

PLANNING COMMISSION SPECIAL CALLED MEETING MINUTES

Thursday November 13, 2025
5:00 P.M.

Our Lady of the Lake Family Life Center

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

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

Guests: Austin Monts – Haven Homes

Call to Order: Chair Pozsik called the meeting to order at 5:03 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Public Comments related to agenda items

A member of the public, Nancy Vaughn, spoke to the planning commission (PC) about Brighton Park. As a 20-year resident of Chapin, she expressed her disappointment with Lexington County for proposing this business and tech park and not developing it as promised. She then expressed her concern about the additional traffic this project would bring, the strain on the schools this could cause, the construction impacted with SCDOT, and the additional water/sewage tap issues this project would bring.

A member of the public, Kim Murphy, spoke to the planning commission about Brighton Park. She stated that historically, there has been concern of continued sewer tap release to areas outside the town limits and the issuing of certificates in exchange for taps and noted that in a desirable area like Chapin, refusing to limit taps or certificates when the Town has the power to do so was a bad policy to promote growth in this area. She suggested minimizing the impact by limiting the number of houses and residential units when recommending to Council and let Council decide to increase taps. She urged the PC to defer until more data can be included regarding density requirements for this planned development and maximum density for each area of the project to properly assess the impact of this project on the town.

A member of the public, Leisha Huffstetler, spoke to the planning commission about Brighton Park. She began by stating that 377 homes on 109 acres, would potentially bring 1,319 cars to the area, which will impact traffic on roads. She stated that a traffic study should be done for the hours of 4:00 p.m. to 6:00 p.m. and 6:00 a.m. to 8:00 a.m. and considerations for the schools be taken into account. She also suggested to the developer that a donation of a 50-acre park to allow Chapin to have the best amenities should be considered, as Mungo just completed a similar project for Irmo. She also suggested that 50 acres could also be designated as a retirement community, which would be less of an impact to the community. She stated that using the 109 acres wisely benefits the town, and doesn't stress the roads, schools, or infrastructure.

Action Items

Planned Development Application Review: Brighton Planned Development: Administrator Burroughs explained that the purpose of this meeting was to make a recommendation to Town Council where the Council would go through their own process to review the project. She stated that the options before the PC were: move to recommend to Council, move to recommend to Council with conditions, or move to deny.

The PC expressed concerns that items that have repeatedly been asked to change have not been addressed. They also expressed their frustration with the amount of time the PC has spent reviewing this project while acknowledging at some point a recommendation will need to be sent to council. The PC also noted that while many positive changes have been made to the project, deciding on a recommendation to Council if the list of items to be completed were not addressed is difficult.

Member Wessinger moved to have the developer present to the PC at a future meeting that addressed the previously discussed items. Member Cannon seconded the motion. No further discussion, motion to approve passed unanimously.

Chair Caleb Pozsik:	Yes
Vice Chair Josh Edwards:	Yes
Member Clay Cannon:	Yes
Member Erin Wessinger:	Yes
Member Zack Haney:	Yes

Adjournment: Chair Pozsik moved to adjourn the meeting. Member Haney seconded the motion. Meeting was adjourned at 5:34 p.m.

PC APPROVED (Date): December 11, 2025