

PLANNING COMMISSION WORK SESSION MINUTES

Tuesday August 2, 2022
3:00 P.M.

Town Hall

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

Members Absent: Member William Lynch and Member Yvonne Hudson

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

Guests: Mr. David Brandez – E.L. Robinson Engineering, members of the development team for the Columbia Avenue Group development

Call to Order: Chair Davis called the meeting to order at 3:05 p.m., and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Before the meeting began, Chair Davis moved agenda item 3(b): Preliminary Application Review: Columbia Avenue Group Development to the beginning of the discussions.

Discussion

Preliminary Application Review – Columbia Avenue Group Development: ZA Singletary explained the potential commercial group development to be located on Columbia Avenue. The properties are located across the street from Goodwill and adjacent to Farm Boys.

Mr. David Brandez introduced the project and explained that Caliber Collision has signed a letter of intent to develop. Other uses for the remaining parcels are contingent on potential lease development and feedback from the Planning Commission (PC). He explained several possible uses for the remaining parcels which included coffee shop, quick serve restaurant, and fast-food restaurant (not national chain like McDonald's, Wendy's, etc.). Mr. Brandez explained that the development team has spent considerable time with the SCDOT and Kinley Horne on a traffic impact study in order to make sure the plans reflect the road widening and the traffic impact analysis is up to date with current conditions. Mr. Brandez explained the square footage estimate of each potential development that came from the traffic study: coffee shop: 2500 sq. ft., fast food: 2500 sq. ft., high turnover sit down restaurant: 4900 sq. ft., a medical/dental office: 6,000 sq. ft., and general retail: 11,600 sq. ft., and another general retail space: 10,000 sq. ft., with Caliber Collision using approximately 15,000 sq. ft of space, but generating less traffic. He noted that the traffic impact analysis as it stands to date is out of date and needs revisions and are willing to supply the analysis as requested, but would like flexibility for approvals by staff as more final building plans are submitted.

Mr. Brandez did note that SCDOT required either an offset left for access onto Eagle Chase Drive or a direct line up with the access to Goodwill. The developers decided on the offset left access in preparation for the road widening.

Concerns from the PC were:

- Interconnectivity to properties adjacent to and behind parcels to be developed

- Potential future connected access to the development by adjacent properties (Brighton and Farm Boys) and properties located behind the development. (Director Burroughs noted that Farm Boys was not interested in having a connectivity conversation at the time due to their negotiations with SCDOT for right-of-way access for the Columbia Avenue widening).
- Access to and from Columbia Ave. and Eagle Chase, and how it relates to the SCDOT project for widening Columbia Ave.
- Signage for the development (whether or not each tenant would have their own sign).
- Consideration of the Town of Chapin comprehensive Plan

Mr. Brandez addressed a few of these concerns, stating that the development is not planned to restrict access for connectivity for future development and he explained that a road between two of the properties will run behind the development, design plans will include a future light access at Eagle Chase (Eagle Chase will continue to be a full access), road designs and access will be provided once plans for the Columbia Ave. widening project move forward, and Caliber Collision has expressed a desire to be a part of a multi-tenant sign, rather than an individual tenant sign. Mr. Brandez did note that they had not considered the comprehensive plan when developing these preliminary plans.

Other comments by PC members to the developers were:

- Liked the offset entrances/exits
- Would support a plan for connections between business, with thought to adjacent properties for connectivity (or the potential for connectivity)
- Would want to see a traffic impact analysis and how that would or would not impact future traffic issues
- Emphasized the importance of consistency between the parcels as a development with value to a shared access
- Safe, walkable connectivity for patrons of the businesses within the development
- Would like to see better future planning for potential drive-thru businesses that may locate in that area (preliminary design has potential for traffic build-up inside the development, does not provide a way out or pull over space)

Capital Investment Projects:

ZA Singletary explained that he compiled comments made by previous PC members and the previous capital investment table. He stated that the list was edited to reflect the PC priorities on capital investments with estimated cost of those projects. The PC then discussed the format of the table and items on the table. ZA Singletary noted that several items could be combined into an actionable item (i.e., professional services). Director Burroughs stated that items in this list needed to be put into actionable items that present opportunities as they stand today. ZA Singletary instructed the PC to take the table and set up categories for classification of projects for future discussion.

Open time for PC and Staff:

ZA Singletary noted that staff anticipates an application by the developers of the planned development that the PC preliminarily reviewed at the last meeting. He noted that should that application come through, staff is looking at the possibility of holding separate meetings for public comments on the development as well as an alternative location to accommodate the

public. Director Burroughs emphasized the importance of having a quorum if review of this application comes before the PC.

ZA Singletary also stated the date of the next unified development ordinance meeting will be August 18, 2022 to review the foundation report developed by MRB Group.

Adjournment: Chair Davis adjourned the meeting at 4:02 p.m.

PC APPROVED (Date): September 13, 2022