

# PLANNING COMMISSION MEETING MINUTES

Thursday December 11, 2025  
4:00 P.M.

Town Hall

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**Members Present:** Chair Caleb Pozsik, Vice Chair Josh Edwards (arrived at 4:18 p.m.), Clay Cannon, Erin Wessinger, Zack Haney

**Staff Present:** Planning and Zoning Manager Reid Radtke, Municipal Clerk Shannon Bowers

**Guests:** Austin Monts – Haven Homes, Chad Rast – O’Cain Construction, Paul Mishoe – Cross Engineering Services

**Call to Order:** Chair Pozsik called the meeting to order at 4:08 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

## Approval of Minutes

Member Cannon made the motion to approve the September 9, 2025 Regular Meeting minutes as presented. Member Wessinger seconded the motion. No further discussion, motion to approve passed unanimously.

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

Member Haney made the motion to approve the September 29, 2025 special called meeting minutes as presented. Member Cannon seconded the motion. No further discussion, motion to approve all minutes passed unanimously.

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

Chair Pozsik made the motion to approve the November 13, 2025 special called work session minutes as presented. Member Wessinger seconded the motion. No further discussion, motion to approve all minutes passed unanimously.

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

Member Wessinger made the motion to approve the November 13, 2025 special called meeting minutes as presented. Chair Pozsik seconded the motion. No further discussion, motion to approve all minutes passed unanimously.

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

### **Public Comments related to agenda items**

A member of the public, Sandy Wade spoke on the Brighton PD and the annexations. Ms. Wade began by thanking the Planning Commission (PC) for their hard work and everything they have been doing for the Town, especially regarding development and most recently, Brighton. She noted that she did not see any changes to the density in the larger lots and does not see plats for that area. She requests that the PC take their time to continue their review to ensure all concerns have been resolved. She encouraged them to stand their ground if there are issues that needed to be addressed. She then commented on the annexations and took issue with the TR-2 zoning designation. She stated that with the pause on sewer taps, this did not need to be rushed through. She also stated that while she took no issue with the annexation, the intent was to keep zoning tight in town and become less dense on the outer edges of town. The TR-2 designation was not consistent with the surrounding properties.

A member of the public, Kim Murphy, spoke on the Brighton project. She thanked the PC for their hard work on this project, but the Brighton PD must be as specific as the requirements in the Unified Zoning and Development Ordinance (UDO). She asked the PC to defer a decision until there is more information on the specifics of the density of these residential properties. She noted that the density specifics should be included in the plan. She stated that without those specifics, the PC would not know the impact of this development until they knew more about the density.

Before beginning the action items, Member Wessinger made the motion to move the application review for the Brighton PD to the end of the action items list. Member Haney seconded the motion. No further discussion, motion to amend the order of the agenda passed unanimously.

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

### **Action Items**

**Preliminary Review: Murray Lindler Road Homes:** Mr. Radtke began the discussion and explained that the developer is looking for a preliminary site plan review from the PC for approval of annexation of the three parcels, approval for joining those three parcels into one parcel for development, and favorable conditions for a planned neighborhood incorporating the requirements of a TR-2 zoning district as stated in the Unified Zoning and Development Ordinance (UDO). Mr. Paul Mishoe with Cross Engineering Services explained that this project began with the town staff about a year ago and the development would have approximately 99 homes, with three homes per acre, three amenity centers (to include a park/playground, sports fields, and a permanent 6-acre conservation easement along the creek running through the development), three bus stops, walking trail, and includes 30% open space (UDO requires 15%). He noted that they adapted the project to meet the spirit of the comprehensive plan and the specifics of the UDO. Mr. Radtke noted that two of the parcels have signed 100% annexation petitions, the third parcel owner was waiting on a favorable recommendation from the PC before committing to the petition. Mr. Rast with O’Cain Construction also explained that a future connection to the adjacent properties to the north was provided and a traffic mitigation with a left turn lane onto Chapin Rd was included. He noted that there was no concurrency with SCDOT at this time.

The PC discussed the project with the developers, and were in favor of annexation but would not approve the TR-2 zoning. Mr. Radtke explained that based on the UDO, other options for zoning included: TR-2 – 6500 square foot lots with maximum lot coverage of 65%, SR-3 - .25 acres with

maximum lot coverage of 30%, SR-2 - .50 acres with maximum lot coverage of 30%, and SR-1 – 1 acre with maximum lot coverage of 25%. The PC instructed the developer to come back with a plan that would incorporate standards for at least the SR-3 designation.

**Ordinance Recommendation – Annexation petition # 25-06-06-001 of a 16.80 Acre Tract (TMS 000700-05-010), Ordinance Recommendation – Annexation petition # 25-06-06-002 of a 8.56 Acre Tract (TMS 000700-05-030) and Ordinance Recommendation – Annexation petition # 25-06-06-003 of a 6.39 Acre Tract (TMS 000700-05-049) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Town Residential 2 (TR-2):** Chair Pozsik moved to defer the action for annexation to a later date, provided the developer updated the project to more closely match a lower density zoning designation. Member Haney seconded the motion. No further discussion, motion to defer action passed unanimously.

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

**Application Review: Brighton Planned Development:** Mr. Radtke explained the changes that were made from the last meeting of the Planning Commission. He noted that all requested changes by the Planning Commission (PC) have been made and incorporated. He also noted that the only issue outstanding was the completion of the traffic study. Mr. Austin Monts with Haven homes explained each change and where it was located in the planned development document. Mr. Radtke then explained that the PC had three options, to approve recommendation to council, to approve recommendation to council with conditions, and to approve not recommending to town council. The PC commented that conditions for approval would be to include entrances to the high school and Woodthrush in the traffic impact study, needs to see the larger lot sizes reflected in the text on the chart on page 13 (36% of the lots with 8450sq ft), and that SFR-2 attached units in the BN area will be conditional and must meet the regulations in the chart stated in the PUD document.

Concerns were brought up about the confirmation of who will be responsible for the roads if Lexington County will not maintain them. Mr. Monts assured the PC that the development will be built to Lexington County, SCDOT, and stormwater standards. He noted that if for any reason the county or SCDOT does not take ownership of the roads, then the plan would come back to the PC for review. Mr. Radtke noted that the county cannot determine ownership of road system until the plan has been finalized. He reiterated the point that the provision in the document would send the plan back to the town if for any reason these entities did not accept ownership of the roads and would renegotiate the plan at that point. He also noted the Town did not govern HOA's to force ownership of roadways.

Chair Pozsik moved to approved the Planned Development with the following conditions:

- Include entrances to Chapin High School and Woodthrush in the traffic impact study
- Needs to see the larger lot sizes reflected in the text on the chart on page 13 (36% of the lots with 8450sq ft) by the use of footnotes to differentiate between notes.
- SFR-2 attached units in the BN area will be conditional and must meet the regulations in the chart stated in the PUD document.

Member Haney seconded the motion. Some discussion centered around 5 parcels that do not appear to be annexed into the Town. Mr. Radtke noted that annexation could happen concurrently with the development as it moves to Town Council for review. Member Haney moved to amend the motion to include that annexation of the remaining properties as a condition for approval. Member

Wessinger seconded the motion. No further discussion, motion to amend the original motion passed unanimously.

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

No further discussion was had on the motion or conditions. Motion to approve for recommendation to Council passed as amended.

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

**Staff Updates**

There were no staff updates for this meeting.

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

PC APPROVED (Date): \_\_\_\_\_

\_\_\_\_\_  
Caleb Pozsik, Chair

ATTEST: \_\_\_\_\_  
Shannon Bowers, Municipal Clerk