

**PLANNING COMMISSION
AMENDED AGENDA
REGULAR MEETING MINUTES**

**Tuesday September 13, 2022
6:00 P.M.**

Town Hall

Members Present: Chair Rae Davis, Vice Chair Charlie Banks, Member Caleb Pozsik (arrived at 6:35 p.m.), Member William Lynch, Member Yvonne Hudson

Staff Present: Planning & Zoning Manager Kevin Singletary, Public Affairs Director Nicholle Burroughs, and Town Clerk Shannon Bowers

Guests: David Brandez – EL Robinson Engineering

Call to Order: Chair Davis called the meeting to order at 6:05 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: Vice Chair Banks made the motion to approve the August 2, 2022 work session minutes as presented. Member Lynch seconded the motion. Motion passed unanimously.

Chair Rae Davis:	Yes	Vice Chair Charlie Banks:	Yes
Member Yvonne Hudson:	Yes	Member William Lynch:	Yes

Vice Chair Banks moved to approve the August 2, 2022 regular meeting minutes as presented. Member Lynch seconded the motion. Chair Davis moved to amend the minutes to change the note noting that the Planning Commission (PC) have not received the presentation from Lexington County. No further discussion was had. Motion passed unanimously.

Chair Rae Davis:	Yes	Vice Chair Charlie Banks:	Yes
Member Yvonne Hudson:	Yes	Member William Lynch:	Yes

Planning & Zoning Manager Report: Piney Grove Pointe Planned Development

application withdrawn: Mr. Singletary reported on Monday September 12, 2022, the Town received notification from the developers of the Pine Grove Pointe Planned Development to withdraw the application. Mr. Singletary stated the developers cited construction cost as the main reason for the withdrawal and would have to reapply should they wish to move forward. Mr. Singletary also stated that written comments were received prior to and distributed to PC members prior to the PC meeting and will be held for the record of application. Chair Davis stated no additional public comments related to the Piney Grove Planned Development will be accepted since the item was removed from the agenda.

Public Comments related to agenda items:

A member of the public, Jeff Grover, commented on the Columbia Avenue Group Development. He stated he was not opposed to the Caliber Collision, but is concerned about maintaining Chapin's local coffee shops. He stated that his main concern is traffic, citing the left turns in and out of this development with no good alignments will cause further traffic problems.

A member of the public, Leisha Huffstetler, commented on the Columbia Avenue Group Development. She commented that Chapin would not retain local businesses if a Starbucks locates here and does not want a national chain to put local shops out of business. She urged the developers to go back to the drawing board and bring unique businesses to Chapin.

A member of the public, Judy Cartwright, commented that she loves the small town feel and is concerned about the traffic impact new developments would have. She urged the PC to consider the traffic concerns and concerns over emergency services when considering these developments.

New Business

Application Review: Columbia Avenue Group Development – Mr. Singletary explained the group development to the PC. It consists of 10.2 acres off Columbia Avenue to include Caliber Collision, three tenant shops referred to as Shoppes at Chapin, and four additional parcels for future development. The development will have shared infrastructure a full access at the intersection at Eagle Chase, and a right in, right out directly across from Goodwill at the intersection of Woodthrush. Developers have coordinated with SCDOT on plans for the entrances due to the Columbia Avenue widening project. One use is identified as a quick service restaurant/coffee shop with a drive-thru. Mr. Singletary did note that staff or PC cannot make a decision about a development based on the “brand” of the potential tenant, only if the use is compatible with the zoning. Based on the traffic study, the other units consist of 2,000 sq ft. retail, 2,340 sq. ft. for high turnover sit-down restaurant. Other uses identified on the undeveloped parcels are 12,300 sq. ft. retail space, 12,000 sq. ft. of general office space, 6,000 sq. ft. of medical/dental space. Future connection is shown on property adjacent to Farm Boys, and a shared detention pond.

Mr. Singletary reviewed the development and found a concern with the drive through for the proposed high turnover, sit down restaurant as it relates to the zoning ordinance for overlay districts. The ARB will review at their next meeting. Mr. Singletary found the proposal to be in compliance with the zoning ordinances, subdivision regulations, and the comprehensive plan in general. After his review, he stated that it is staff’s recommendation to the PC to approve the development on the following condition: Future connection be shown on the plan, allowing for the potential of future connection between the Access Road and adjacent properties to the west (at this time TM#000700-01-015), to be done by means such as a bonded plat, developers agreement, or the like.

Chair Davis moved to accept staff’s recommendation approving the group development with the condition that future connection be shown on the plan, allowing for the potential of future connection between the Access Road and adjacent properties to the west (at this time TM#000700-01-015), to be done by means such as a bonded plat, developers agreement, or the like. Vice Chair Banks seconded the motion. Discussion followed.

PC raised concerns, which included: future connection to adjacent property (Brighton), as indicated in the staff memo, is not shown on plans presented, interconnectivity between the parcels in the group development, and traffic concerns in and out of the development on Columbia Avenue without the interconnectivity of development to adjacent properties. Vice Chair Banks requested that the following be included on the developer’s agreement: Primary intent and concern, knows future development will be on Columbia Avenue, having access behind business would be beneficial to traffic concerns, infrastructure maintenance and upgrades would be the responsibility of developers, and before construction begins, agreement would be in place (subject to Council approval).

Mr. David Brandez with EL Robinson Engineering addressed some of the concerns by the PC. He stated that Starbucks was the model coffee shop used to determine queuing lane for traffic in

the development with plans shifting to remove the cross-traffic issue, SCDOT approved connections as shown to the end of the developer’s property, but not all the way to Brighton. He expressed the development teams concerns about how residential development on Brighton might affect the commercial development of the commercial properties in the group development. He also noted “bump outs” incorporated into the development to allow easier traffic flow inside the development.

No further discussion was had. Chair Davis called for a vote. Motion to approved staff recommendation with the above stated condition passed unanimously.

Chair Rae Davis:	Yes	Vice Chair Charlie Banks:	Yes
Member Yvonne Hudson:	Yes	Member William Lynch:	Yes
		Member Caleb Pozsik:	Yes

Adjournment: Vice Chair Banks moved the adjourn the meeting. Member Pozsik seconded the motion. The meeting was adjourned at 6:59 p.m.

PC APPROVED (Date): _____
Rae Davis, PC Vice Chairman

ATTEST: _____
Shannon Bowers, Town Clerk

