

PLANNING COMMISSION SPECIAL CALLED WORK SESSION MEETING MINUTES

Tuesday July 22, 2025
3:00 P.M.

Town Hall

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

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

Guests: Austin Monts – Mungo Homes

Call to Order: Chair Pozsik called the meeting to order at 3:01 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Discussion Items

Brighton Planned Development Discussion: Mr. Radtke began the discussion by stating that Austin Monts with Mungo Homes will go over the changes that were made to the planned development from the last time the board reviewed this plan. Administrator Burroughs also noted that public comments were not going to be held today, but opportunities for the public to make comments on the project will be made available at a later date. She noted this was an opportunity for the development team to present the project and the Planning Commission (PC) to ask questions.

Mr. Monts thanked the PC for allowing them to be there and present the project. He stated this has been ongoing for a least a year and is excited about creating a product that will be a good partnership with the Town. He then went through the project, highlighting the changes that had been made, beginning with the area designated as SFR2 on the eastern side of the development. Changes included:

- increase lot width minimum to forty feet
- detached garages with driveway the full length of the lot
- minimum lot size of 4,000 square feet
- 5-foot sidewalks on both sides of street
- 2400 linear feet of walking trails
- Two pocket parks
- Two bus stops indicated, but will coordinate with school district for location
- Mail kiosk to serve the eastern side.

Mr. Monts also provided examples of what could be included in the pocket parks, such as firepits, gazebo/community gathering areas, playgrounds with equipment, tetherball/pickleball courts.

Changes to the northern section of the development included:

- Rear alley loaded 2-car garage
- On street parking, with additional parking for Brighton Park
- Dog park
- Mail kiosk

Changes to the western end of the development designated as Brighton Hills included:

- 3,300 to 3,600 square foot homes with 3-car garages
- 19% or 28 of the 147 lots to be at least 8750 square feet in this section
- 20% of the total acreage in this area is open space (number does not include open space in other areas of the development and does not include Brighton Park)
- 3,450 linear feet of walking trails
- 4 bus stops
- dog park
- Mail kiosk to serve this area of the development
- outdoor fitness equipment, tetherball, and or playground equipment in pocket parks

He noted that most of the parks/community spaces are being designed specifically for Brighton and could vary from other locations. These amenities included a pool and cabana, multiple playgrounds, 8350 linear feet of interconnected walking trails, dog parks, school bus stops, pedestrian crosswalks throughout the development, and connectivity to Brighton Park with pond with a dock. Brighton Park includes multi-sport fields, walking trails, multiple access points, increase in parking areas, and multi-sport courts (basketball, pickleball, tennis, etc.).

He provided examples of the variety of housing styles/options that are available for each area of the development and the options that range from 1600 to 3600 square feet. He included potential options for the bus stop shelters and walking trail designs that they have uses successfully in other areas.

He concluded his presentation with a projected timeline of construction to begin in January of 2026 and the first phase is anticipated to be completed in 24 to 36 months. Construction plans could be presented for approval as early as October of 2025 with the design and permitting to be completed by June 2027 and first phase of construction completed by 2028. He noted that conversations have been taking place with SCDOT for coordination with the road widening project.

Mr. Radtke then asked Mr. Monts to go through the most recent changes that were submitted July 21, 2025. Parking had been updated to 3 spaces per dwelling unit (with the age restricted area updated to 2 per dwelling unit), moved several uses in the permitted use table from permitted to conditional, in the age restricted section for detached units was changed to a 4000 square foot minimum lot size, SFR areas allowing for a maximum density of 4 units per acre, SFR2 area allowing for a maximum density of 8 units per acre, pedestrian accommodations for better access to amenities throughout the development, added sidewalks on both sides, added alternate routes as may be required, added minimum of 20 parking spaces for the park area, and updated landscaping and signage requirements to be subject to the guidelines set by the Town of Chapin.

The PC then discussed each portion of the presentation, asking questions regarding traffic impact studies, road access and exit points, calculations for determination of amenities and parking,

timeline for each phase of the development, and the development of Brighton Park in relation to the development as a whole.

The PC then expressed their disappointment that the plan presented at this meeting did not reflect many of the changes discussed at previous meetings. The PC acknowledged the changes that were verbally presented but did not see those changes reflected in the plan presented in their packets. They also expressed the following concerns: amenities and associated parking, mail kiosks, and bus stops would not be enough to accommodate the residents in this development, roadways meeting SCDOT and Lexington County standards driveway/road improvements, density concerns in relation to the lot size and house size, alternating options for front setbacks to prevent long stretches of houses in the line of sight, and maintaining a mix between residential and commercial as it develops. They requested that renderings be made available to see all of the options that would be available in each area and a layout of alternating view points from the front setbacks and the plan be revised to show 33% of the lots in the western portion be at least 8750 square feet. Administrator Burroughs also indicated that any commercial development would have to come before the PC to ensure that the development of those parcels would integrate into the plans for the development.

Administrator Burroughs stated that specific regulations that would address the boards concerns would be drafted in ordinance language once the plan has reached a point that the PC was comfortable moving forward with. She then outlined a list of items that the PC would be requiring for a final approval, which included: landscape plan – to include landscaped medians, layout and minimum dimensions of the pool/cabana area and associated parking, a map of Brighton Park with renderings and associated parking, coordination with the facilities team with the school district to accommodate, coordination with SCDOT and Lexington County to ensure what is on the plans is acceptable for roads, lighting plan to be consistent with current styles, size and dimensions of the multipurpose fields, phasing schedule, updated HOA documents, traffic impact study, and road termination and access points in and out of the development.

The PC then discussed the permitted use table in reference to the BN area designated and wished to see something permitted in that area that would directly serve the community and the residents who would live in this development. The PC expressed concern over allowing college/vocational uses, office/medical uses, and government facilities being allowed in this area. They noted changes that were discussed in previous meetings were not included in this portion of the plan. Administrator Burroughs recommended a separate work session could be scheduled to discuss and determine guidelines for residential to commercial buffering for the BN portion of the development. Administrator Burroughs requested that staff and the PC be provided a redline copy of the document for the PC to review at the next work session to better facilitate discussion. Mr. Monts indicated that would be provided by the end of the week.

Before concluding the meeting, Administrator Burroughs commended the PC for their hard work and valuable input on this project. She noted this project was put in motion many years ago, and was proud of the work that this PC has done now to get the project to this point.

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

PC APPROVED (Date): August 5, 2025

