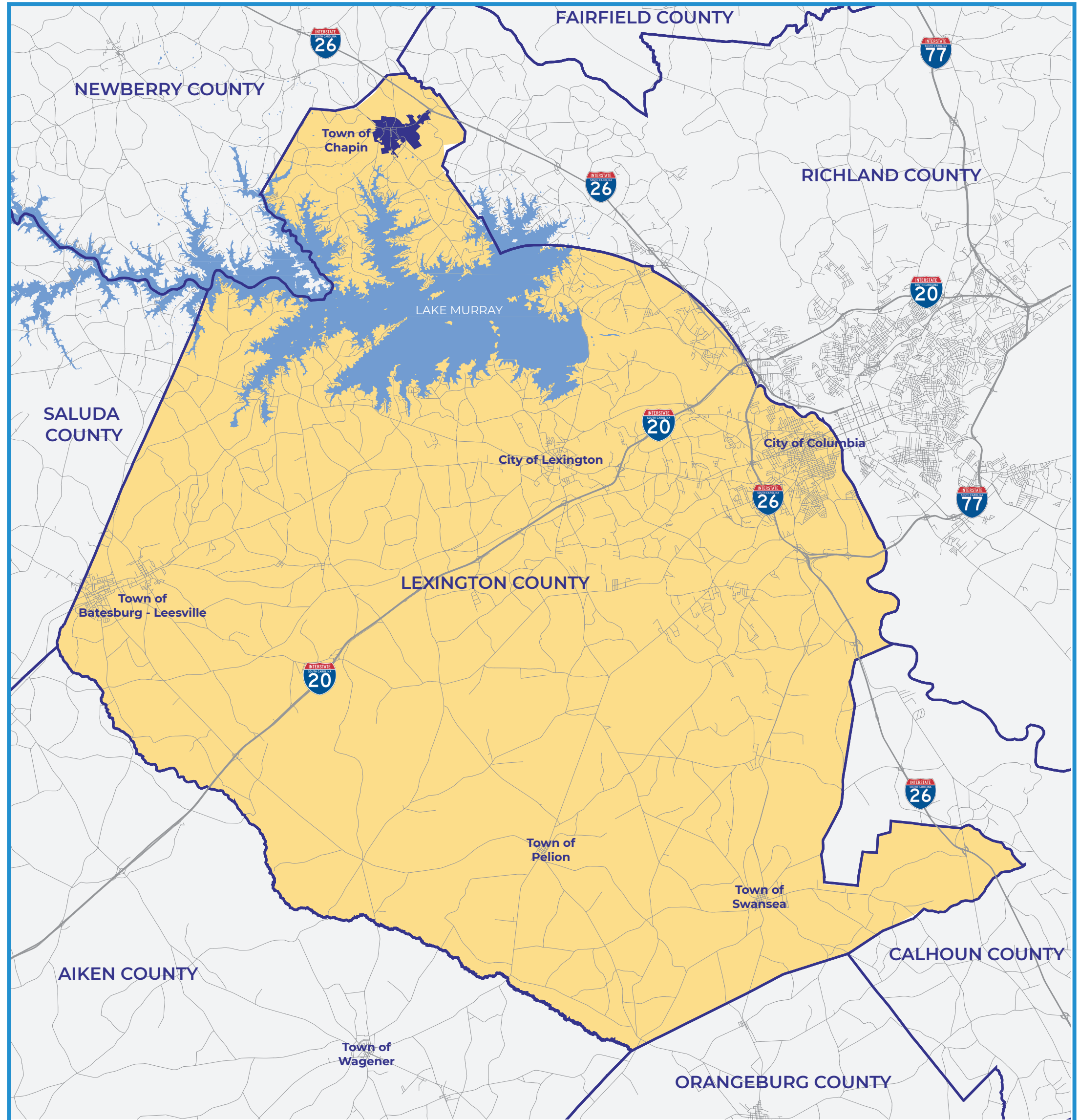


REGIONAL CONTEXT

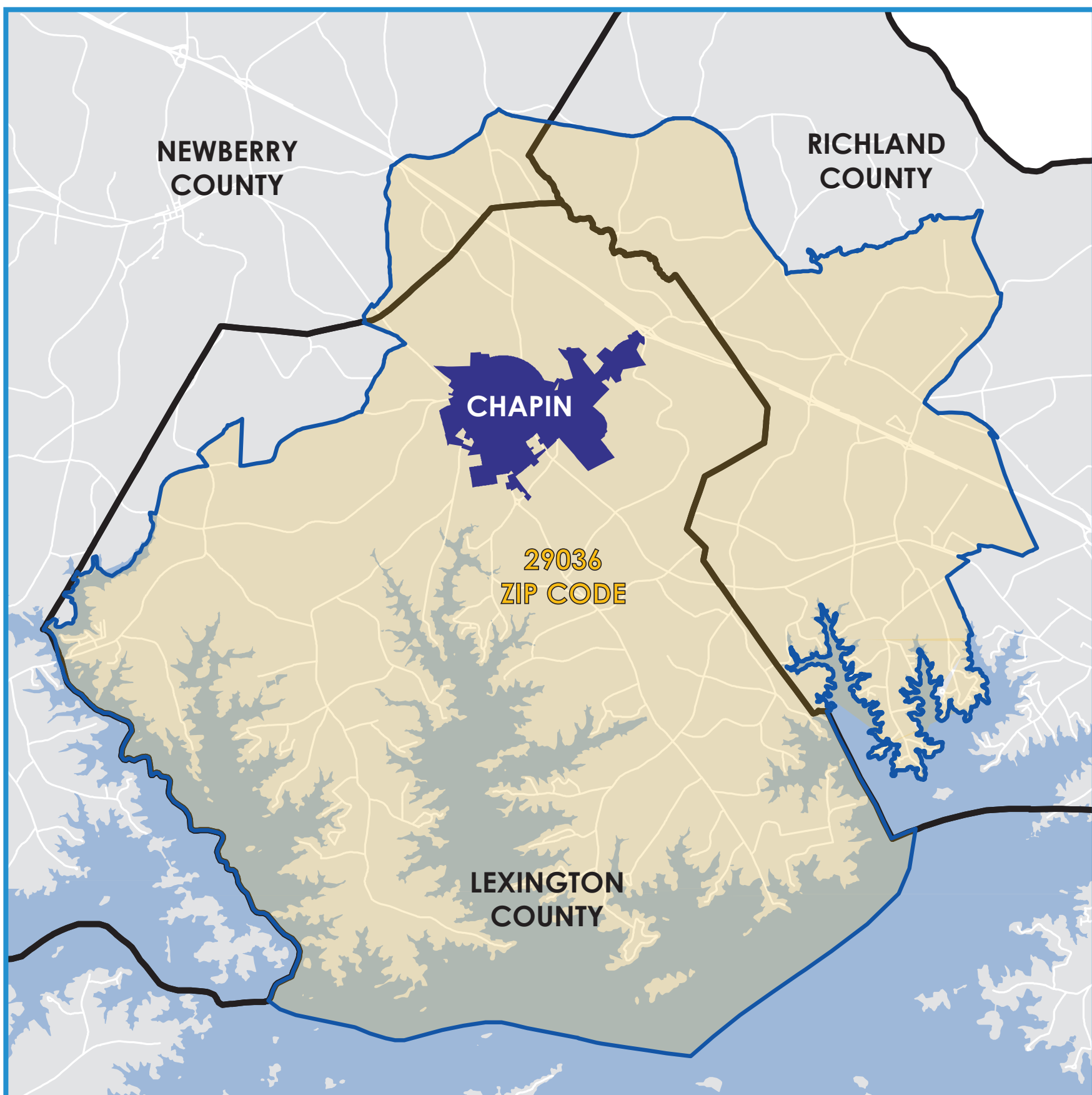


CHAPIN

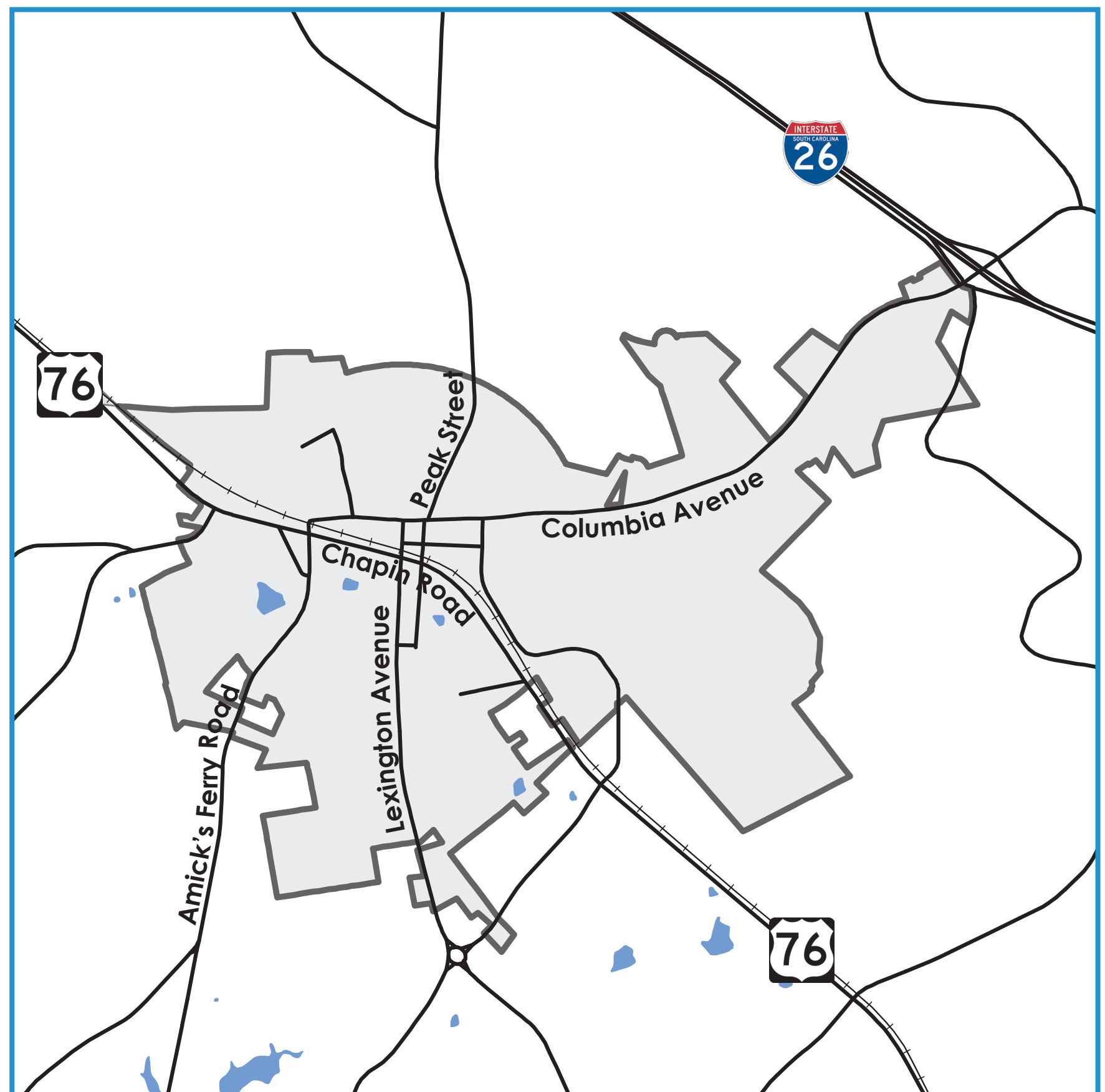
Chapin is an incorporated town located in northern Lexington County. As shown to the right, it is separated from the majority of the County by Lake Murray, and is near the borders of both Newberry and Richland Counties. The greater Chapin community surrounds the Town, extending far beyond the Town's boundary, and is best defined by the 29036 zip code, as shown below. The Town itself is just over 2 square miles.



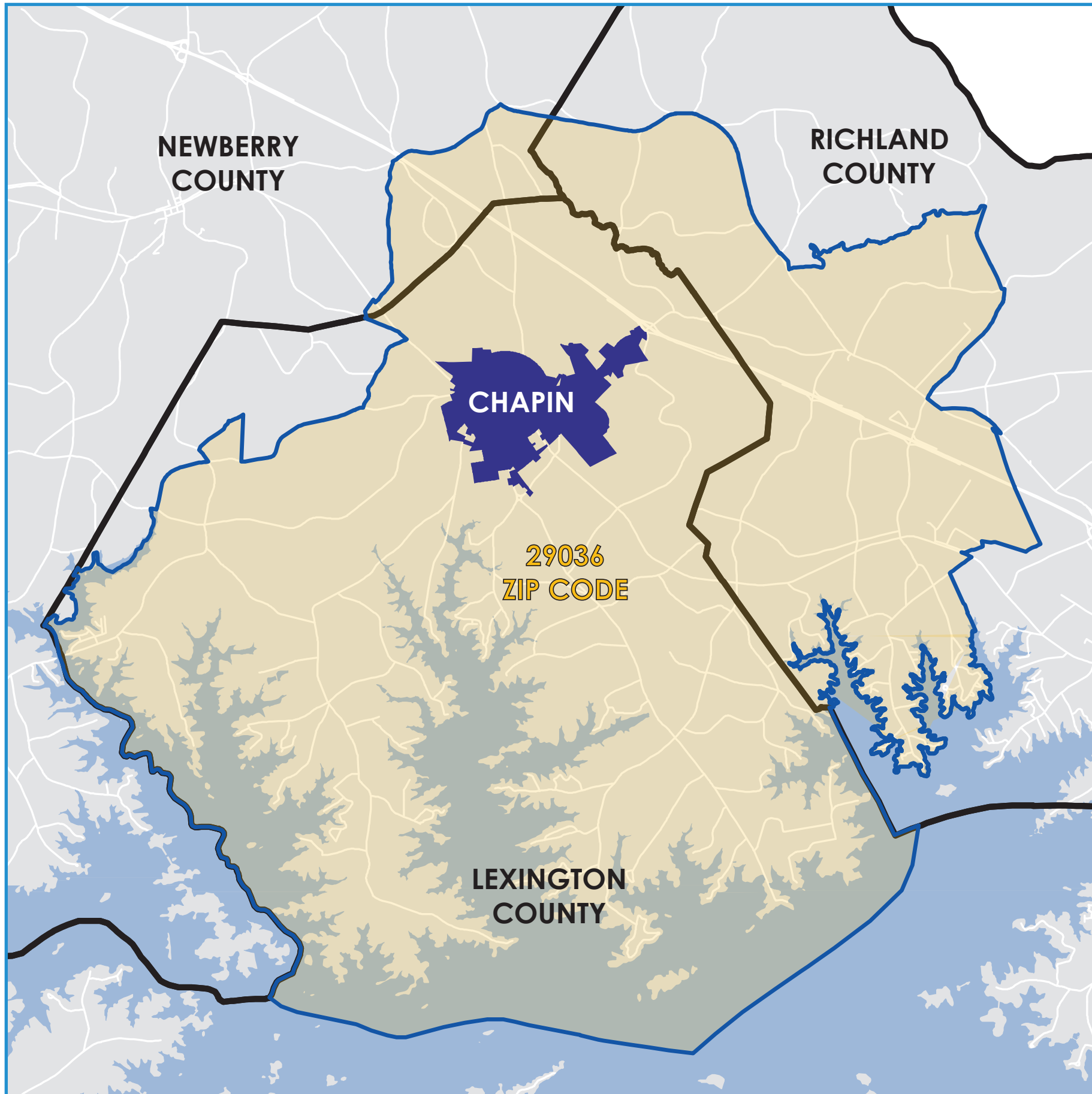
29036 ZIP CODE



TOWN OF CHAPIN



POPULATION

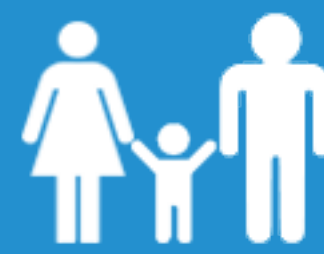


POPULATION GROWTH

Source: US Census Bureau (2000 - 2010), American Community Survey (2019)

	2000	2010	% CHANGE 2000-2010	2019 ESTIMATE	% CHANGE 2010-2019
SOUTH CAROLINA	4,011,816	4,625,364	15.3%	5,020,806	8.5%
LEXINGTON COUNTY	216,014	262,391	21.5%	290,278	10.6%
CHAPIN	628	1,445	130.1%	1,940	34.3%
29036 ZIP CODE		17,939		23,011	28.3%

