

PLANNING COMMISSION SPECIAL CALLED WORK SESSION MEETING MINUTES

Tuesday July 29, 2025
4:00 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

Call to Order: Chair Pozsik called the meeting to order at 4:03 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: Before beginning, staff provided the Planning Commission (PC) with a red-line copy of the development narrative. Mr. Radtke explained this was received late, and would like to begin the discussion by going through the red-line narrative and noting areas that had not changed from previous discussions.

The PC then discussed the BN zoning area. They decided that conditions should be set for this area to protect the residential areas from the commercial development. Administrator Burroughs noted that distance could be a good tool to measure against and would allow consistent application across zoning designations. The PC then determined the following conditions would need to be met in order for commercial entities to exist in BN:

- 50ft buffer when development is adjacent to residential property
- Trash/dumpster/loading areas must be screened from residential properties using a solid material such as a wall or opaque screening
- Limiting hours of operation for businesses to 11:00 p.m.
- Townhomes allowed under condition that they follow standards set in the Unified Zoning and Development Ordinance (UDO)

Member Cannon was to get updated numbers and provide a recommendation to staff regarding drive-through element distance from residential and stacking for drive-through elements.

The PC then discussed the AR zoning area. They indicated that AR style SFR patio homes would be allowed under condition that they follow standards set in the UDO and would consider detached homes and/or a full assisted living facility at the time of submittal.

The PC then discussed the SFR residential area. They determined the following conditions for the AR zoning area:

- Detached garages to be set behind the homes, with driveways the full length of property with staggered setbacks for houses in the SFR2 residential area.

The PC was receptive to 19% of the lots in the SFR residential area being the minimum square footage as discussed at the previous meeting and indicated that some flexibility by the PC may be required to get desirable product. One member of the PC was not in favor of accepting the 19% and stated that 33%, or 48 of the 147 lots, must be a minimum of 8,450 square feet.

Before concluding, Mr. Radtke reviewed the list of items submitted to the developer as a requirement for official submittal, which included:

- Full landscape plan
- Landscape medians – need clarification to determine if they will hinder emergency services
- Traffic impact study
- Map of Brighton Park with parking and specific renderings
- Terminating roads and layout/coordination with Lexington County
- Details and coordination with schools and facilities
- Layout of the pool and cabana
- Lighting plan to ensure consistency with existing lighting
- Dimensions and size of the multipurpose field
- Phasing schedule
- Comments to the HOA documents

Administrator Burroughs noted that the Town requires 21 days in advance of the next scheduled meeting to ensure staff has time to review and evaluate. Future meetings will be scheduled to accommodate public comments. She also noted that the next scheduled meeting of the PC would be August 5 at 4:00 p.m. She concluded by thanking the PC for getting the project to this point.

Adjournment: Chair Pozsik adjourned the meeting at 5:12 p.m.

PC APPROVED (Date): August 5, 2025