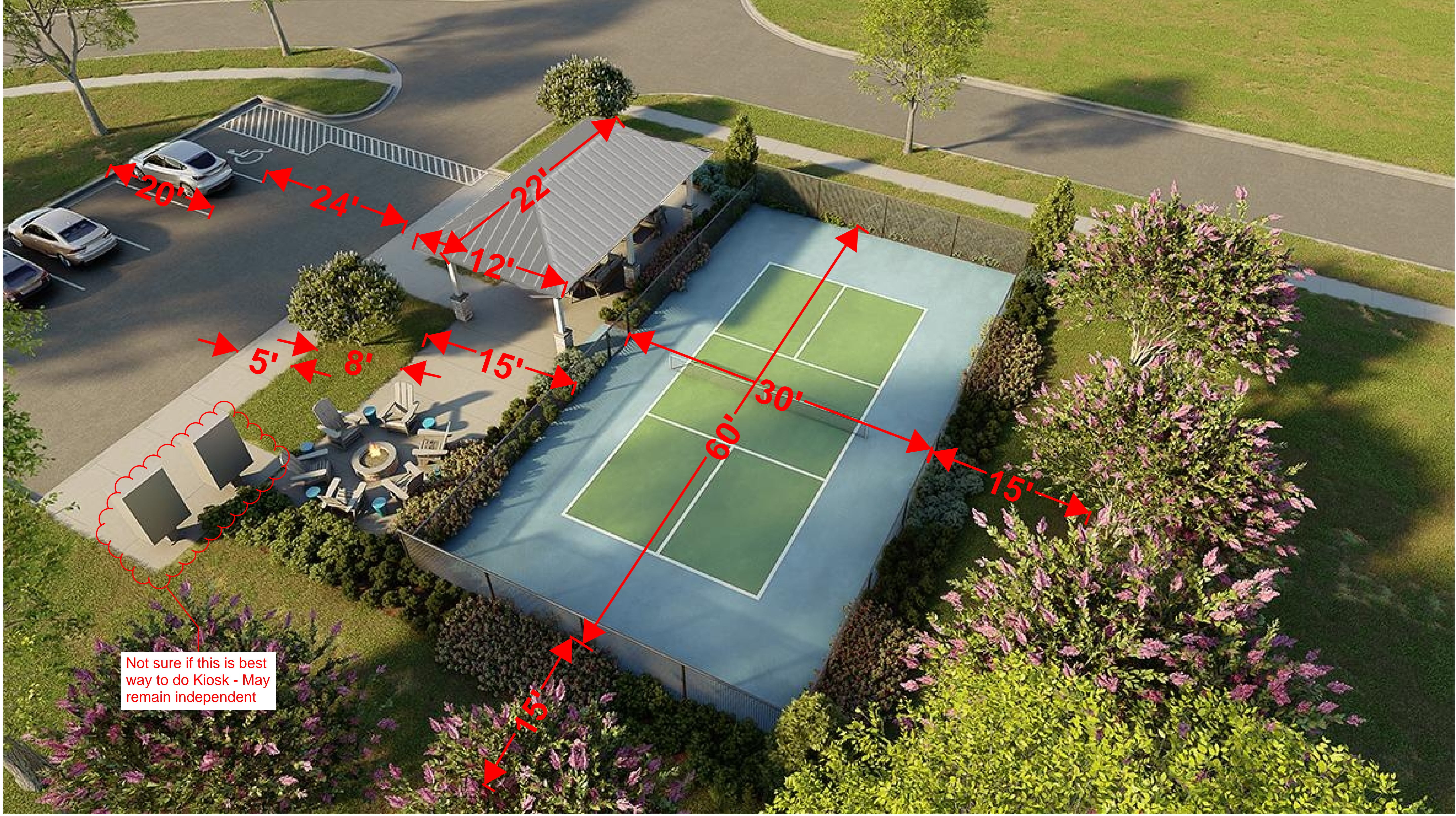
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DRAFTED BY: BKS
DESIGNED BY: JWC
CHECKED BY: JWC