**REGION GROWING
THREE TIMES AS FAST AS
COUNTY AND STATE**



+ 55

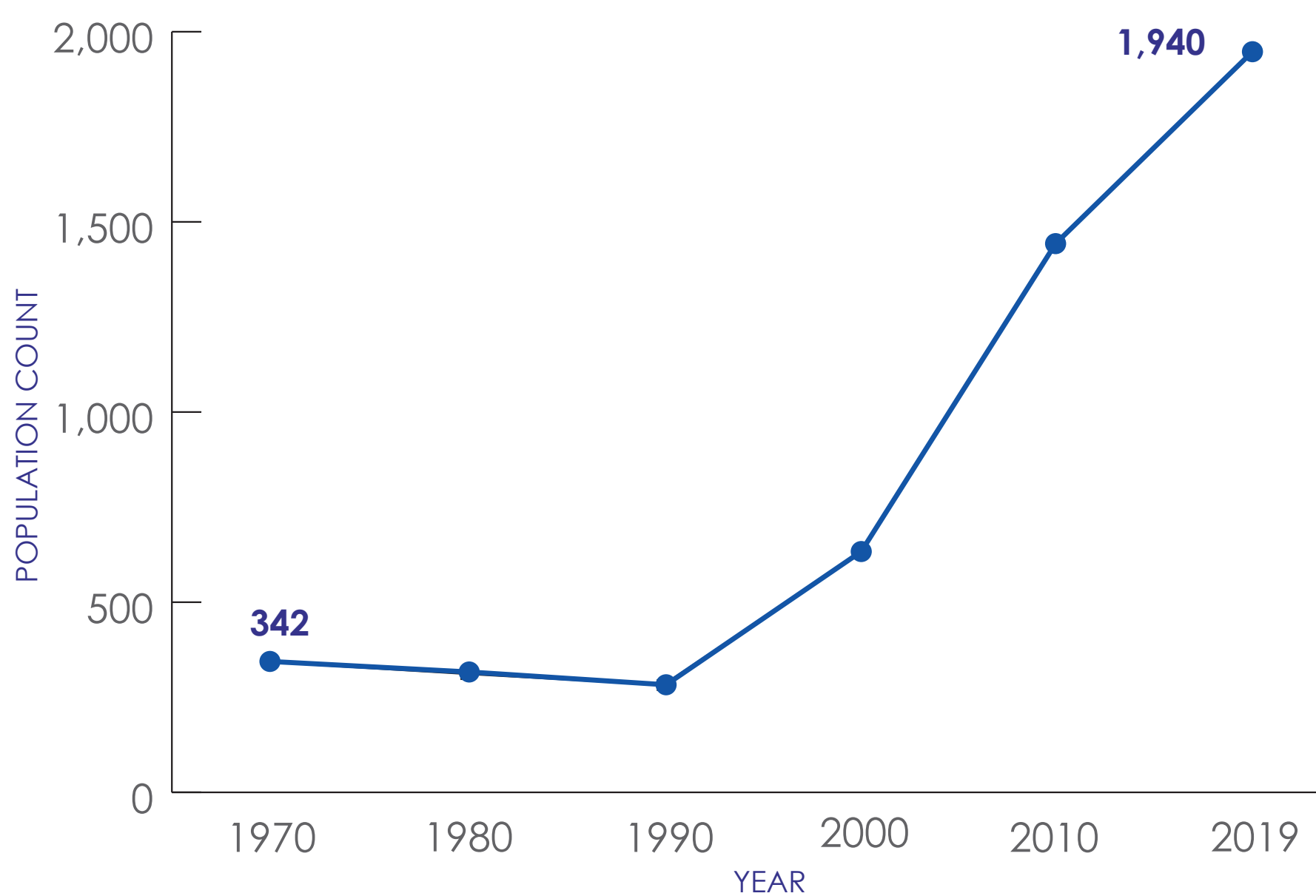
**NEW RESIDENTS IN
TOWN PER YEAR**

+ 563

**NEW RESIDENTS IN
ZIP CODE PER YEAR**

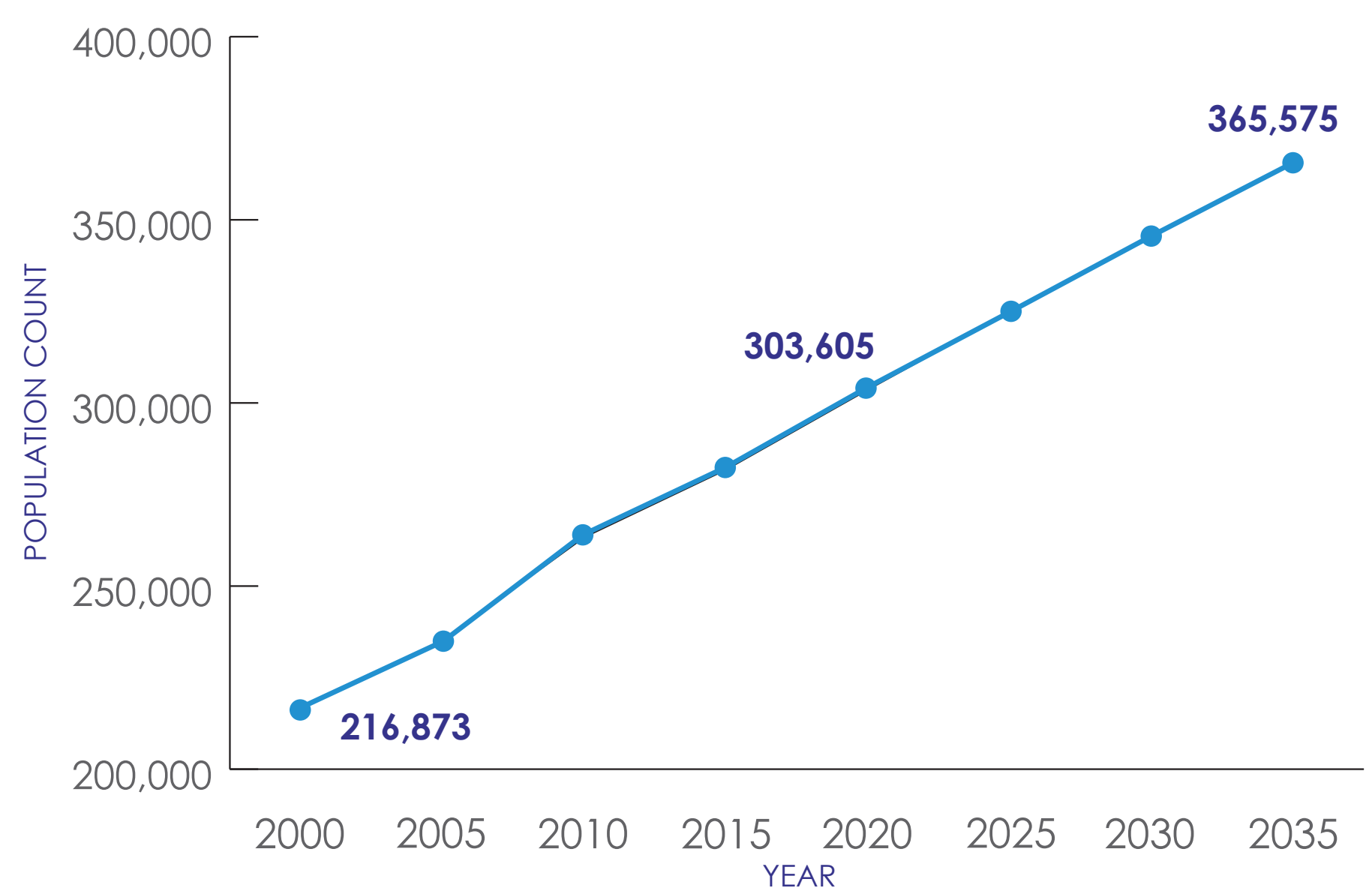
HISTORIC POPULATION (TOWN OF CHAPIN)

Source: US Census Bureau (1970 - 2010), American Community Survey (2019)



POPULATION PROJECTION (LEXINGTON COUNTY)

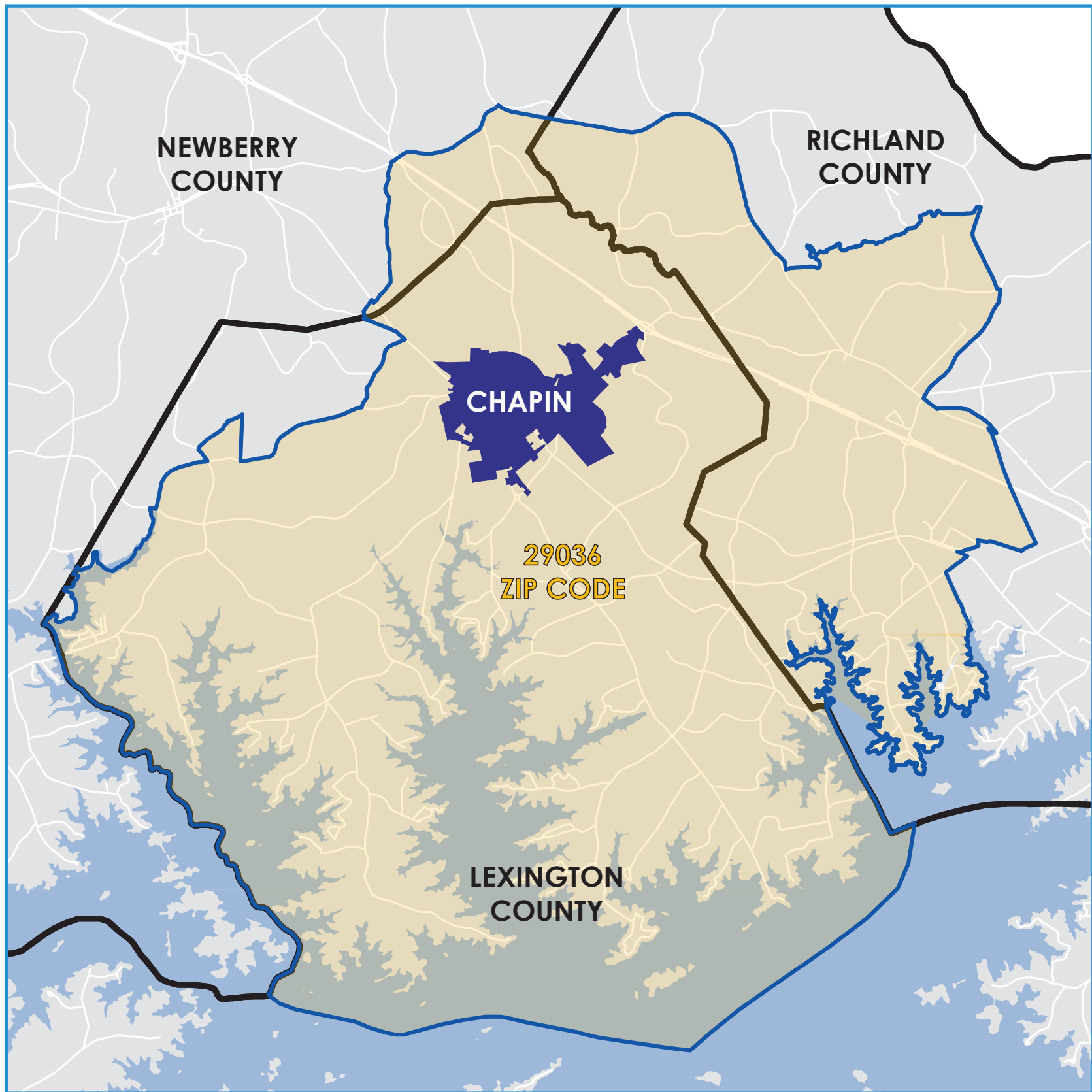
Source: South Carolina Revenue and Fiscal Affairs Office



EnvisionChapin

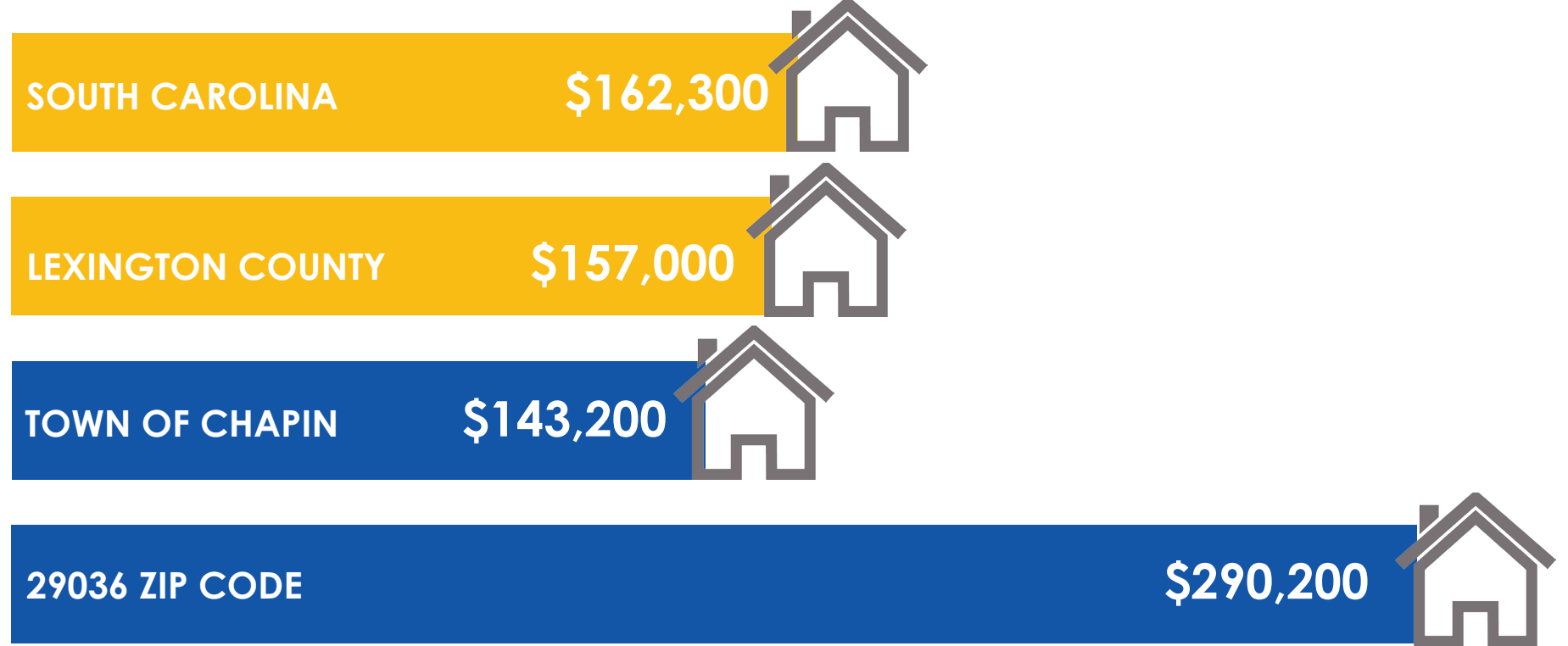
Town of Chapin Comprehensive Plan

HOUSING



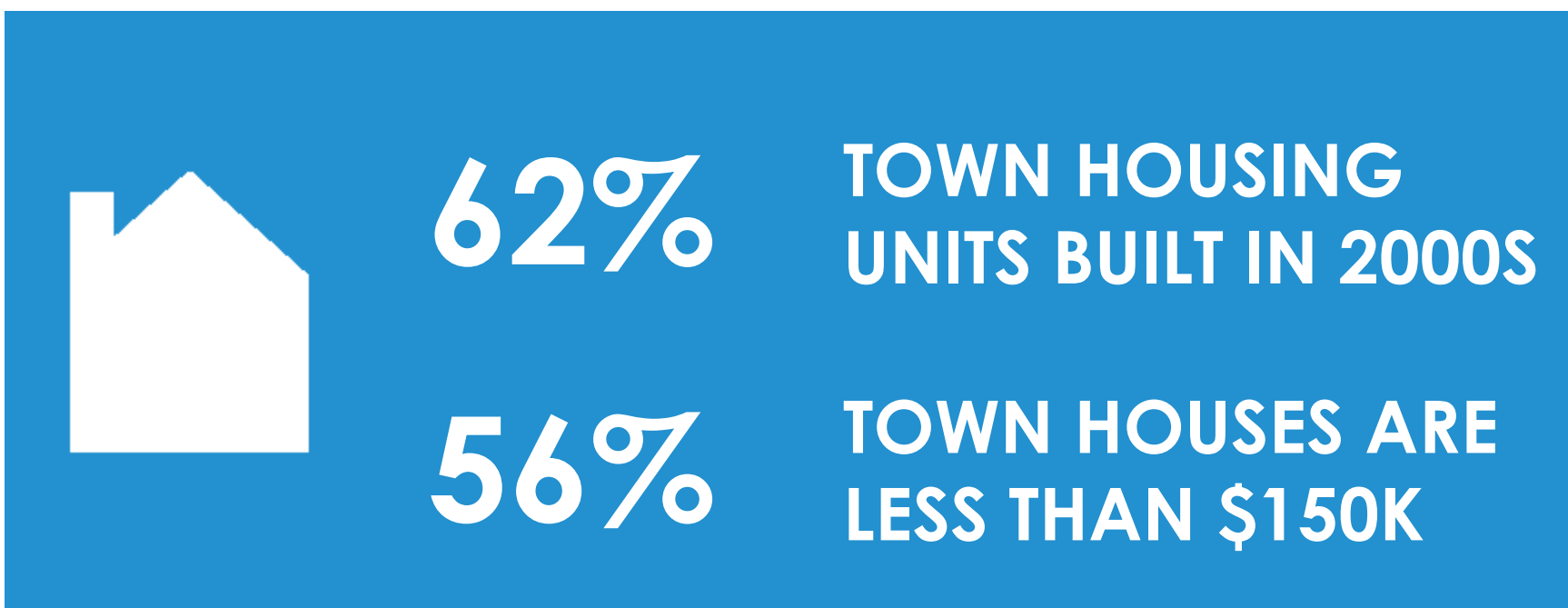
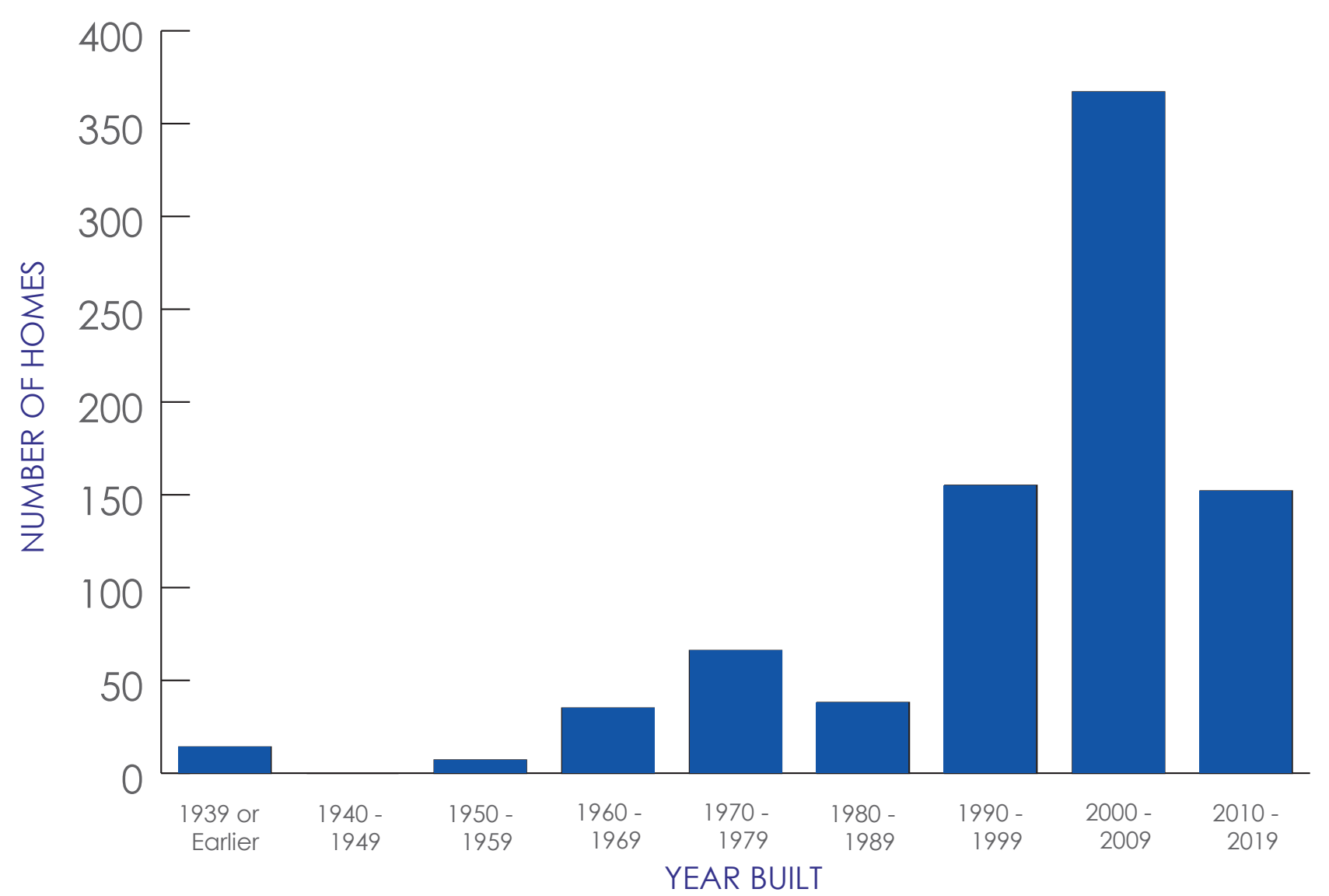
▼ MEDIAN HOME VALUES

