

PLANNING COMMISSION WORK SESSION MINUTES

Tuesday February 4, 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 3:02 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 introduced Zack Haney to the Planning Commission (PC) and welcomed him back to Chapin. Mr. Haney explained he had moved from Chapin for a brief period, but is back and ready to serve the community.

Administrator Burroughs then explained that under a planned development (PD), the PC sets the zoning requirements for the entire development. She also noted that requirements under this planned development will not be used anywhere else, as they are specific to the development. She also noted that the PC has not seen commercial elements presented as they have been primarily focused on the residential pieces and the PC can put specifications on the commercial elements to dictate how they develop.

Concerns from the PC centered around lack of plan for commercial entities, high density residential areas, not enough open space, lack of amenities in the SFR2 area, and buffers between residential pieces and amenities.

Administrator Burroughs cautioned that should the PD be denied, the developer could resubmit to rezone the property, and get a higher density product than what is currently being proposed. She encouraged them to look at the development as a whole, and provide specific examples of what the PC is looking for in this development. Mr. Radtke also explained the PC has the ability to tell them what kind of amenities would be required, and recommends requiring enhanced amenities, which are stated in the ordinances, and allow the developer to show where those enhanced amenities are going to go.

The PC then discussed the development, and provided specific examples which included:

SFR2 zoning area:

- Increase minimum lot width to 40ft or provide a product that allows for side driveway entry – no front-loaded garages

- Minimum lot size of 4,000 square feet
- Minimum of 5ft sidewalks on both sides of street
- Roadway width, with islands to be pre-approved with Lexington County
- Clarification of SFR2 area adjacent to PR – wants a clearer picture of what the rear of that property will look like.

Eastern Side

- Mailbox stations to serve both sides of the community
- Bus stops
- Playground with equipment
- Gazebo

Western Side

- 1/3 of the lot sizes increased to a minimum of 8750 square feet
- Redesign Brighton Park to be more accessible for public use

Before concluding, Administrator Burroughs encouraged the PC to review the narrative and speak to the changes needed. She also encouraged them to set another work session to discuss the commercial elements of this PD. The PC was generally in favor of planning a work session for February 24, 2025.

Adjournment: Chair Pozsik adjourned the meeting at 4:58 p.m.

PC APPROVED (Date): May 6, 2025