NO	REVISION DESCRIPTION

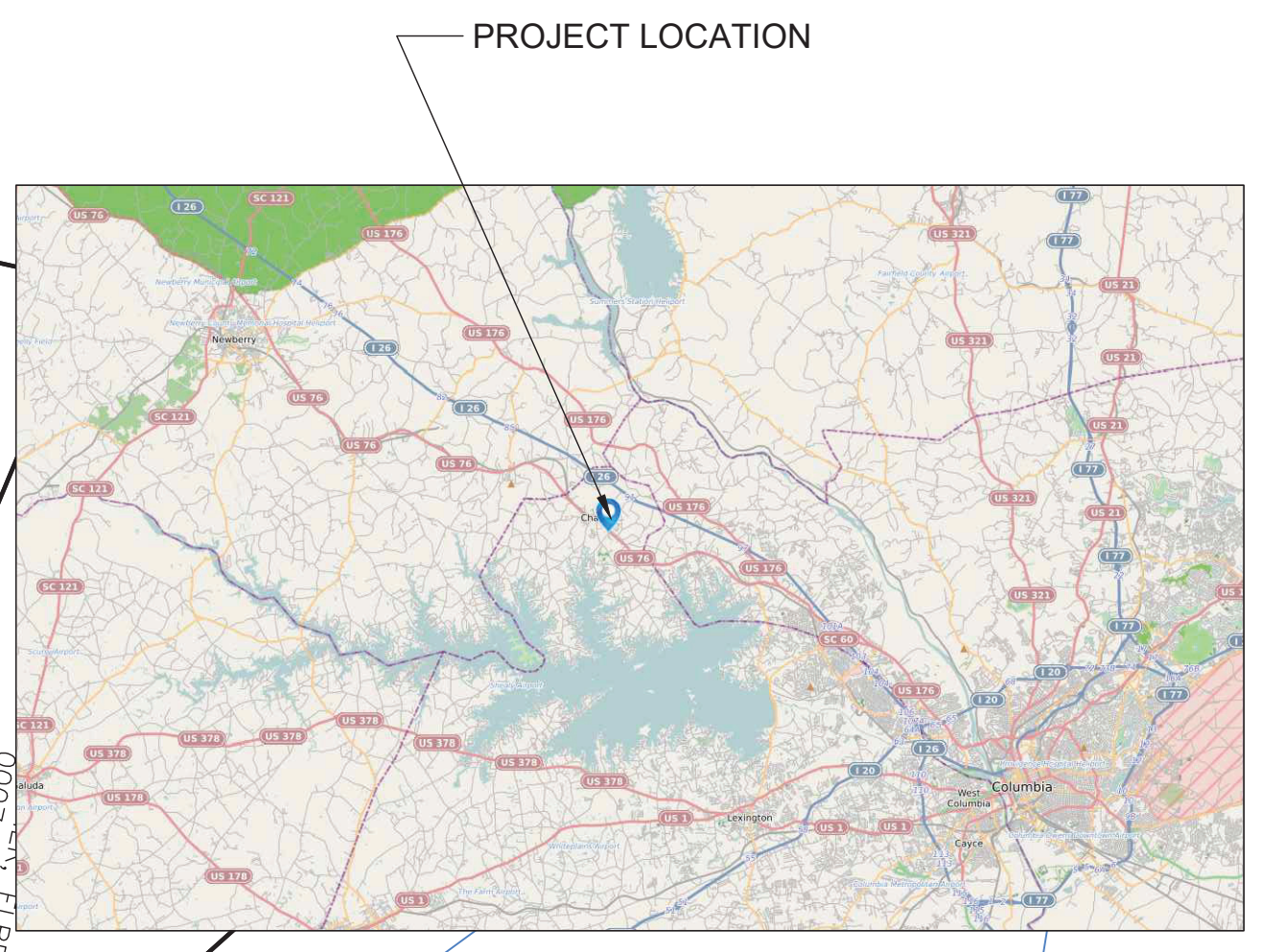
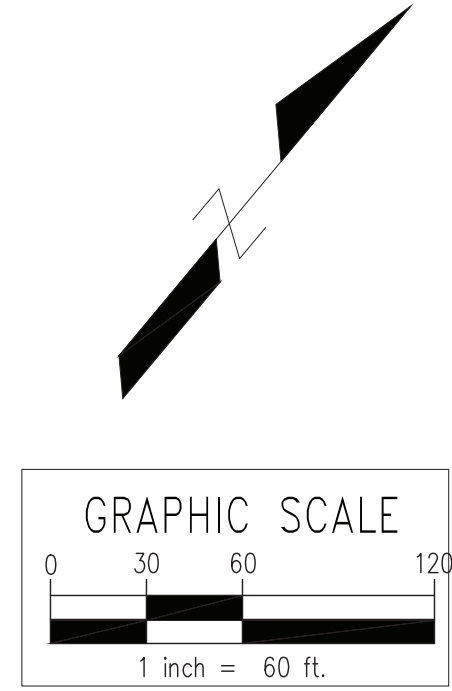
EMERGENCY ACCESS EXHIBIT
TOWN OF CHAPIN
MURRAY LINDLER ROAD HOMES
MURRAY LINDLER RD
CHAPIN, SC 29036

PROJECT NO.
SHEET NUMBER
C06



Not sure if this is best way to do Kiosk - May remain independent

Pickle Ball Court Layout



VICINITY MAP
NOT TO SCALE



ST FRANCIS OF ASSISI EPISCOPAL
000700-05-023
PUBLIC INSTITUTIONAL

CHAPIN ASSETS LLC
000700-05-038
OFFICE COMMERCIAL

WICKER, LOUIS
000700-05-035
SUBURBAN RESIDENTIAL 1

DREHER, ANNETTE & LATOYA & ELMER R
000700-05-035
SUBURBAN RESIDENTIAL 1

DREHER, MELVIN E ETALS
000700-05-038
SUBURBAN RESIDENTIAL 1

DREHER, WILIE MAE
000700-05-031
SUBURBAN RESIDENTIAL 1


BOWERS, LINDA D & JERRY
000700-05-034
SUBURBAN RESIDENTIAL 1

BOWERS, LINDA D
000700-05-017
SUBURBAN RESIDENTIAL 1

000700-05-048
SUBURBAN RESIDENTIAL 1

COOK, MATTHEW & FRANK & CONRAD, JASON
000700-05-029
VACANT-UNIMPROVED

SIDDONS, DANIEL DAV
000700-05-009
VACANT-UNIMPROVED

	
CROSS ENGINEERING SERVICES 203 W. Main Street Ste. F3 Lexington, SC 29072 Office: (803) 236-7123 Cell: (801) 391-2391	
DRAFTED BY: BKS DESIGNED BY: JWC CHECKED BY: JWC	
NO	REVISION DESCRIPTION
PRELIMINARY SITE PLAN TOWN OF CHAPIN MURRAY LINDLER ROAD HOMES MURRAY LINDLER RD CHAPIN, SC 29036	
PROJECT NO.	
SHEET NUMBER C01	

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