Source: American Community Survey (2019)



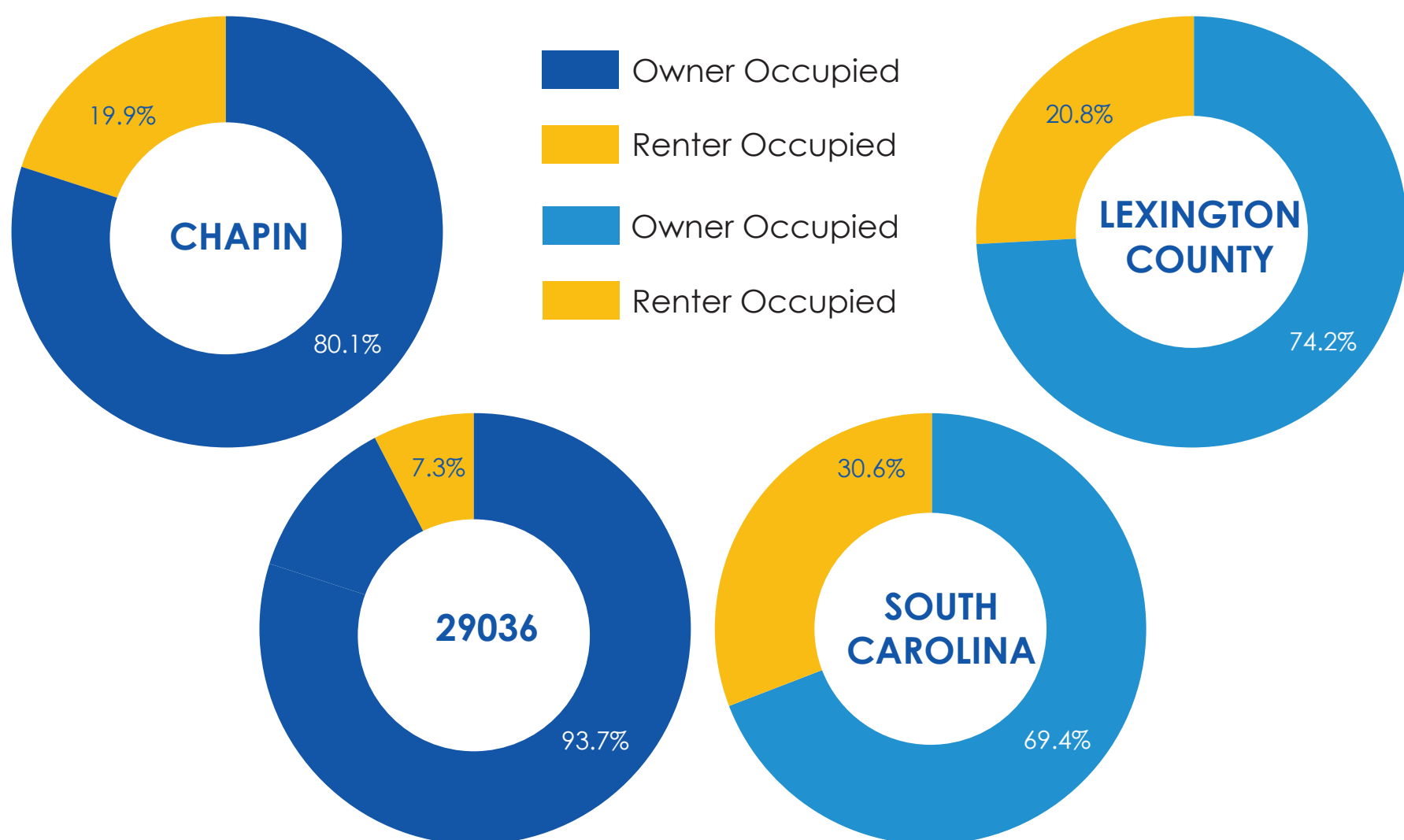
▼ DISTRIBUTION OF HOUSING STOCK AGE

Source: American Community Survey (2019)



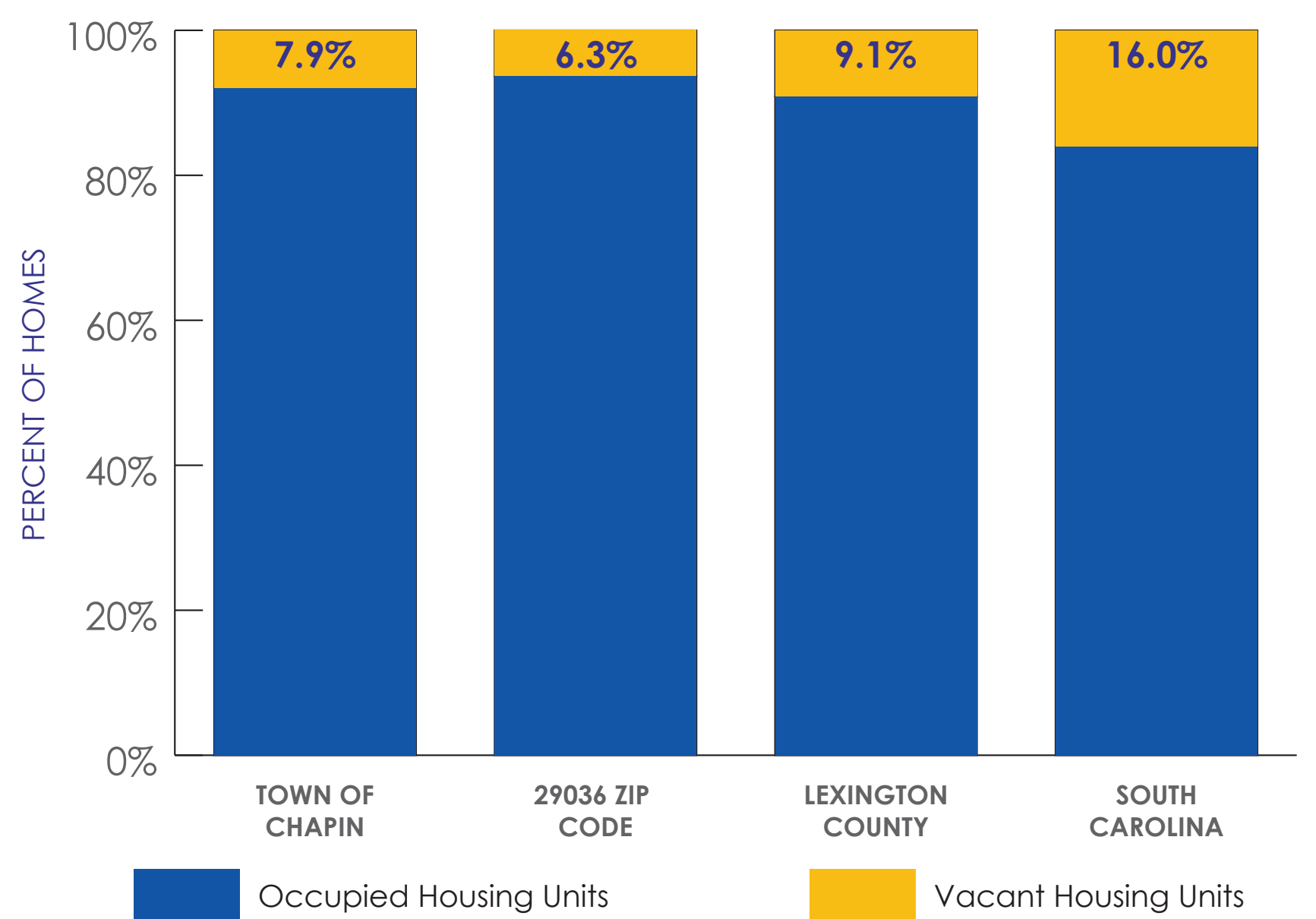
▼ HOUSING TENURE

Source: American Community Survey (2019)

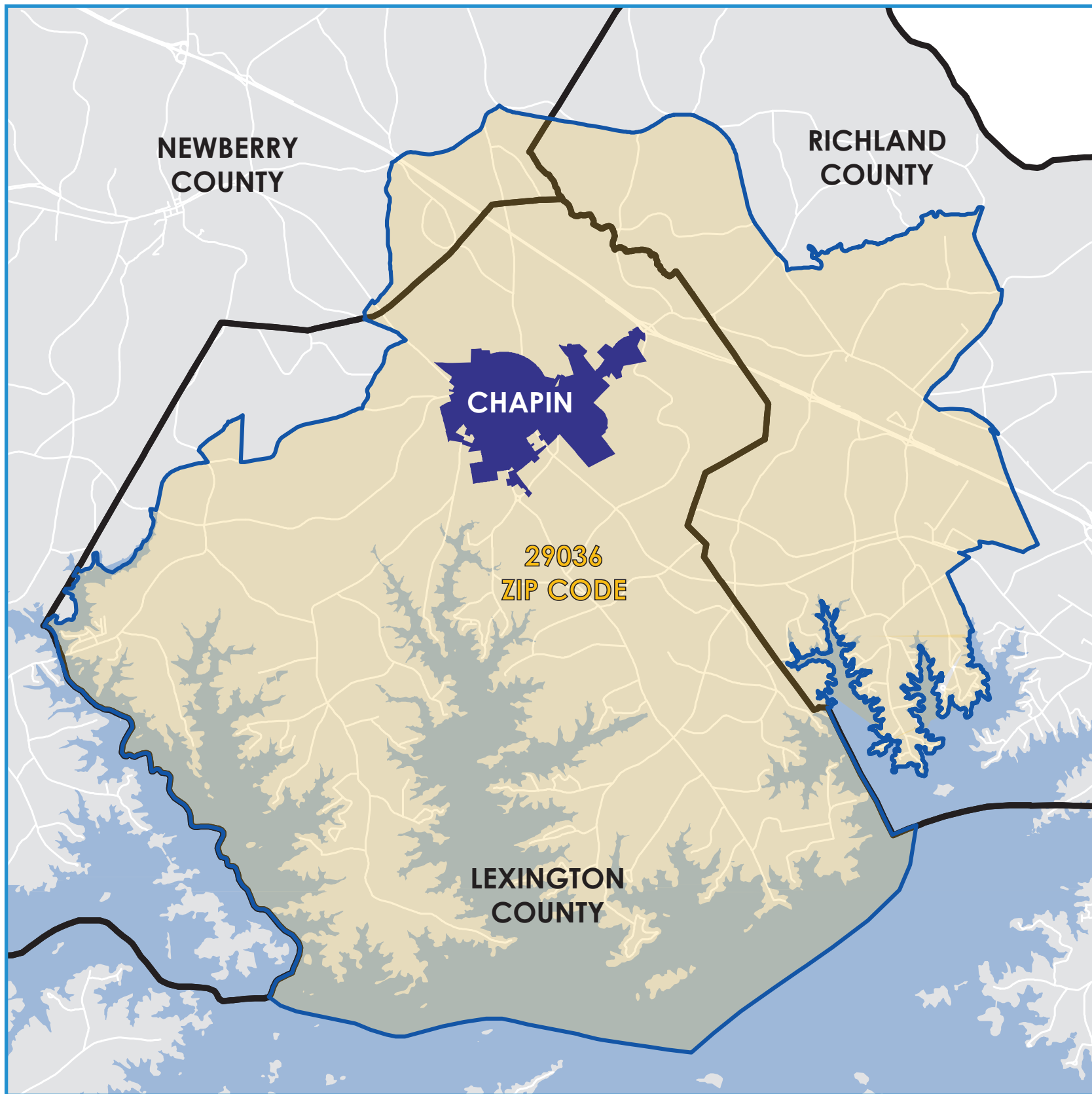


▼ HOUSING OCCUPANCY

Source: American Community Survey (2019)

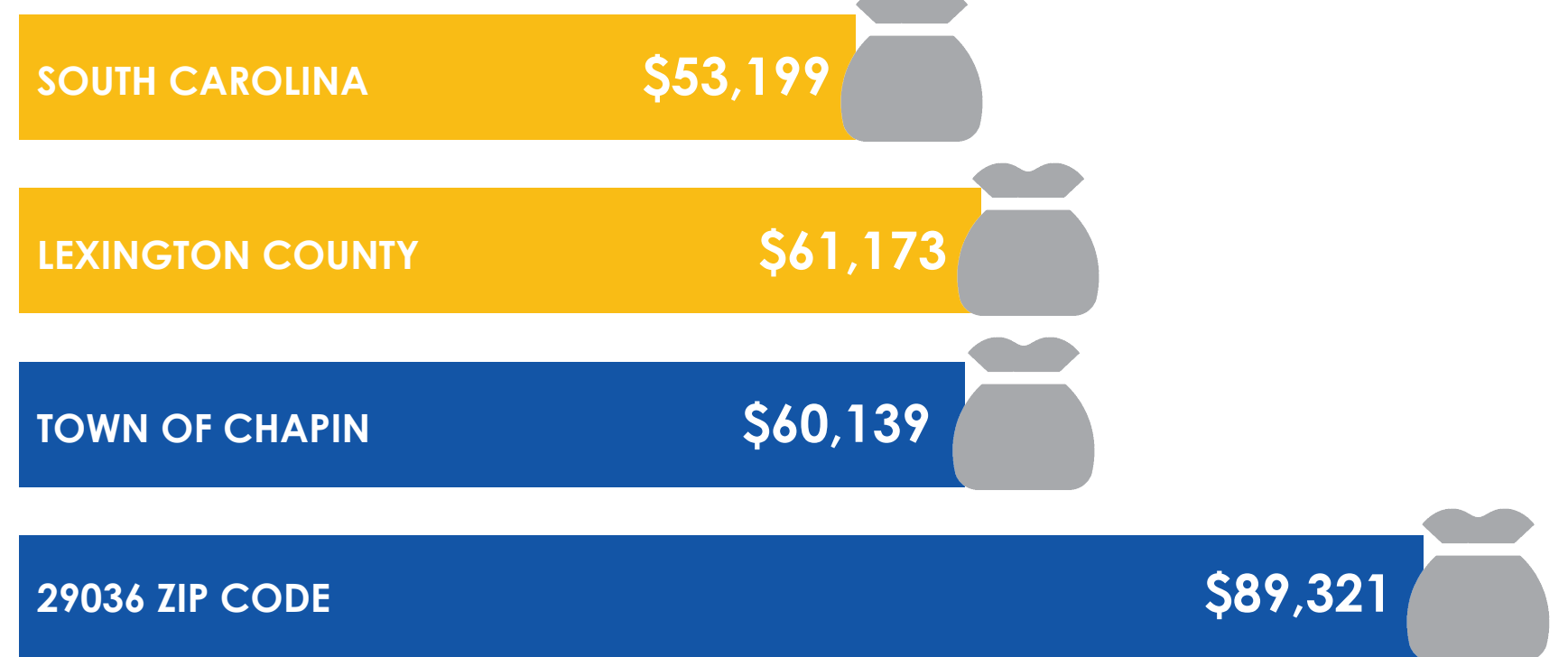


ECONOMY



▼ MEDIAN HOUSEHOLD INCOME

Source: American Community Survey (2019)



▼ INCOME COMPARISONS

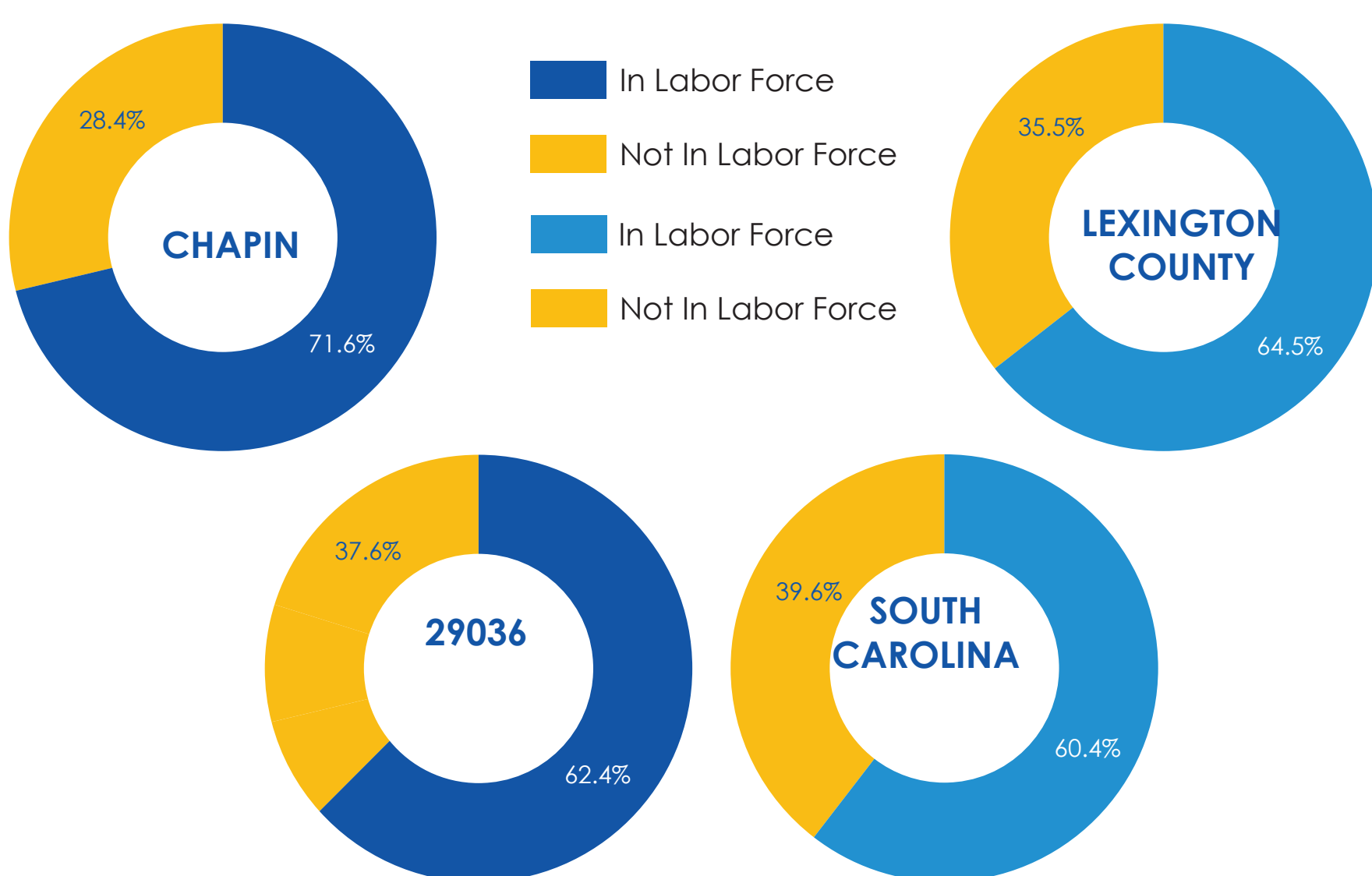
Source: American Community Survey (2000 - 2019)

