

PLANNING COMMISSION SPECIAL CALLED WORK SESSION MEETING MINUTES

Thursday November 13, 2025
4:00 P.M.

Our Lady of the Lake Family Life Center

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

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

Guests: Brittany Austin Mont – Haven Homes, Patrick Chambers – Mungo Homes

Call to Order: Chair Pozsik called the meeting to order at 4:00 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: Mr. Radtke began the discussion by stating the PC and Town staff have been reviewing this project for well over a year, with significant changes made along the way. In discussion with the newly elected mayor, he has given the official notice to proceed.

Mr. Monts began his portion of the discussion by noting that they have been working closely with the Town and Mungo to develop the Brighton Planned Development, which include commercial elements along Columbia Avenue, with residential connected to those commercial pieces.

He then highlighted changes addressed by the Planning Commission (PC), beginning with the area designated as SFR2 and Business Neighborhood (BN) on the eastern side of the development, which included:

- Detached garages
- Minimum lot width of 40 ft
- Lots decreased density by 14, with a minimum lot size of 4,000 sq. ft.
- 5 ft sidewalks on both sides of street
- Three pocket parks to include playground equipment, fire pit with covered area, large seating area and parking to access pocket parks and walking trails
- Included landscape medians and language to include staggered front setbacks
- 2400 linear feet of all-weather walking trails
- 51% total acreage open space in this area
- 2 bus stops
- Mail kiosks

He then highlighted the changes in the Business Neighborhood (BN) section of the development which included:

- 200 ft commercial buffer along Brighton Blvd
- 50ft buffer where residential is adjacent to commercial

Changes to the Western SFR & SFR2 areas of the development included:

- Decreased density to accommodate 36% of the lots (142 lots) to meet the 8,750 sq. ft. minimum – switched road in this area to accommodate larger lot sizes
- 3450 linear feet of walking trails
- 20% of the total acreage open space in this area
- 4 bus stops
- 5 pocket parks to include outdoor area, cornhole, playground, hardscape patio, outdoor fitness equipment.

Mr. Monts then highlighted the amenity center, which included pool, fire pit, playground, cabana, centralized mail kiosk, and dog park. He then highlighted Brighton Park which included 2500 linear feet of walking trail, bus stop, fountain, multiport courts which will be accessible to residents of Brighton and the Chapin Community. He noted once completed, the intent was to turn Brighton Park over to the Town for future use once the improvements were made.

Mr. Monts then explained their tentative timeline in conjunction with SCDOT Columbia Avenue widening project. They anticipate the permitting process beginning January 2026 with an estimated 24 to 36-month completion. The project is anticipated to be completed in phases, with phase 1 completion in March of 2029, with each subsequent phase beginning 14 months after the completion of the previous phase.

Mr. Radtke then explained that over the last few months, staff has received multiple changes. He noted that discussion of identifying a commercial entity to be built per every 50 lots was not included on the plan for this meeting, but all other changes have been made. He also noted that conditions as listed on the permissible uses are to be presented to the PC for review as the project progresses. Administrator Burroughs noted that language is included to capture that conditions on the permitted use table for the project would revert to the Unified Zoning and Development Ordinance for those conditional uses. Mr. Monts did not include language regarding commercial development due to the uncertain timing of the construction, and Mr. Patrick Chambers with Mungo homes indicated that he works with Mungo to market the commercial properties, as Mungo does not develop commercial properties, and were waiting on the project to continue forward before marketing those commercial properties. He also noted, in his professional experience, limiting the number of residential to commercial would hinder the ability to market to commercial entities.

The PC then asked questions and indicated their concerns, which included:

- Add a sentence in section 9.1 Roads stating that traffic mitigations will be considered throughout the development particularly during peak hours. Particularly the through lane at Brighton Blvd. and Columbia Ave. becoming a conditional left turn during peak hours or adjust it to be a shared left/through and dedicated left without hourly restrictions.
- Traffic Impact Study incorporating impacts and mitigations necessary for Ellet Road and Woodthrush Road
- Sidewalks, lighting, streetscaping, landscaping will be listed as the responsibility of the HOA, for commercial properties specify it differently if necessary to provide clarification. Section 5.1
- BN should have attached dwelling units listed as conditional with the condition specifying that development come back to planning commission and standards for the area meet all criteria of the UDO.
 - Page 11 remove statement “SFR2 uses are permitted conditionally” and replace with SFR2 attached residential uses are permitted conditionally, change page 14 permitted use table from P to C.

- Page 13 SFR2 minimum lot size should specify 4000 SF for Eastern and 3480 for Western: Suggested use an asterisk on the District Regulations table on Page 13 to delineate between Eastern/Western
- SFR2 on Eastern side requirement for staggered homes: Suggested put a footnote on the District Regulations table referenced on page 13.
- Document in the narrative a commitment to Brighton Park completion in connection with the phasing plan include in the narrative and the phasing plan. PC does not want the park to be the last item completed in regards to the residential development. Suggestion no later than Phase 2
- Provide confirmation on the privately maintained question regarding stormwater and roads. If not possible for confirmation or commitment, add language to specify that any changes to the site plan will come before PC for approval if a governing body will not allow design as approved by PC- if amenities or enhancements are included, replacement measures will be provided elsewhere in the plan and approved by PC.

Adjournment: Chair Pozsik adjourned the work session at 4:52 p.m.

PC APPROVED (Date): December 11, 2025