

PLANNING COMMISSION MEETING MINUTES

Tuesday August 5, 2025
4:00 P.M.

Town Hall

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

Members Absent: Zack Haney

Staff Present: Planning and Zoning Manager Reid Radtke, Municipal Clerk Shannon Bowers

Guests: Tom Canerella – CES Engineers

Call to Order: Chair Pozsik called the meeting to order at 4:01 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Approval of Minutes

Member Cannon made the motion to approve the May 6, 2025 Regular Meeting minutes as presented. Member Wessinger seconded the motion. No further discussion, motion to approve passed unanimously.

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

Vice Chair Edwards made the motion to approve the July 22, 2025 meeting minutes as presented. Member Cannon seconded the motion. No further discussion, motion to approve all minutes passed unanimously.

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

Member Wessinger made the motion to approve the July 29, 2025 meeting minutes as presented. Vice Chair Edwards seconded the motion. No further discussion, motion to approve all minutes passed unanimously.

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

Public Comments related to agenda items

There were no public comments.

Action Items

Application Review: Carolina Wings site plan review: Mr. Radtke began the discussion with a detailed review of the Carolina Wings project, mentioning the previous meeting where the project was broken into three parcels. The Carolina Wings project is located on Lot C, which is the focus of the current discussion. He then explained that the open space and parking requirements have all been met, with parking exceeding the requirements, but noted importance of meeting the landscaping and tree mitigation requirements as agreed upon in the McAllister project, with the last development in this project will be responsible for ensuring compliance. He also noted the need for alignment of the parking entrances between Carolina Wings and Express Oil to ensure smooth traffic flow out of the development. Mr. Canerella with CES Engineers then presented the Carolina Wings portion of the development, and stated that the bulk of what is being planted are being provided by the developers of the McAllister's project, but they are planning an additional 16-20 shade trees along the back side of their property as well as an additional 40 plus shrubs. They have also included an additional 15-16 canopy trees to adhere to the zoning ordinance for parking lot standards. Mr. Canerella also noted a sidewalk extension into their open space for pedestrian connectivity.

The PC then discussed the project and requested further documentation to ensure the landscaping and tree mitigation is followed for the entire project, parking requirements to include discussions with other developers for shared parking for overflow, a sidewalk connection to the interconnected roadways for pedestrian access as future development occurs, clearly defining the pedestrian crosswalks and stop signs in the development from Carolina Wings, and proof of coordination with the other developments to ensure lighting plan is uniform.

Mr. Radtke concluded by stating this approval would be for the preliminary site plan and would come back to the Planning Commission for final site plan approval. He restated that the last project on this parcel would be required to ensure compliance with the overall site plan.

Member Cannon moved to approve the Carolina Wings site plan as discussed. Member Wessinger seconded the motion. No further discussion, motion to approve passed unanimously.

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

Ordinance Recommendation – Annexation petition # 25-05-19-001 of a .515 Acre Tract (TMS 000700-05-016) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Office Commercial (OC): Mr. Radtke explained this annexation petition and the following request are properties that are surrounded by town property and wish to annex. The future land use map would allow for that area to be zoned Village Commercial, but the property owner has requested to annex the property with the zoning designation of Office Commercial. This would be consistent with the surrounding properties.

Chair Pozsik moved to approve ordinance recommendation to council for annexation petition #25-05-19-001 as presented. Member Cannon seconded the motion. No further discussion, motion to approve passed unanimously.

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

Ordinance Recommendation – Annexation petition # 25-05-19-002 of a .34 Acre Tract (TMS 000700-05-015) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Office

Commercial (OC): Chair Pozsik moved to approve ordinance recommendation to council for annexation petition #25-05-19-002 as presented. Member Wessinger seconded the motion. No further discussion, motion to approve passed unanimously.

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

Unified Zoning and Development (UDO) Amendments: Mr. Radtke explained that in the practice of applying the UDO regulations, the Architectural Review Board (ARB) has requested the PC to review some changes. These changes aim to clarify the requirements for buildings with flat roofs and the use of parapets to screen equipment. In reviewing the changes, the PC raised concerns that the language is contradictory in when and how parapets can be used. Chair Pozsik moved to send the ordinance recommendation back to the ARB for further clarification. Member Wessinger seconded the motion. Motion passed unanimously.

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

Staff Updates

Mr. Radtke informed the PC that the developers of the Brighton project have been provided all of the comments from the work session and understands that the PC will not review this project again until all of the recommended documentation has been received. The PC requested that the information be provided at least a week in advance to allow for review.

The next scheduled meeting of the PC is September 9, 2025.

Adjournment: Chair Pozsik moved to adjourn the meeting. Member Cannon seconded the motion. Meeting was adjourned at 5:19 p.m.

PC APPROVED (Date): _____

Caleb Pozsik, Chair

ATTEST: _____
Shannon Bowers, Municipal Clerk