	TOWN OF CHAPIN	29036 ZIP CODE	LEXINGTON COUNTY	SOUTH CAROLINA
MEDIAN HOUSEHOLD INCOME, 2019	\$60,139	\$89,321	\$61,173	\$53,199
MEDIAN HOUSEHOLD INCOME, 2010	\$43,110	\$76,044	\$52,205	\$43,939
CHANGE IN MEDIAN HOUSEHOLD INCOME, 2010 - 2019	+ 39.5%	+17.5%	+ 17.2%	+ 21.1%
PER CAPITA INCOME, 2019	\$29,344	\$47,109	\$31,671	\$29,426
PER CAPITA INCOME, 2010	\$26,060	\$35,702	\$26,393	\$23,443
CHANGE IN PER CAPITA INCOME, 2010 - 2019	+ 12.6%	+32.0%	+ 20.0%	+ 25.5%



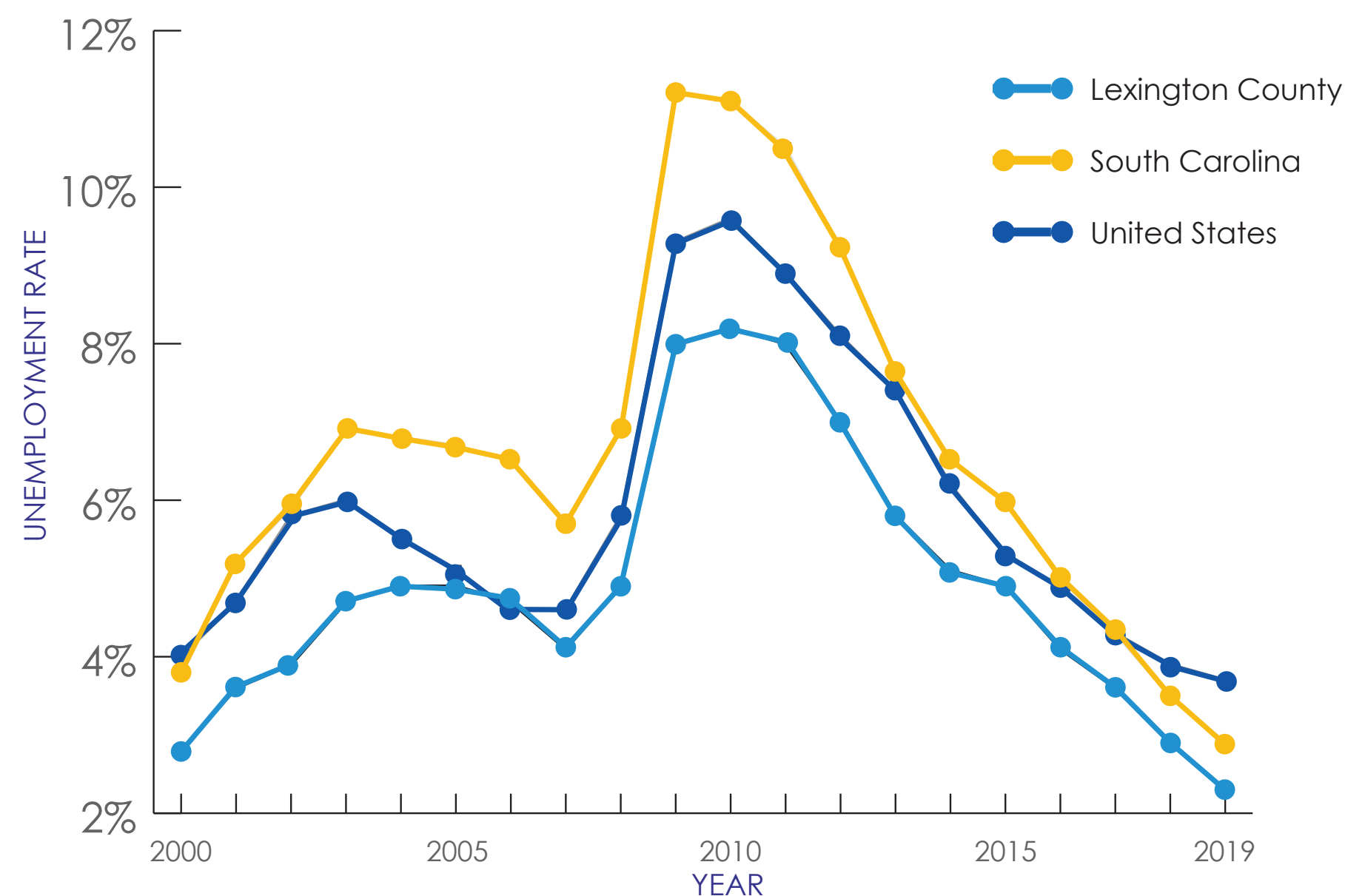
▼ LABOR FORCE PARTICIPATION

Source: American Community Survey (2019)



▼ UNEMPLOYMENT RATES

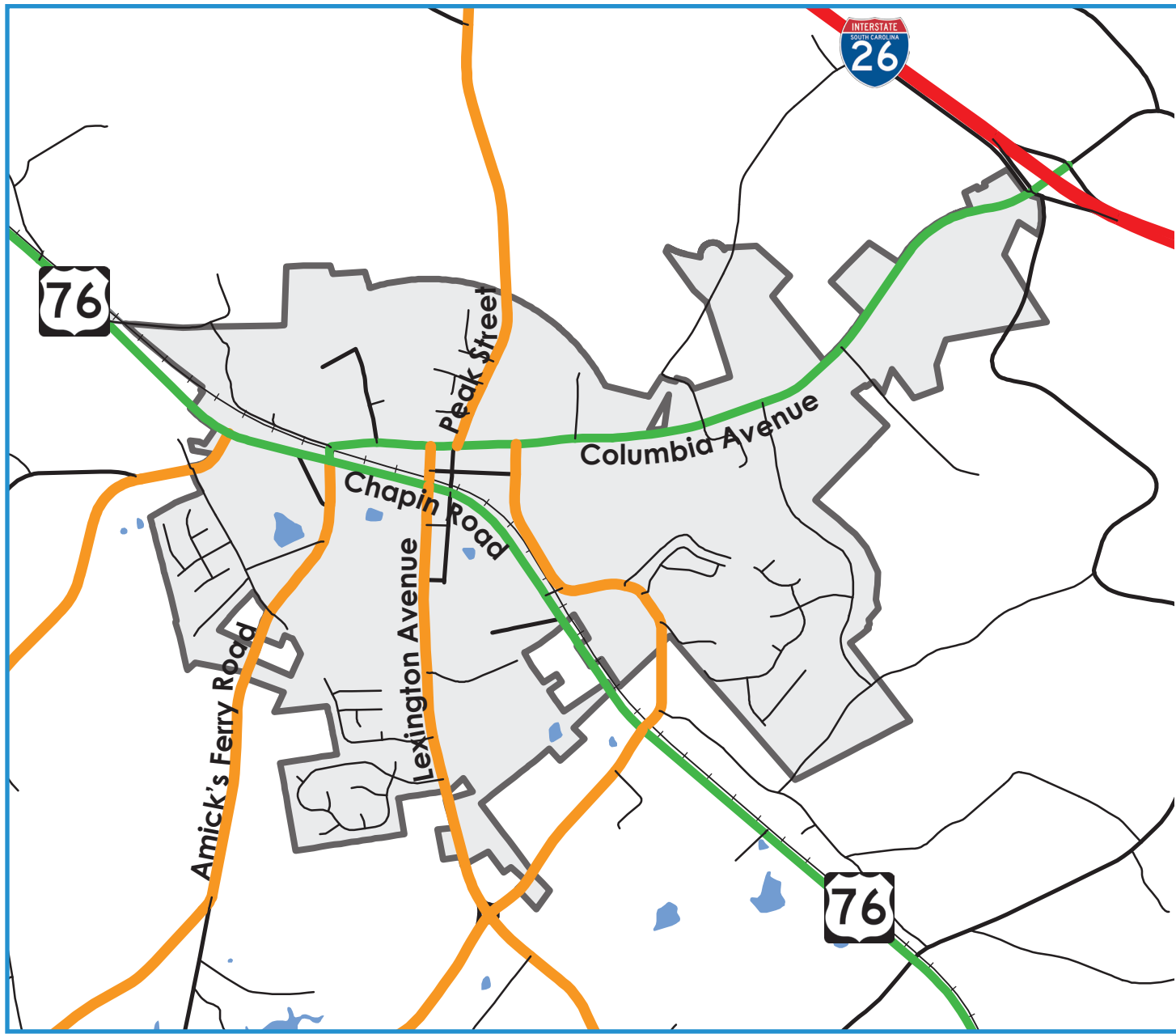
Source: Federal Reserve Bank of St. Louis (2000 - 2019)



TRANSPORTATION

ROAD CLASSIFICATION

Source: South Carolina Department of Transportation

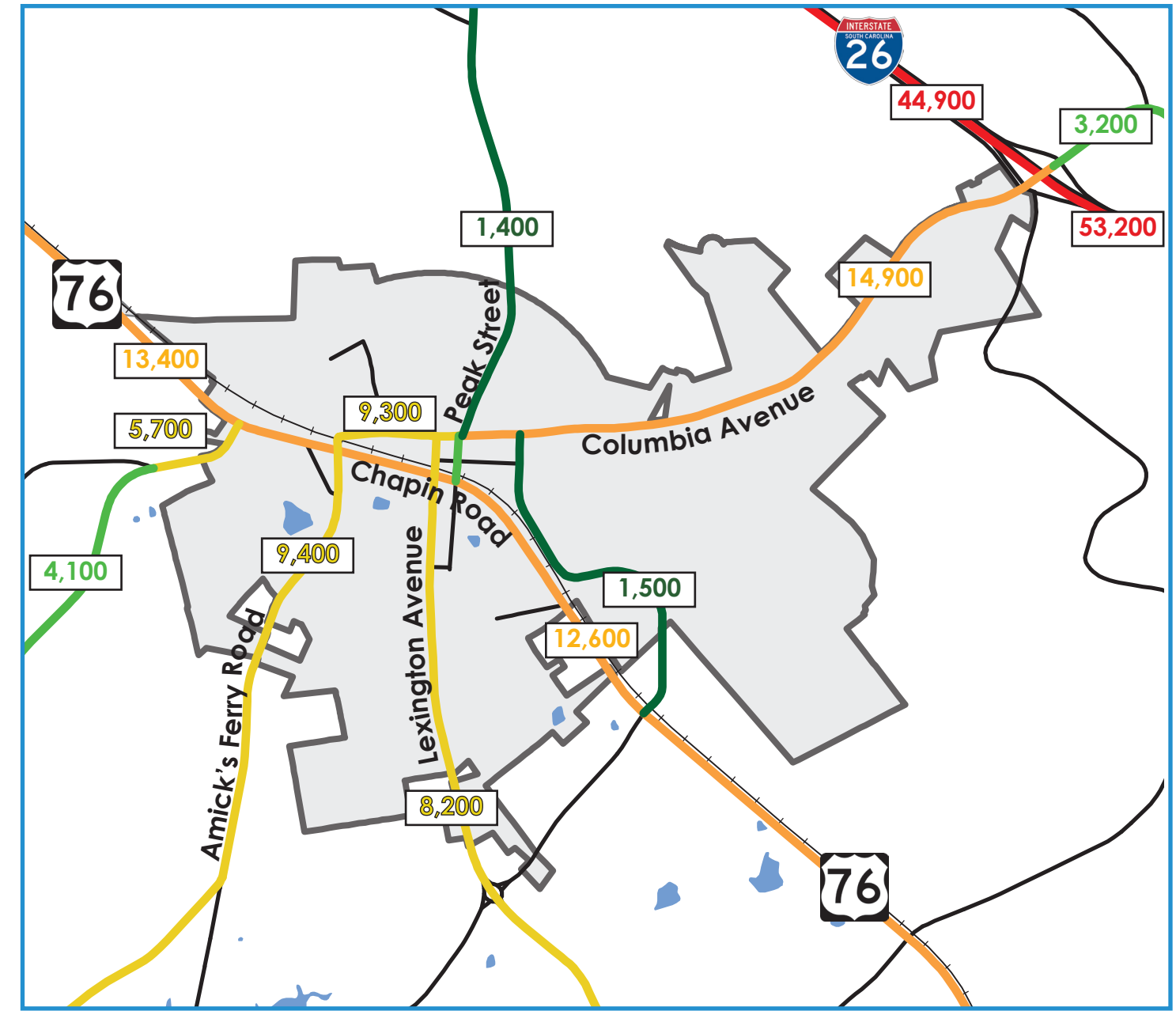


ROADWAY CLASSIFICATION

- Local Roads
- Interstate
- Minor Arterials
- Major & Minor Collectors

AVERAGE DAILY TRAFFIC (2019)

Source: South Carolina Department of Transportation

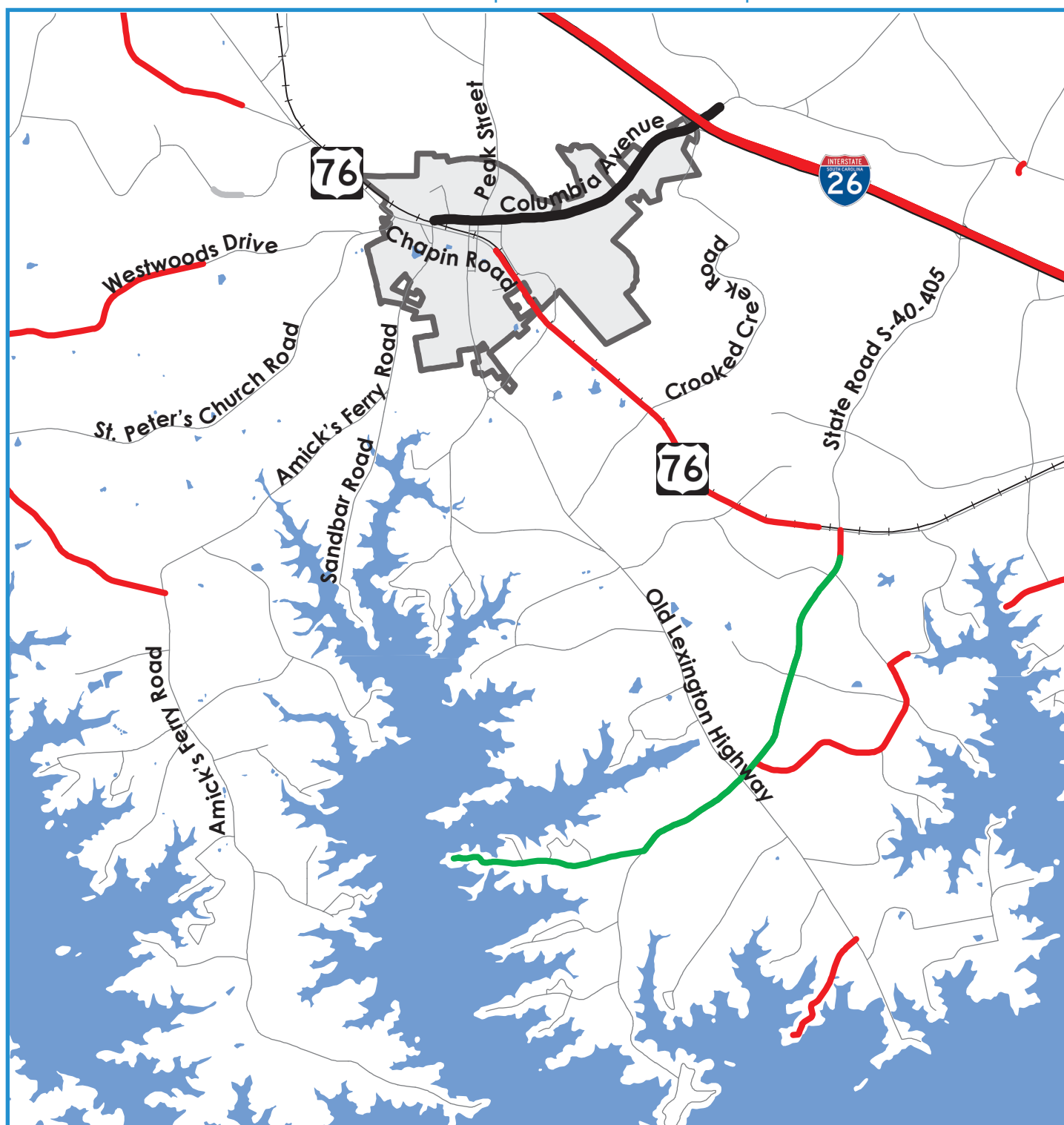


AVERAGE DAILY TRIPS

- 0 - 1,500 Trips
- 1,501 - 5,000 Trips
- 5,001 - 10,000 Trips
- 10,001 - 40,000 Trips
- 40,001 + Trips

