

PLANNING COMMISSION WORK SESSION MINUTES

Tuesday February 4, 2025
3:00 P.M.

Town Hall

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

Members Absent: Zack Haney

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

Guests: Austin Monts – Mungo Homes, Bill Dickson – Mungo Homes

Call to Order: Chair Pozsik called the meeting to order at 3:04 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: Before beginning the discussion, Chair Pozsik acknowledged this was a work session for the planning commission to receive information from developers of the Brighton planned development, and that no public comments would be taken at this meeting.

The Planning Commission (PC) expressed their excitement about what a project like this would bring to the town, but then expressed their disappointment in the package provided as they felt it did not address the concerns and comments provided to the developers regarding this project. Some concerns that were raised were: widespread density, density issues in the SFR2 zoning category, where wetlands are shown on the plans, layout of the roads with emphasis on connectivity to Brighton Blvd instead of Ellet Road, lack of open space and use of natural areas, sidewalk widths for residential areas, on-street parking requirements for roadway width to accommodate for emergency services, considerations for rear driveways or detached garages, larger scale open spaces.

Mr. Monts then presented their updated plan to the PC. He explained that most of the commercial development is focused along Columbia Avenue. Community amenities added to this plan were pool and cabana, dog park, interconnected walking trails, pocket parks, playground, bus stops, and mail stations. He then highlighted what amenities were included with each area of the development. Western side includes larger homes, some smaller models with detached garages, dog park, pool, and playground. The northwestern side included multiple pocket parks, bus stops, parking, and rear loaded garages. The Eastern side added two parking lots for overflow parking, connectivity to walking trails, more crosswalks, and traffic calming islands.

The PC then gave several suggestions that included making driveways in the SRF2 zoning go the length of the driveway to reduce roadway parking, increase road width to 40ft to allow better passage for emergency vehicles and eliminate the density issue between houses – staff presented possible solution would be to increase lot width by 10 feet, making lot widths 30 feet and would satisfy Lexington County concerns, increasing driveway lengths in other areas to prevent

vehicles from blocking sidewalk access, creating a postal hub for the eastern portion to prevent residents from crossing over Brighton to get their mail, more creativity in the design of the overall development – staff recommended taking 15% of the western area and reduce by 1/3, bringing the minimum lot size to 4600 sq ft and would be more in line with a Village Commercial zoning district, consideration for rear parking and detached garages, and would like to see the plan updated with dimensions of floor plans to be built.

The PC concluded the discussion by stating that the presentation was helpful in determining what changes were made, but felt this plan did not adequately address concerns previously provided. The PC generally felt the narrative did not match the visual presentation provided by the developer. Staff recommended calling another meeting for the PC to discuss concerns addressed and provide more specific comments to the developer.

Adjournment: Chair Pozsik adjourned the meeting at 4:48 p.m.

PC APPROVED (Date): May 6, 2025