

PLANNING COMMISSION

WORK SESSION MINUTES

Tuesday February 24, 2025

Town Hall

3:00 P.M.

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

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

Call to Order: Chair Pozsik called the meeting to order at 3:03 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Discussion Items

Brighton Planned Development Discussion: Chair Pozsik began the discussion by stating the purpose of this work session was to continue discussions from the last work session on the Brighton Planned Development.

Mr. Radtke gave a recap of the list of non-negotiables required by the Planning Commission (PC) for the residential areas, which included: minimum lot width, sidewalks on both sides of the street, traffic calming devices, Brighton Park to meet design standards, no front-loaded garages, road redesign for traffic off of Ellet Road, underground utilities, increase bus stops, removing vinyl from materials, and clarification on PR near the SFR2 area. He then explained the amenities that would be required as per the zoning code, which this design does not meet. Staff recommended this development be required to meet the minimum zoning ordinance standards for amenities in order for this development to get a higher density product.

Administrator Burroughs provided examples on what kind of amenities a planned development could have, and PC discussed additional requirements which included:

- Common areas with seating and fire pits
- Common areas with plaza/stage and seating
- Interconnected walking trails – want to see paths demonstrated on plan where residents can use golfcarts/bicycles to move through development
- Public parking at Ellet Road for use of trails
- Brighton Park – multi-purpose sporting field with a minimum of 120 x 85 (standard soccer field size)
- AR zoning
 - 1 amenity per 50 homes
 - PC to allow patio homes under condition that 1800 sq ft is removed
 - single family detached allowed conditionally (to meet conditions of SFR2)
 - Age-appropriate amenity
 - To be reviewed by appropriate body at the time

- BN zoning
 - Indicates Townhomes – must submit revised traffic study and meet PC conditions
 - Not to exceed 8 units per acre
 - Require 20% open space
 - Require 2 amenities
- CWFR – specify commercial with each element

Permitted use table revisions

- Auto service/sales, bar/night club, and car wash moved from permitted to conditional
- Remove canopy/drive through elements out of BN zoning
- Change grocery store/hardware store from permitted to conditional
- Remove tobacco stores from all listed areas
- Remove Quick service restaurant from all areas except BG and MS, move from permitted to conditional
 - Condition of traffic impact study required
 - Lane stacking
- Remove wholesale from BN
- Add micro-brewery/distillery/winery to BN
- Permit religious institution in BN
- Remove theatre from BG but add to BN

Other items

- PC to reserve right to make changes to CC&R after review
- Change present road layout from Ellet Road to Brighton Blvd.
- Lighting to match existing features
- Signage to have stone accents with natural element (no stucco)

Adjournment: Chair Pozsik adjourned the meeting at 4:57 p.m.

PC APPROVED (Date): _____

Caleb Pozsik, Chair

ATTEST: _____

Shannon Bowers, Municipal Clerk