STATE ROAD PROJECTS

Source: South Carolina Department of Transportation

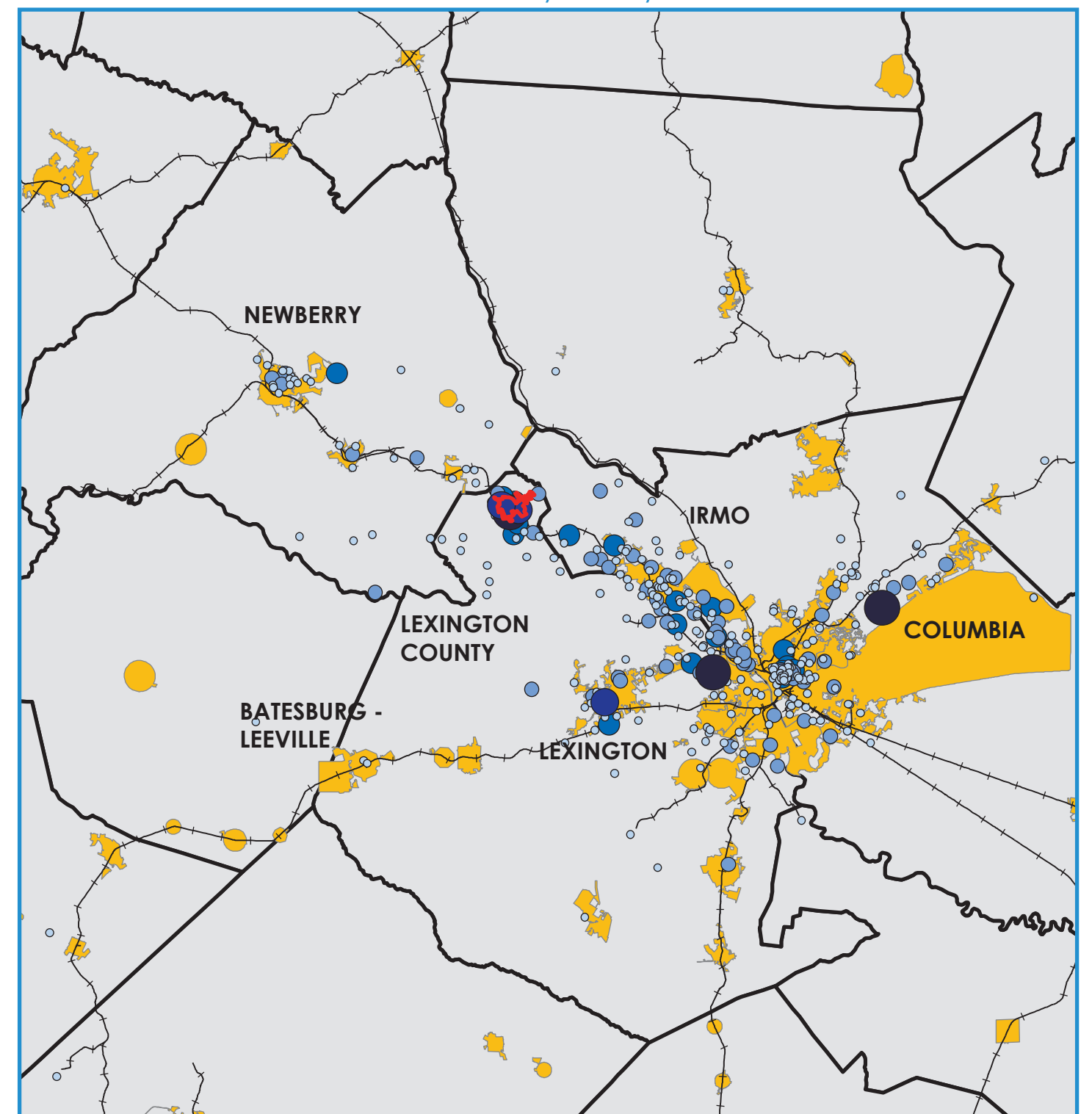


STATE PROJECT TYPES

- Widening
- Widening & Resurfacing
- Resurfacing / Rehab.
- Safety Improvements

COMMUTES TO WORK

Source: American Community Survey, 2018



NUMBER OF JOBS

- 1 Job
- 2 - 3 Jobs
- 4 - 7 Jobs
- 8 - 11 Jobs
- 12 - 25 Jobs

Chapin



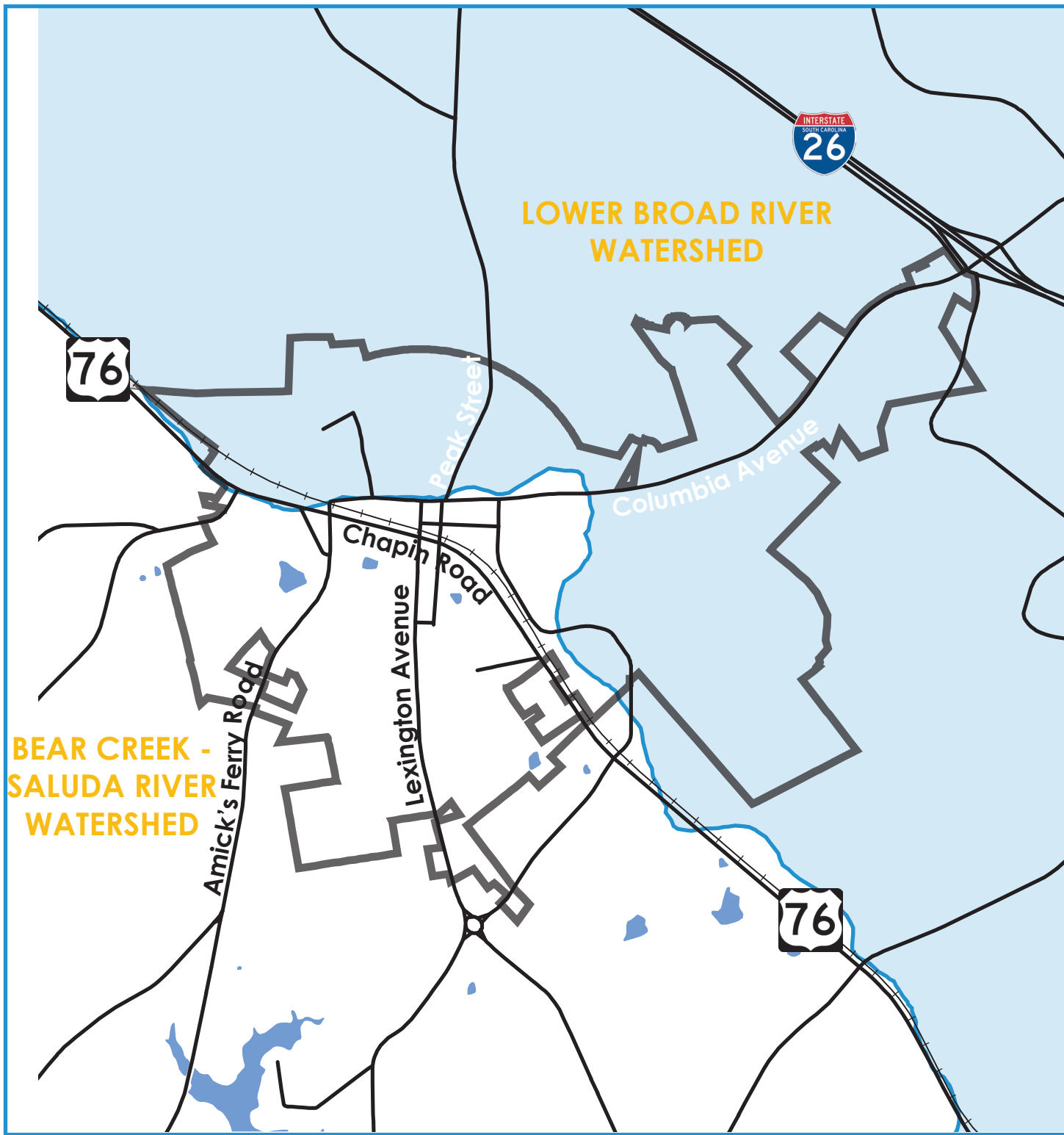
EnvisionChapin

Town of Chapin Comprehensive Plan

ENVIRONMENT

▼ WATERSHEDS

Source: SCDHEC

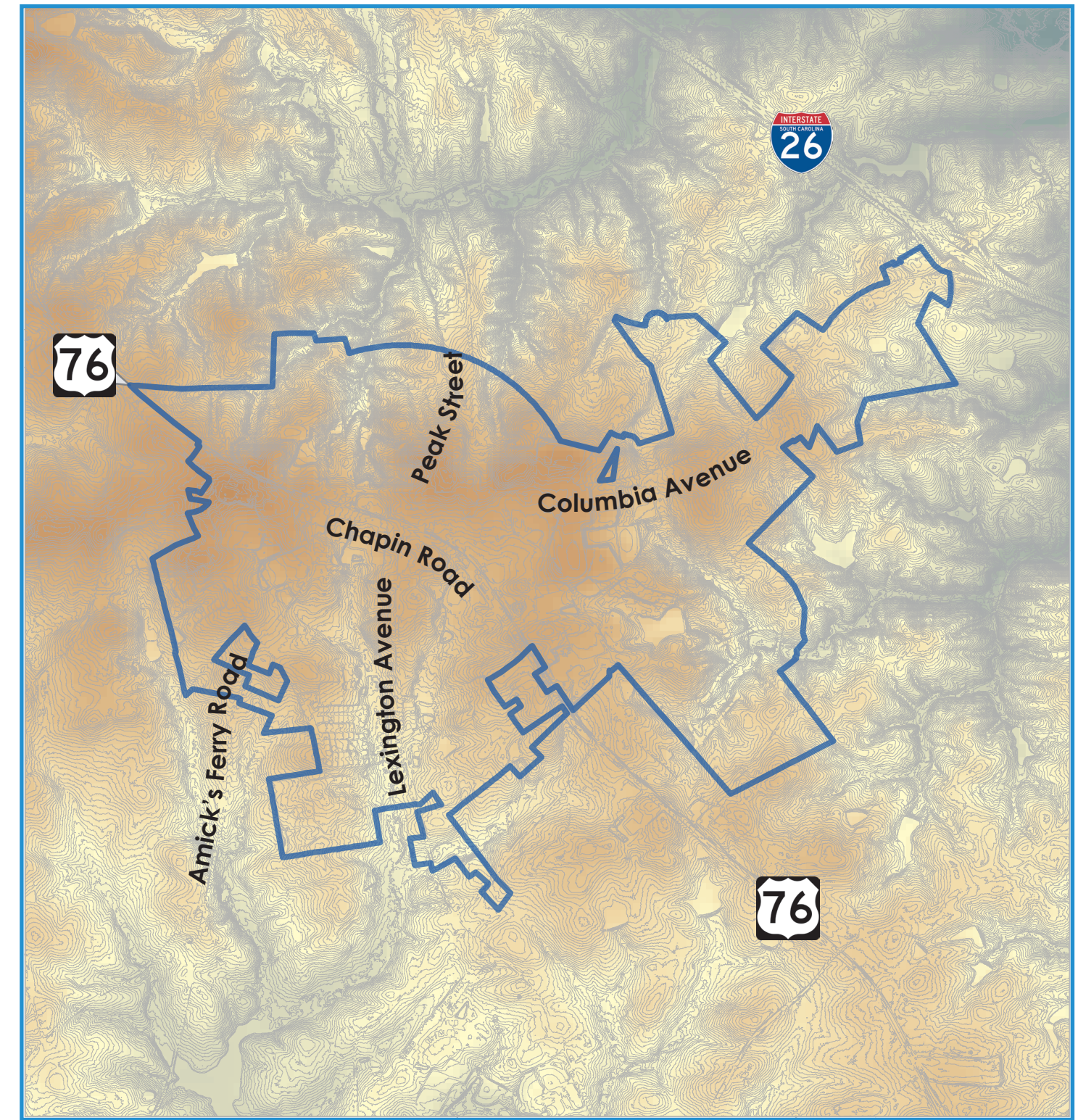


WATERSHEDS

- Bear Creek-Saluda River
- Lower Broad River

▼ TOPOGRAPHY

Source: SCDNR



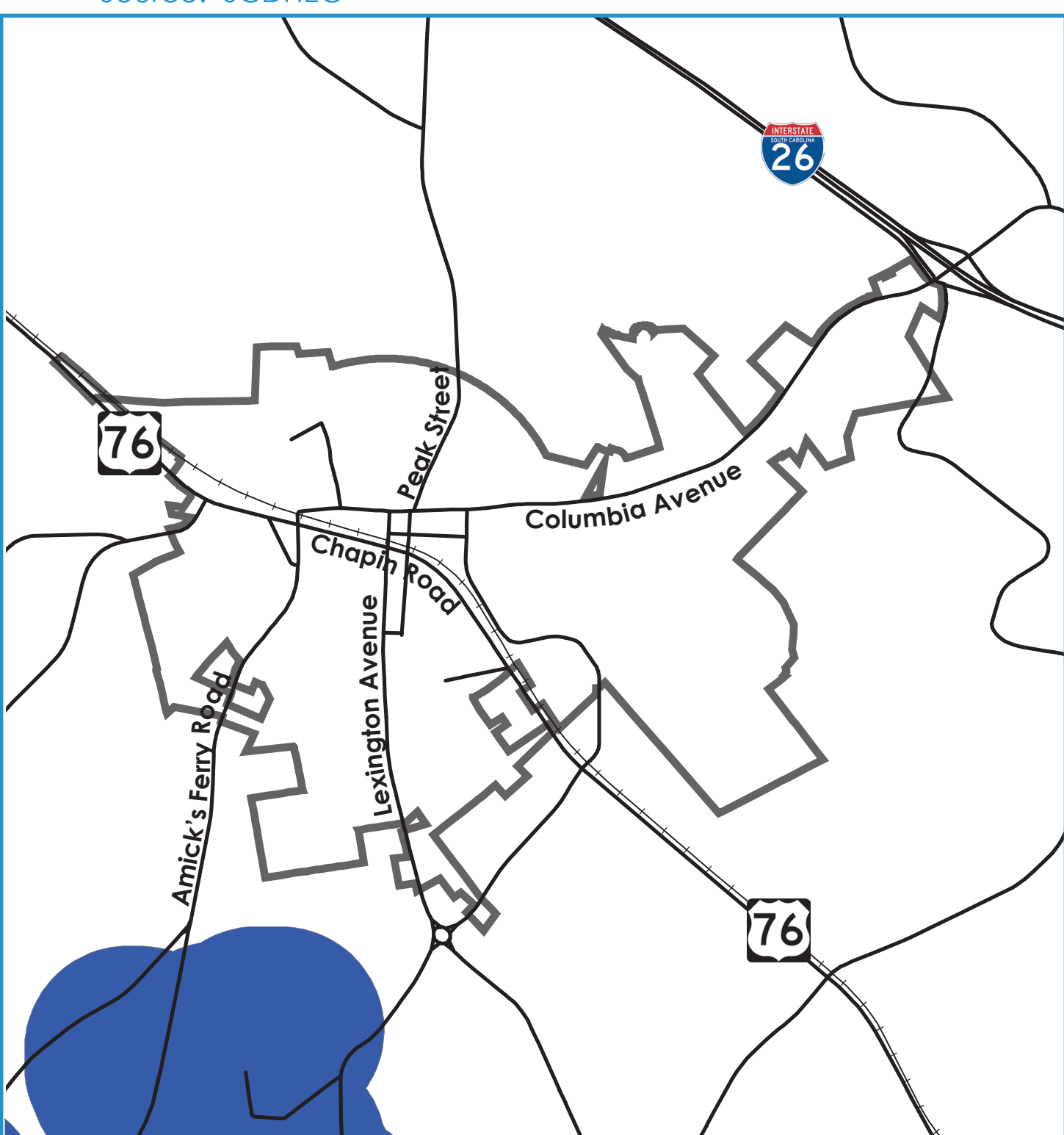
ELEVATION

- High: 800 feet
- Low: 206 feet

— Contours

▼ WATER SUPPLY PROTECTION AREAS

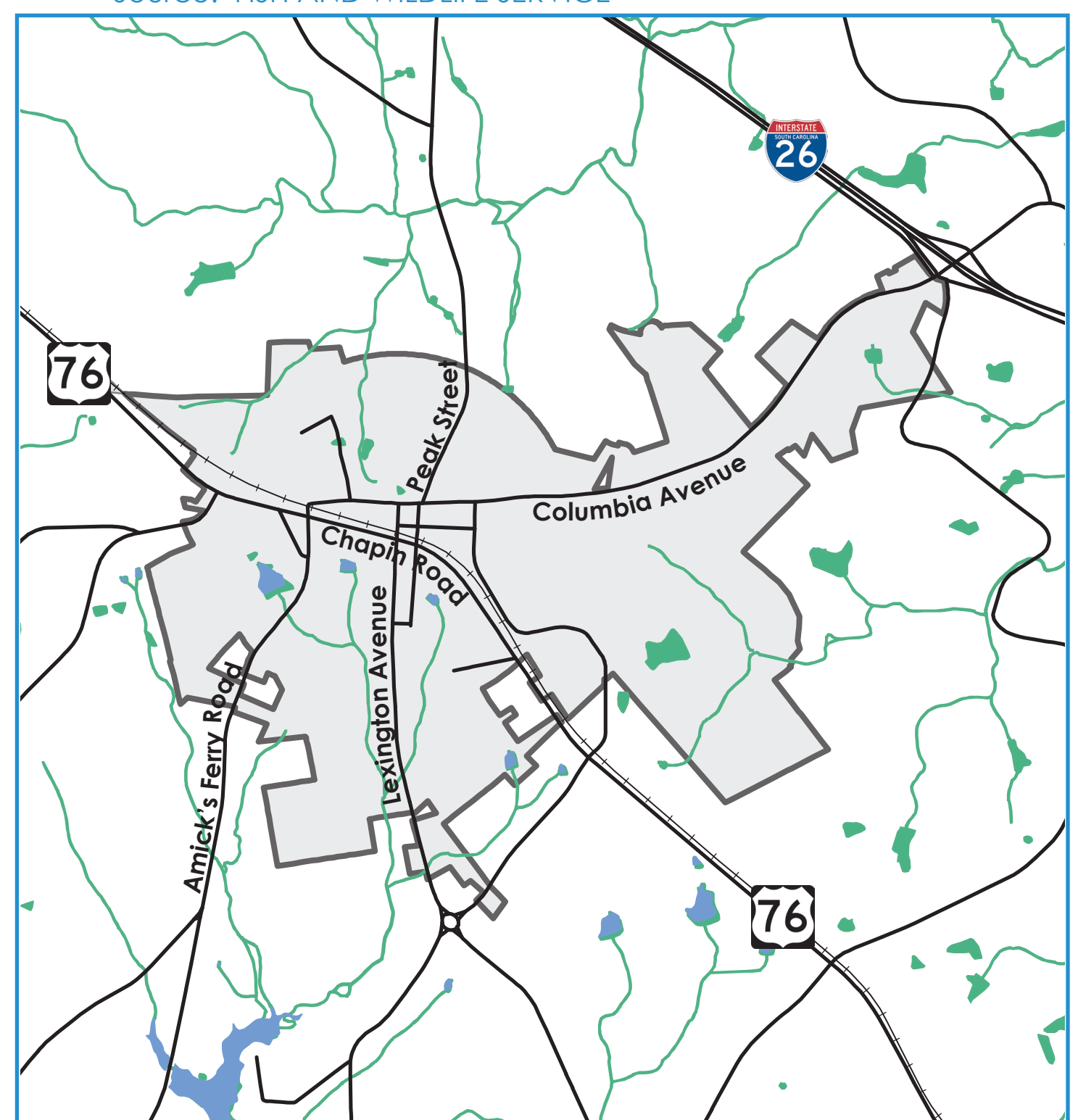
Source: SCDHEC



- Lake Murray Public Water Supply Source Protection Area

▼ WETLANDS

Source: FISH AND WILDLIFE SERVICE



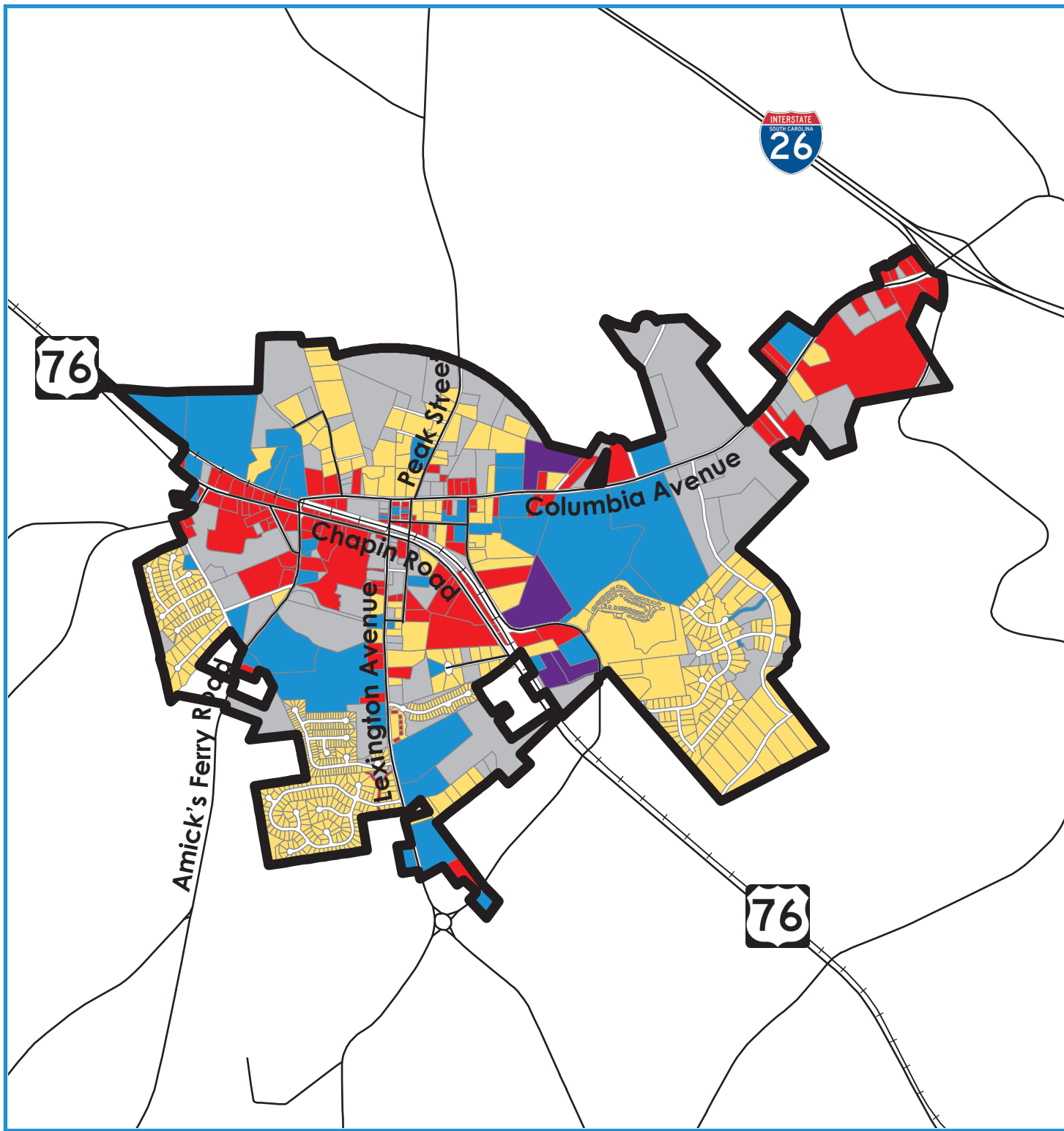
- Wetlands
- Waterbodies



LAND USE

EXISTING LAND USE

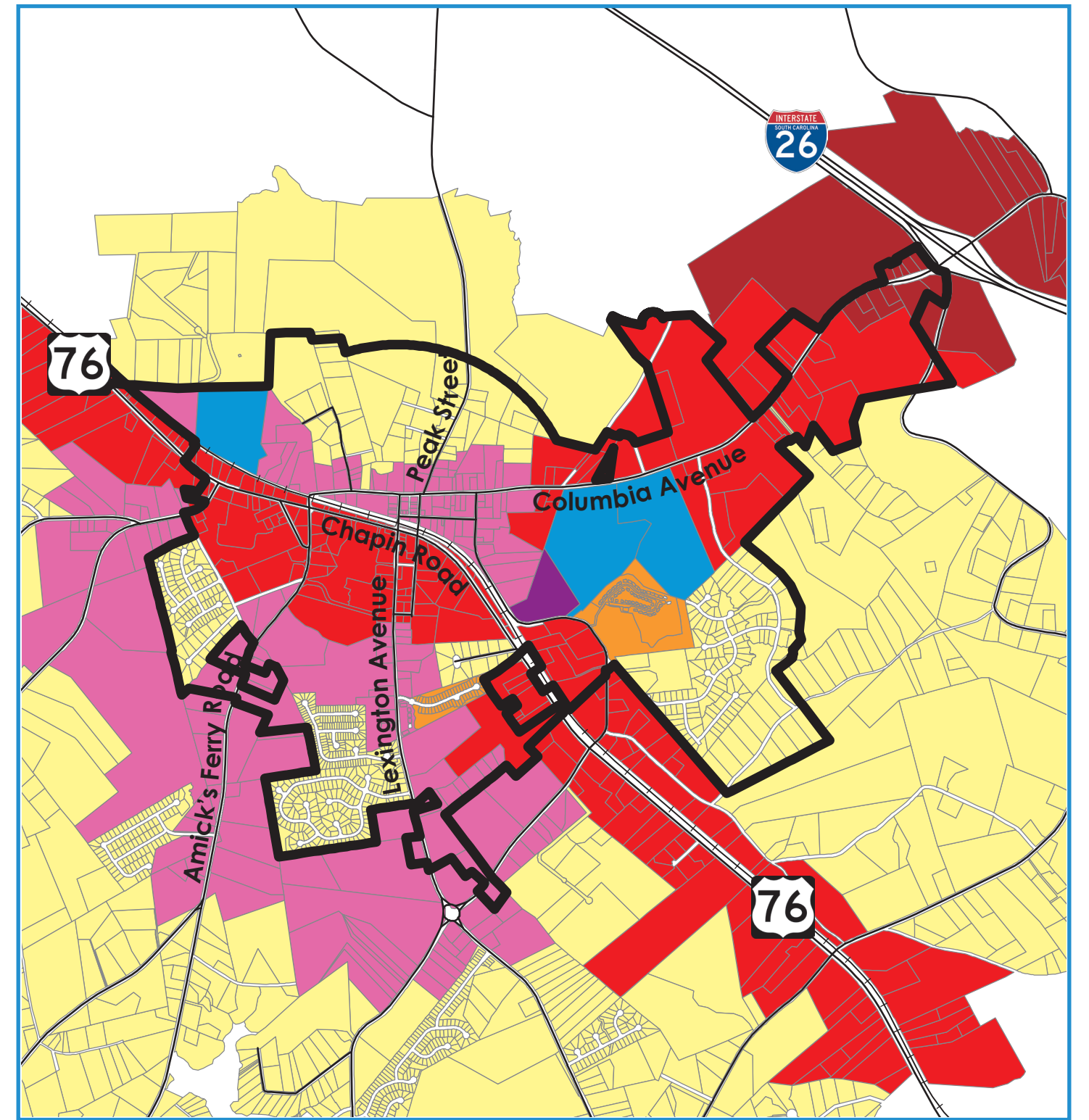
Source: LEXINGTON COUNTY GIS



- Residential
- Public / Civic
- Commercial
- Industrial
- Vacant

TOWN'S ADOPTED FUTURE LAND USE

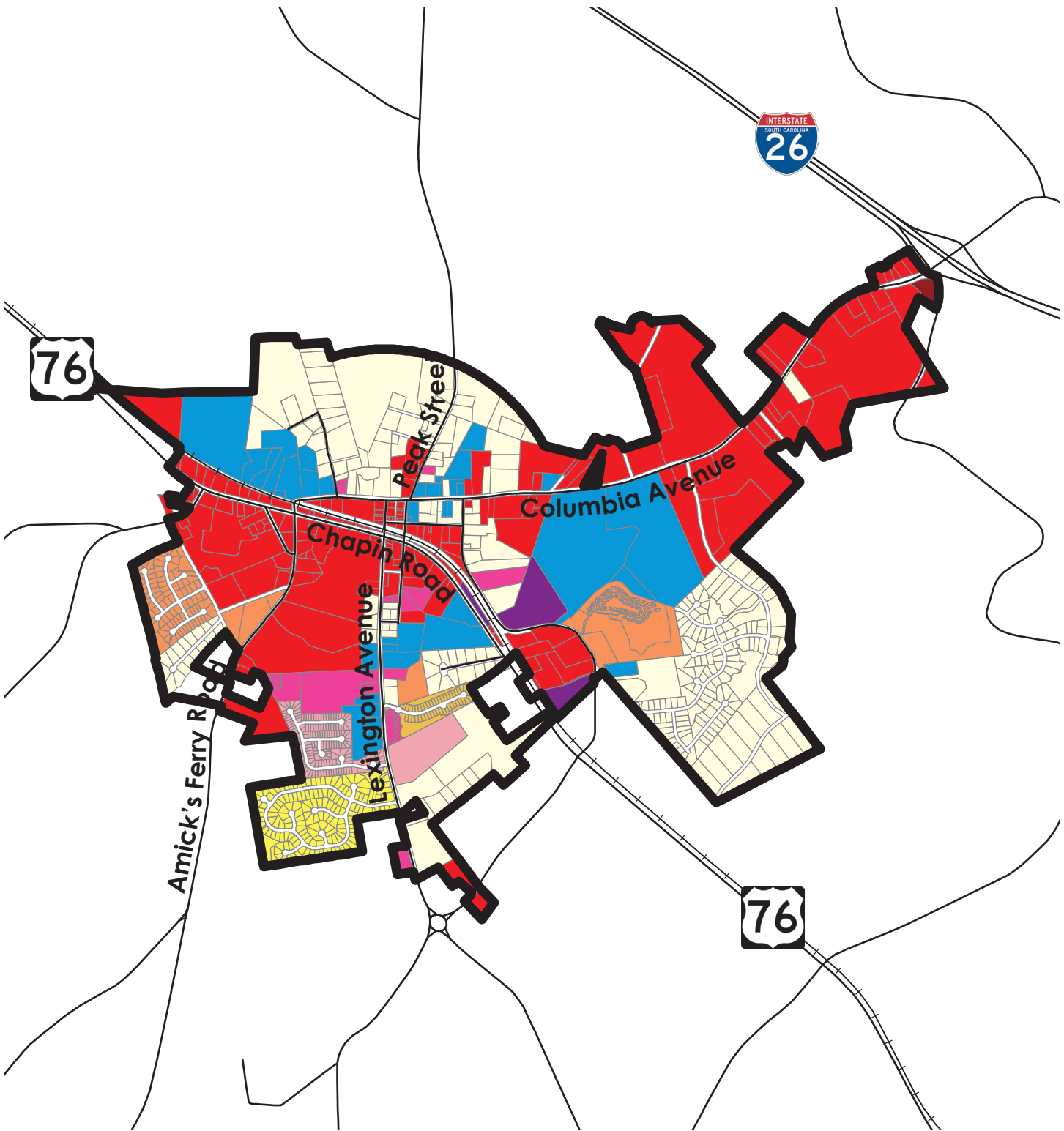
Source: LEXINGTON COUNTY GIS



- Single Family Residential
- Multi-Family Residential
- Public Institutional
- Mixed Use
- General Commercial
- Interstate Commercial
- Industrial

TOWN ZONING

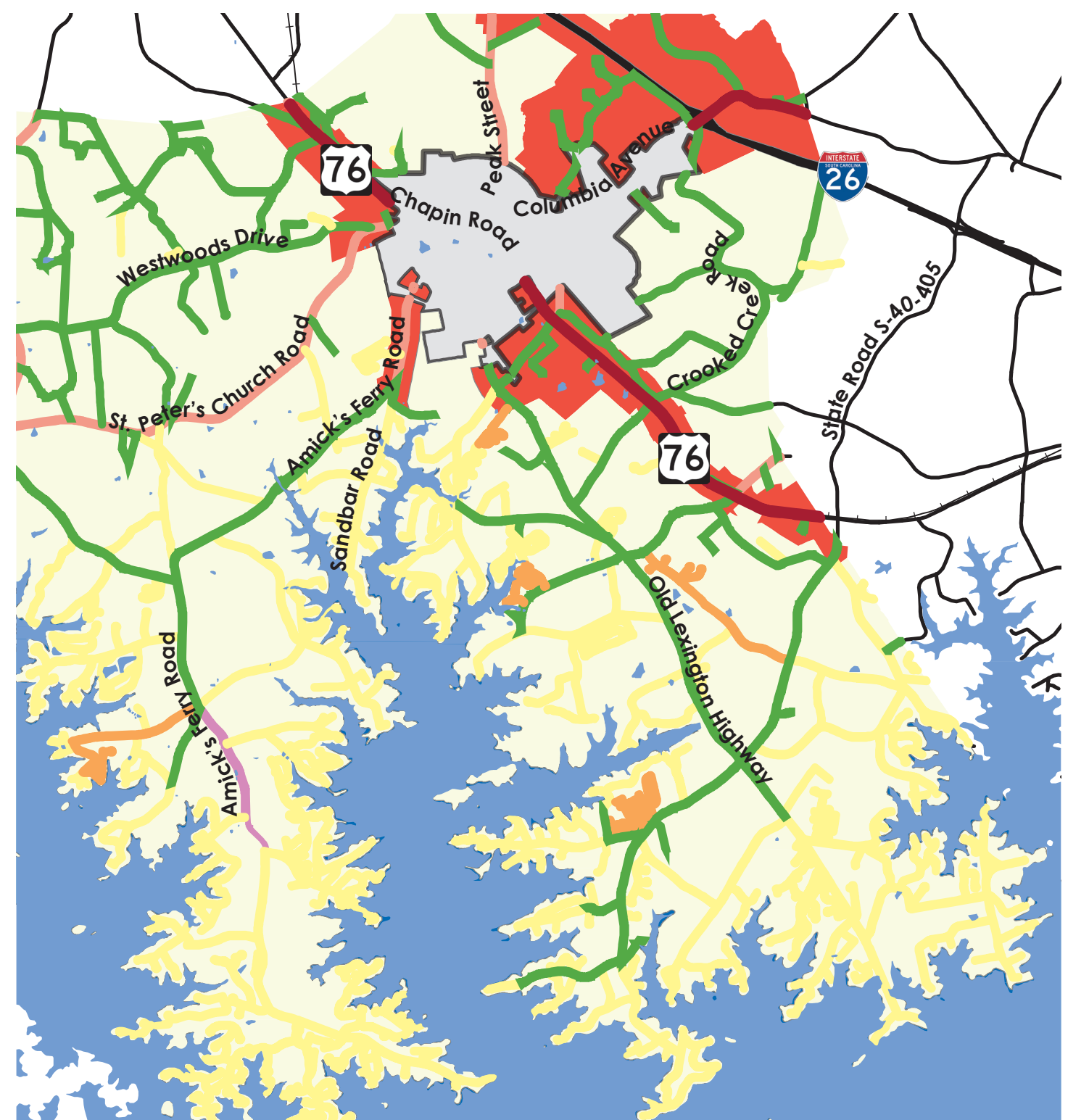
Source: LEXINGTON COUNTY GIS



- RS-1 (Single Family)
- RS-2 (Single Family)
- RS-3 (Single Family)
- RG (General Residential)
- NC (Neighborhood Commercial)
- GC (General Commercial)
- OC (Office Commercial)
- IC (Interstate Commercial)
- PUD (Planned Unit Development)
- LM (Light Manufacturing)

COUNTY ZONING

Source: LEXINGTON COUNTY GIS

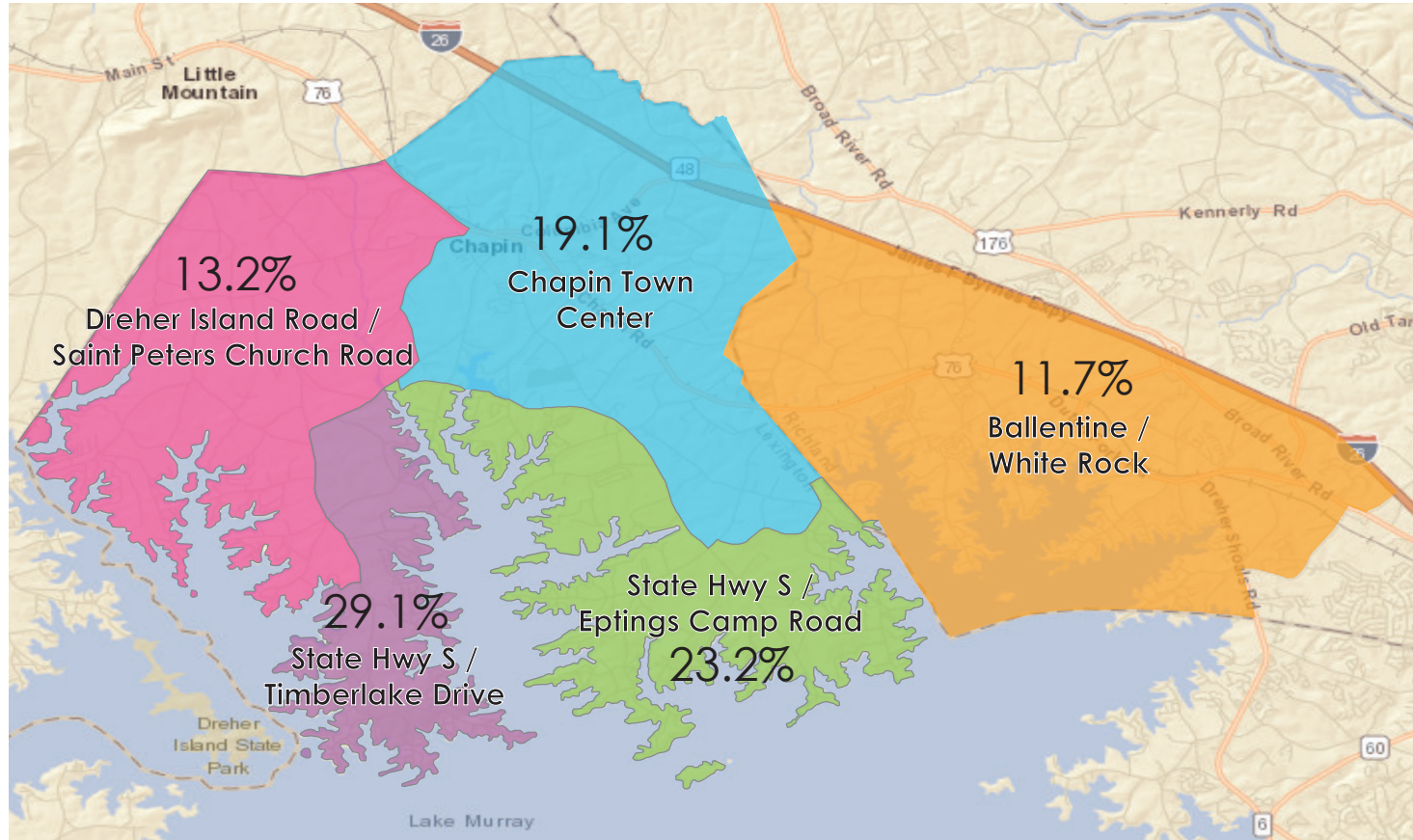


- Residential Local Road (4)
- Residential Local Road (5)
- Local Road
- Collector Road
- Arterial Road
- Intensive Development
- Restrictive Development



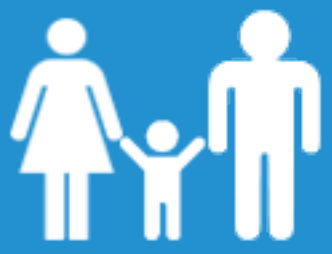
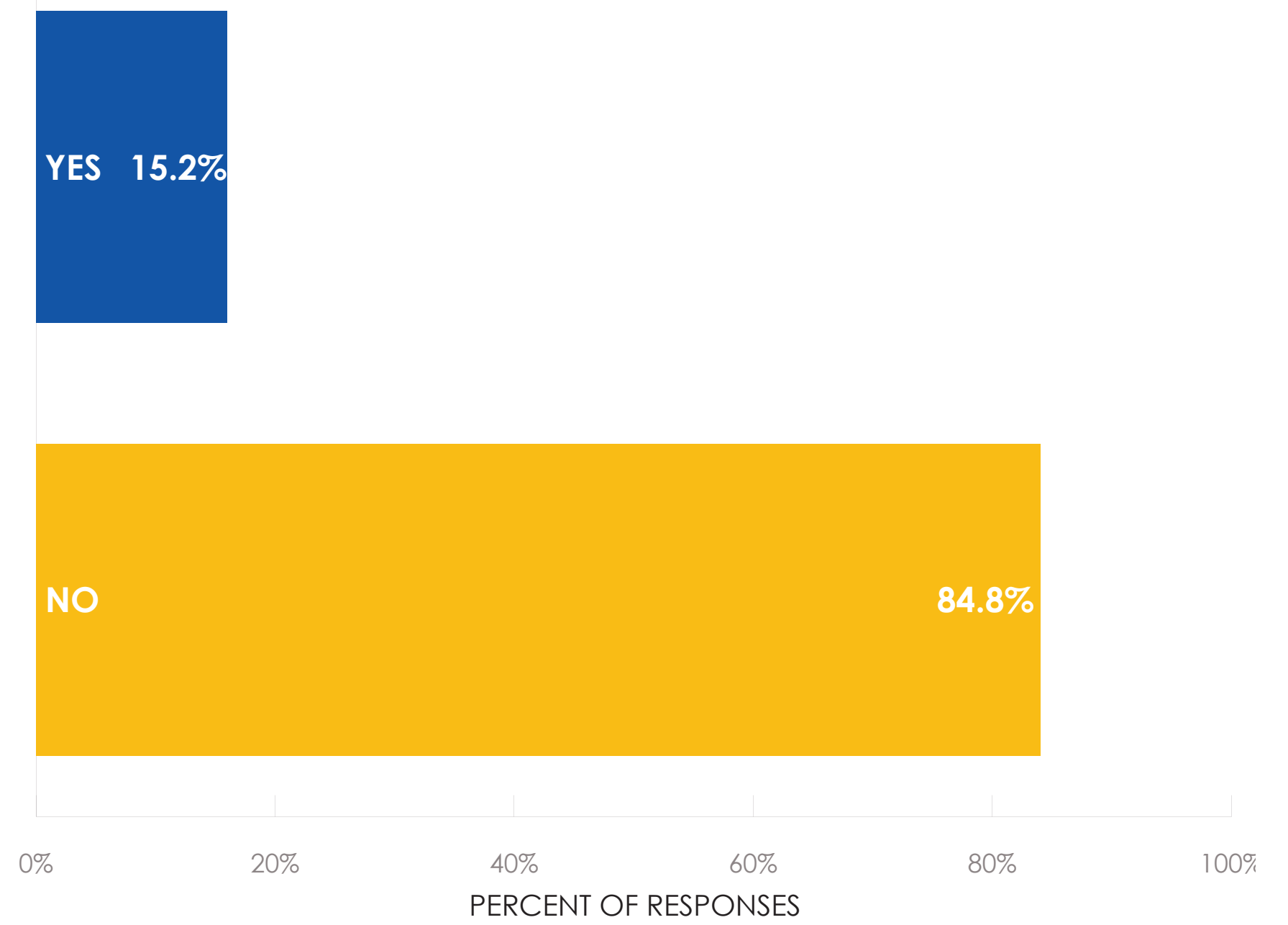
WHO TOOK SURVEY

Where do you live?



OTHER PLACES	# OF RESPONSES
Portrait Hill/Spring Hill/Westcott Ridge (Chapin Middle)	13
The Country / Pet Sites Road	3
Lexington	2
Prosperity	1
Little Mountain Address	1
Across 213 Bridge (Jenkinsville)	1

Is your residence within the Town's corporate limits?



607 RESPONSES RECEIVED

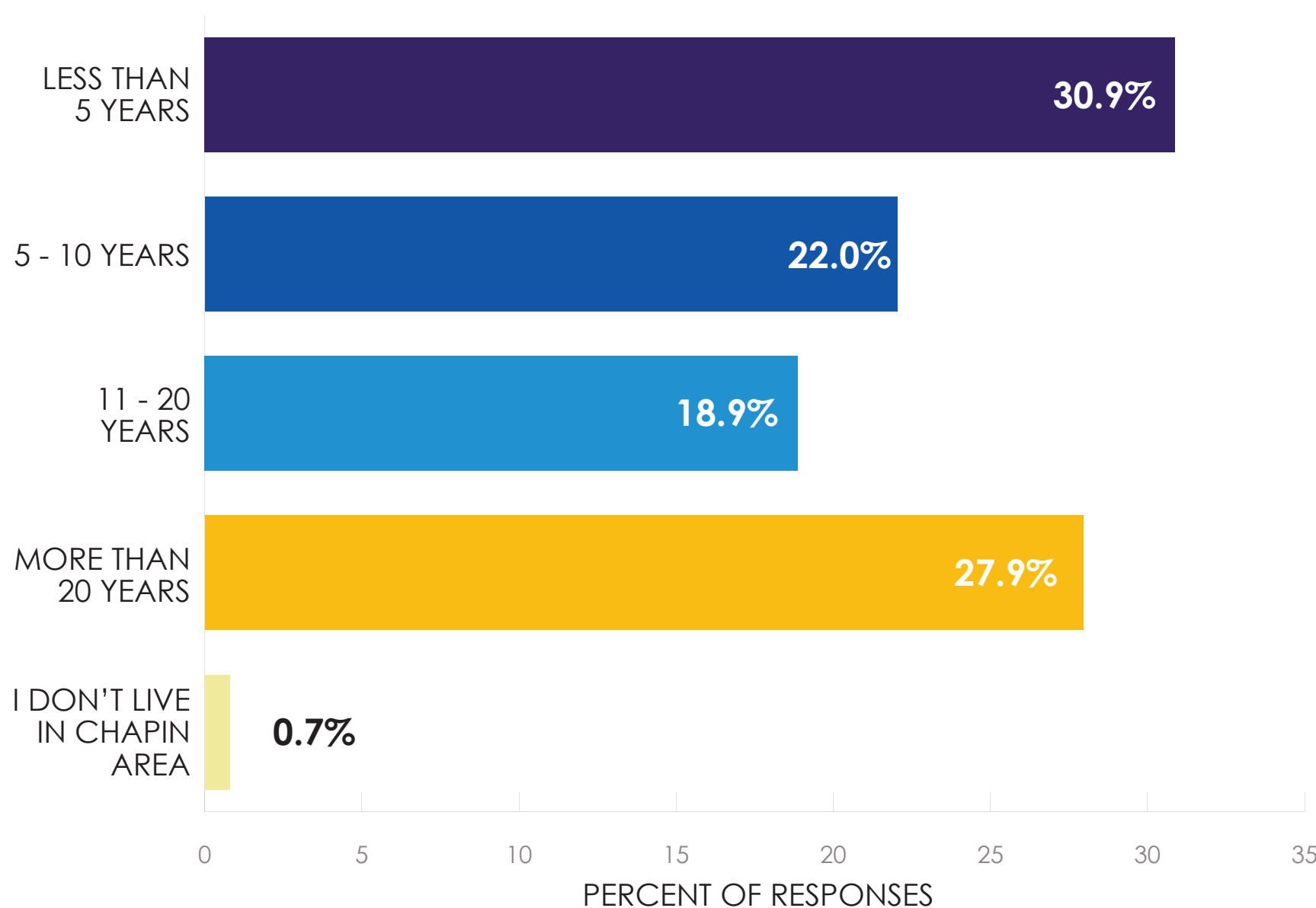


25 QUESTIONS

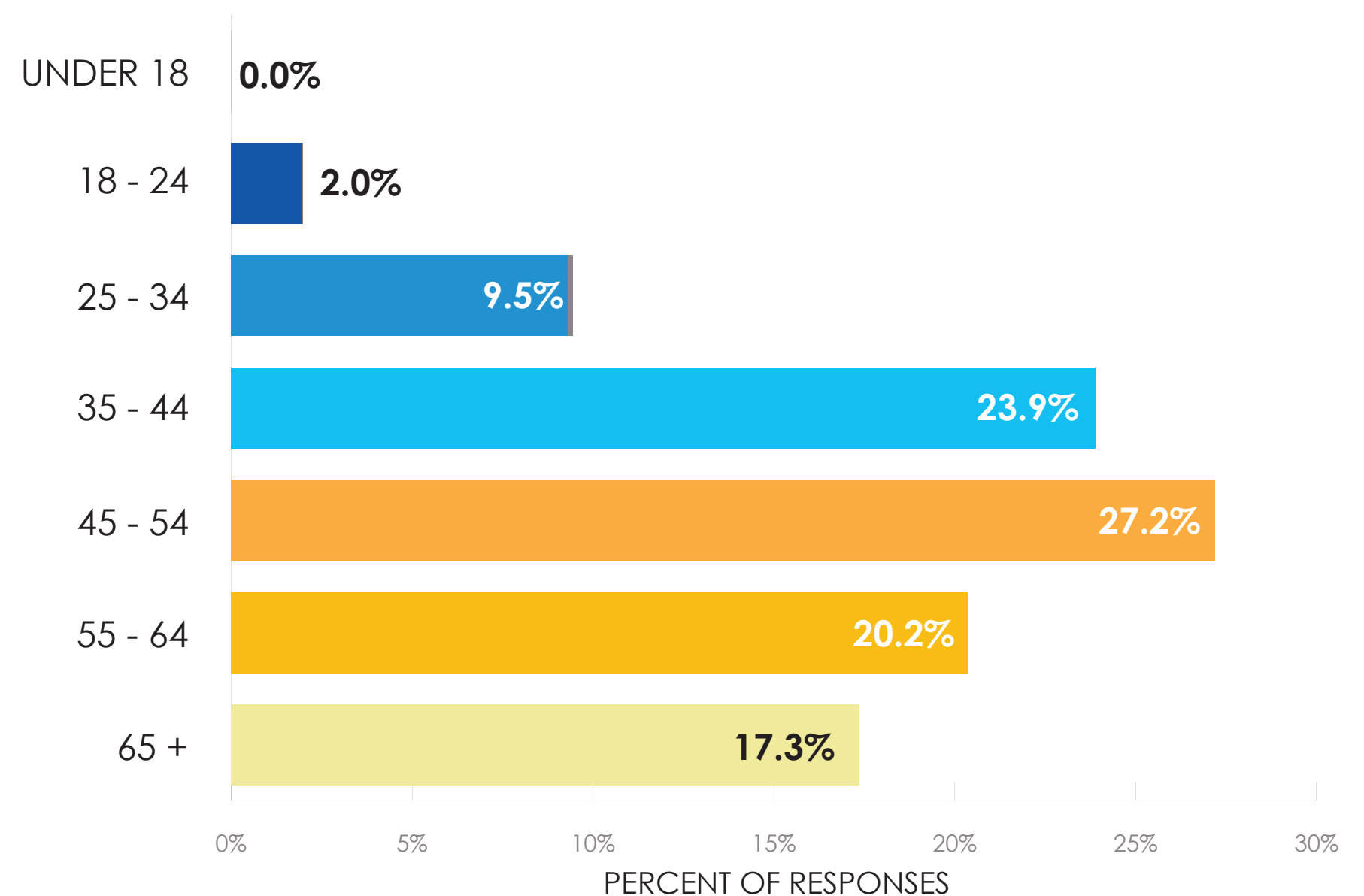


OPEN ALL OF MARCH

How long have you lived here?

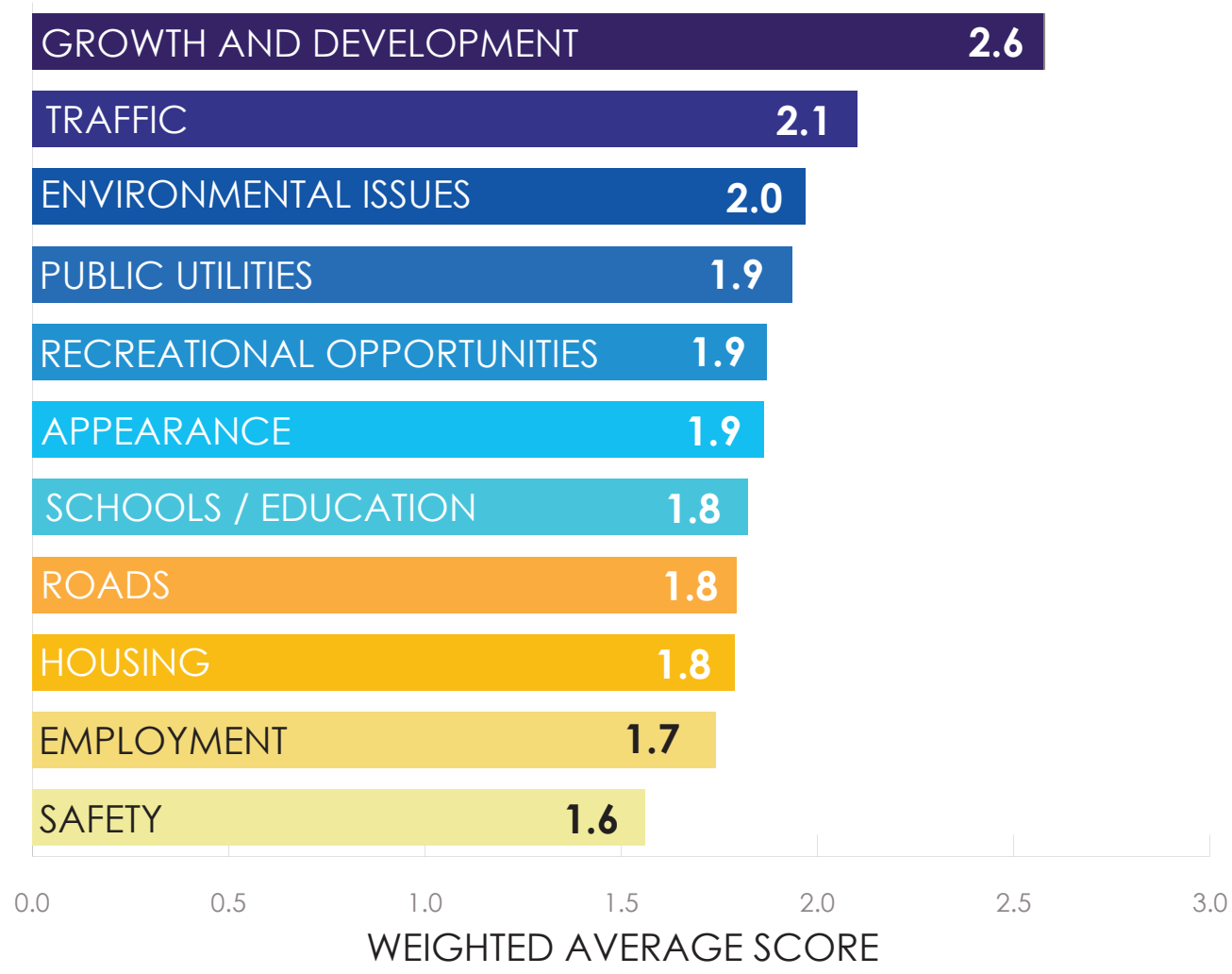


Please indicate your age.

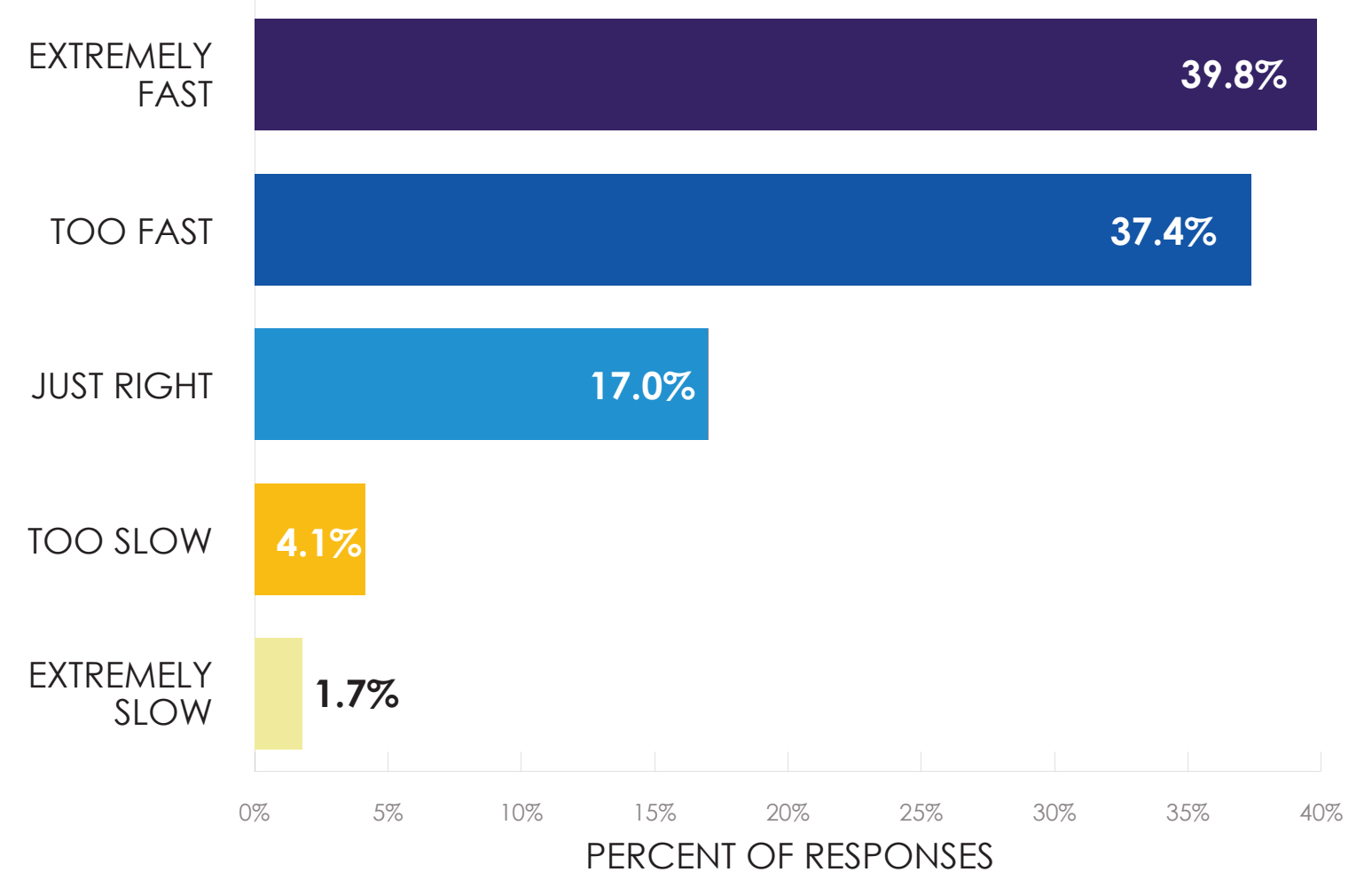


VIEWS ON GROWTH

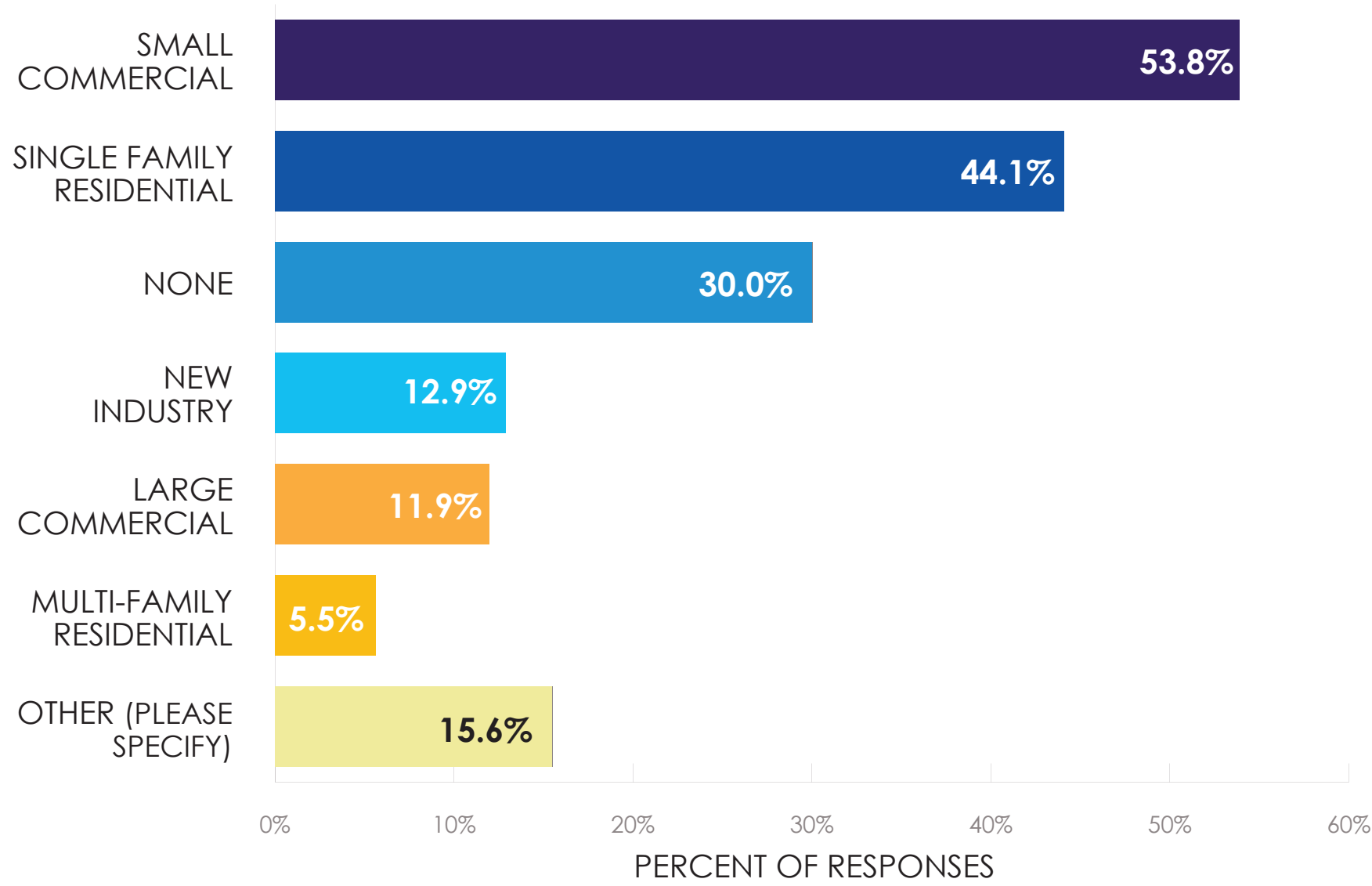
What issues are of concern to you today?



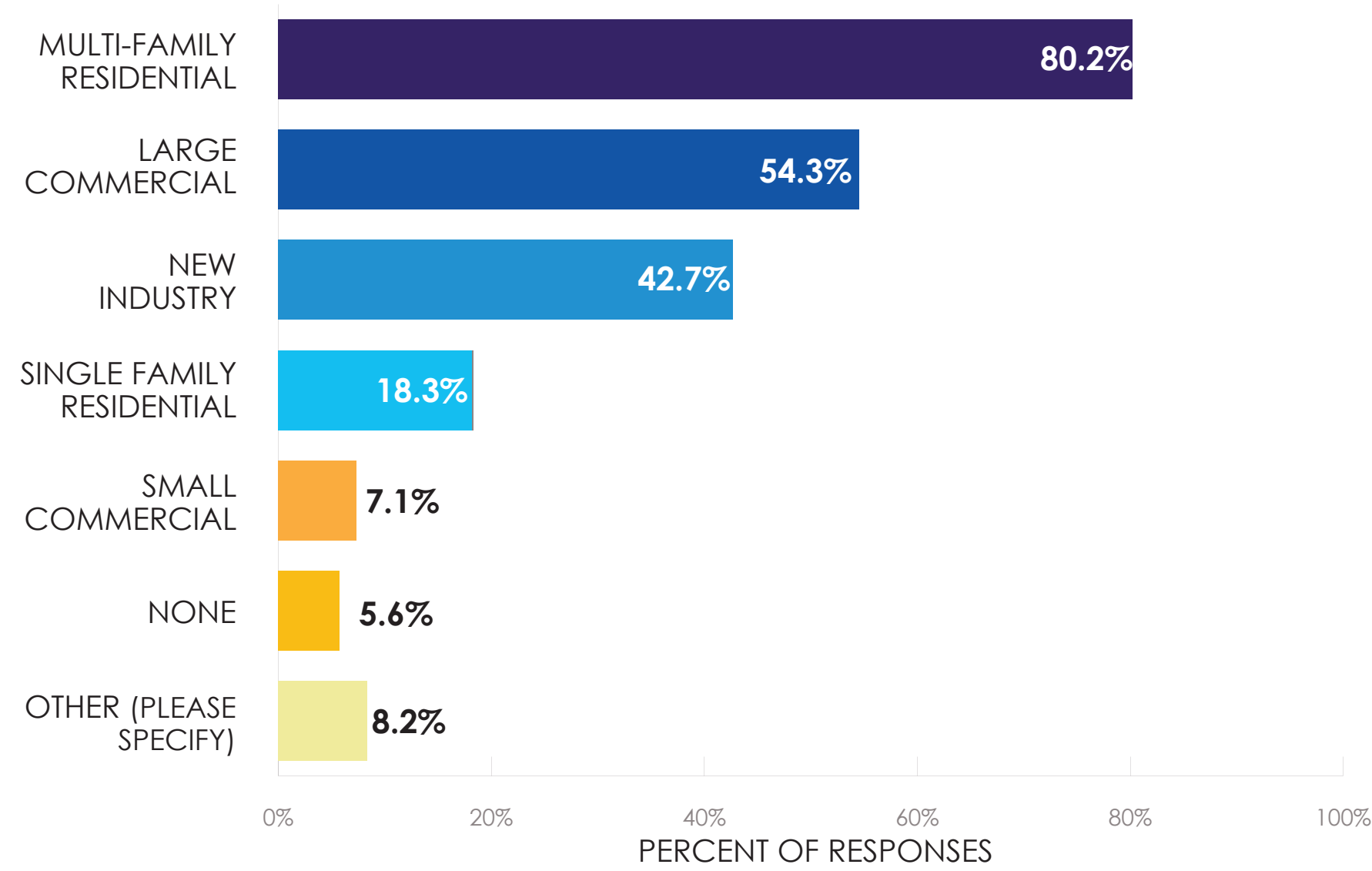
What is your perception of the pace of growth?



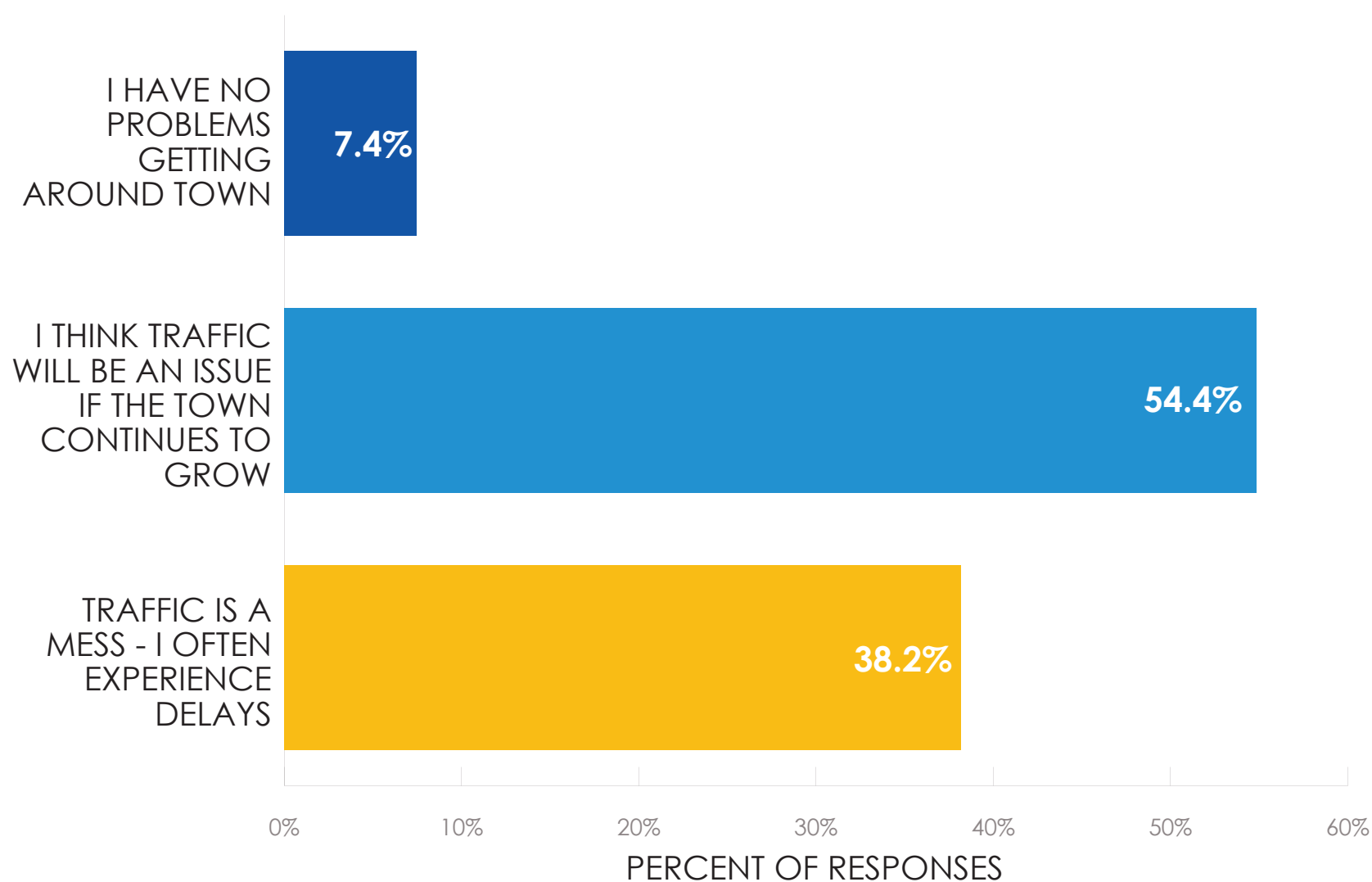
What new development do you prefer?



What new development do you NOT prefer?



Which describes your perception of traffic?



What transportation issues affect you?

TRANSPORTATION-RELATED ISSUES	# OF RESPONSES
Too much traffic on limited roadways	142
Poor Paving Quality / Pot Holes	117
Amicks Ferry / Concern About New School	64
Columbia Avenue (getting to and from I-26)	45
School Traffic	43
Need to Widen Roads but Area Limited by ROW	36
Need Left Turn Signals / Lanes	33
Need More Roadway Connections	26
Lights are Not Synchronized / Outdated Signals	26
Lack of Traffic Lights / Roundabouts	23
Crosswalks and Sidewalks are Needed	20
76 is too Congested	20
Lack of Planning / Bad Development Patterns / Poor Traffic Management	20
Peak Exits (I-26) Need Work	20
Roads with One Way In and Out (mostly too lakes)	19
People Speed Too Much	18
None / People Have No Perspective of Traffic	15
No Public Transportation Options Exist	12



ENVISION CHAPIN

What is your vision for the future of Chapin?



PROMOTE
SMALL
BUSINESSES

57 responses

MANAGE
GROWTH



129 responses



ROAD
PLANNING
AND REPAIRS

57 responses



KEEP
SMALL TOWN
FEEL

113 responses



LIMIT
HOUSING
DEVELOPMENT

54 responses

What type of gathering place would you like to see?

GREEN
SPACE



167 responses

AMPHITHEATER



137 responses

CREATE / EXPAND
DOWNTOWN



49 responses

A MIX OF
THESE

22 responses



EnvisionChapin

Town of Chapin Comprehensive Plan

BIG IDEAS

place a sticky note with your big ideas here!

BIG IDEAS



EMERGING THEMES

Through the process of reviewing background research, meeting with the Comprehensive Plan Committee, analyzing community survey results, and discussing the Town of Chapin with a number of local stakeholders, seven major themes have emerged. These emerging themes will help guide the development of the Plan's vision and direction.



EMERGING THEMES

place dots in the boxes of themes which are most important to you!

IDENTITY

- ▶ Need to define Chapin
 - ▶ In-town and out-of-town residents; all feel connected
 - ▶ Long-time, new, and lake residents
- ▶ Maintain the small town feel
- ▶ Desire for limited growth
- ▶ Desire for more locally oriented business development

GROWTH MANAGEMENT

- ▶ Growth adjacent to the Town
- ▶ Desire for more coordination and influence outside Town (density, intensity, and appearance)
- ▶ Quality and appearance of new development inside and outside of town
- ▶ Impacts on transportation, schools, environment, etc.
- ▶ Voluntary annexation is a tough sell

LAKE MURRAY

- ▶ Influenced a boom in residential growth
- ▶ Better public access/connectivity needed to the Lake
- ▶ Opportunities to leverage the Lake for tourism / economic development
- ▶ Significant to the Town's overall identity

TRANSPORTATION

- ▶ Congested roadways and intersections
- ▶ Interstate 26 widening & interchange improvements
- ▶ Columbia Avenue corridor improvement project
 - ▶ Town funded safety & aesthetic enhancements
- ▶ More options for biking and walking (i.e. greenways)
- ▶ Desire for improved connectivity between destinations



EMERGING THEMES

place dots in the boxes of themes which are most important to you!

TOWN CENTER

- ▶ Desire for a central gathering place
 - ▶ Festivals, events, entertainment, performances, outdoor dining, amenities, greenspace, walkable
- ▶ Mixture of uses
- ▶ The old school and Town Hall properties were identified as a potential location

HOUSING

- ▶ Concerns expressed about density, design standards, dimensional standards (setbacks), and overall appearance
- ▶ Affordability challenges / diversity of housing types
- ▶ Lack of influence outside of the Town

NATURAL & CULTURAL RESOURCES

- ▶ Environmental and Natural Resources
 - ▶ Stormwater run-off, green / open spaces
- ▶ Historic and Cultural Resources
 - ▶ Awareness and promotion of current assets
 - ▶ Influence on the character of future development

