



**CENTRAL PLANNING COMMISSION  
REGULAR MEETING  
March 18<sup>th</sup>, 2025 – 6:30 PM  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET, CENTRAL SC, 29630**

*Disclaimer: Information contained in the “Background Information” section(s) is intended to provide the public with context regarding agenda topics. It is for informational purposes only and does not represent an opinion or position regarding the topic by the Commission or restrict the discussion of the topic by the Commission to the content contained in the section. The Commission strives to be transparent and keep the public informed of the activities of the Commission so that citizens may be aware when topics under consideration may affect them.*

1. Call to Order
  - a. Attendees present – Justin, Paige, David, Cindy, Derek, Daniel
  - b. Absent – Lauren and Jennifer
2. Previous Meeting Minutes Approval
  - a. February 18<sup>th</sup>, 2025 Meeting Minutes
    - i. Motion offered, seconded, no further discussion and approved unanimously
3. New Business
  - a. 2025 Commission Goals
    - i. Background Information: The Chair has asked for members to compile goals for the Commission to share at the meeting. This discussion will help the Commission focus on longer-term planning purposes and to establish priorities for the year.
    - ii. Discussion and/or action
      1. Justin explained that the goals were simply designed to help steer the Commission’s activities throughout the year and that other topics will be considered, too. Motion offered, seconded, no further discussion and approved unanimously.
  - b. Coffee with the Commission Sessions
    - i. Background Information: The Chair and Councilwoman Bowers plan to host informal sessions to be conducted at businesses within the Town. These sessions will allow for business owners and citizens to meet and freely discuss issues and opportunities for the Commission to consider. Dates have not yet been set, though likely to occur during late spring and into summer.
    - ii. Discussion only
      1. Asked to consider being present for the 4/12 Unity in the Community event as well as other upcoming public events. Derek asked for alternative times to be considered so that attendees who may not be available during typical times could attend sessions. Daniel arrived during this discussion.
  - c. Comprehensive Plan Update
    - i. Background Information: With a variety of potential projects planned in the southern region of the town limits, the Comprehensive Plan needs to be updated to include this area and outline measures the Town should take to prepare for future development. The Chair is expected to ask Mike Forman to prepare draft revisions for future consideration by the Planning Commission. Any such revisions would ultimately have to be approved by Town Council at a future Council meeting.
    - ii. Discussion and/or action
      1. Justin shared that Mike Foreman has been tasked with developing draft revisions of the Comprehensive Plan to support the Town’s needs related to the affected areas. Paige stated that she will be putting forth a motion to Council to fund future services for Mike’s services related to the ask.
  - d. SCDOT Delay of Green Crescent Trail Project

- i. Background Information: SCDOT has delayed construction of portions of the Green Crescent Trail. The Commission will review letters to be sent on behalf of the Commission to SCDOT representatives to request the project move forward as planned.
    - ii. Discussion only
      - 1. The Commission was pleased with the letter sent and is hopeful that the timeline will be advanced.
  - e. Development Project Updates
    - i. Background Information: The Chair will ask for updates regarding various development projects within the Town with an emphasis on project progress and any enforcement actions or any zoning-related citizen complaints received by the Zoning Administrator.
      - 1. Updates to be received:
        - a. Eagle Creek
        - b. Lawton Road
        - c. 18 Mile Road PUD
          - i. Ms. Vissage was not able to attend this meeting and submitted a written report which was reviewed. A question was asked regarding complaints at the Lawton Road project and it was clarified that there have been no recent complaints and that complaints filed outside of the past period covered by the staff report have already been reviewed by the Zoning Administrator. Several members of Town staff and Councilmember Bowers have visited the site as part of those previous complaints.
  - f. Commission Vacancy
    - i. Background Information: A seat on the Commission is vacant. Interested applicants must be a resident of the Town and may submit an application to Town Hall. Applicants are appointed to the Commission for a limited term by Town Council.
      - 1. Discussion only
        - a. No further updates regarding candidates at this time.
4. Old Business
- a. Draft Capital Improvement Plan
    - i. Background Information: The Chair has asked at recent meetings for the Commission members to provide topics to be added to a draft version of a Capital Improvement Plan. The Commission has provided those suggestions and a draft plan will be considered by the Commission. Town Council is then ultimately responsible for approval, implementation, and oversight of a CIP.
    - ii. Discussion and/or action
      - 1. Revisions requested:
        - a. The group asked to add a section for a marketing and rebranding topic which could also eventually benefit signage, wayfinding, and walkability enhancements. Our town's history must be preserved but the benefits should be considered. Consider using local resources like SWU and Clemson to assist where possible.
        - b. Correct "yout" to youth in draft version.
        - c. Daniel asked for edits related to the 18 Mile Road Bridge topic to also include the 18 Mile Road and Hwy 88 intersection for improvements.
      - 2. Motion offered, seconded, no further discussion and approved unanimously.
  - b. Background Information. The Commission has previously reviewed a draft of the Zoning Ordinance specific to Accessory Apartment Units. Changes requested at the previous meeting have been incorporated into an updated draft which will be considered by the Commission. Any such ordinance would ultimately have to be approved by Town Council at a future Council meeting.
    - i. Discussion and/or action
      - 1. The commission reviewed the draft that was presented and further clarified building height restrictions. No further edits were requested by the Commission. Motion offered, seconded, no further discussion and approved unanimously.
  - c. Tree Ordinance
    - i. Background Information: The Planning Commission is considering measures to protect trees and greenery throughout the Town while balancing the needs of property owners to remove trees as

needed. Previous discussions on the topic have mentioned a desire to limit clear-cutting entire parcels - particularly for larger-scale developments, the challenges of enforcing such an ordinance, and respecting the rights of property owners. Any such ordinance would ultimately have to be approved by Town Council at a future Council meeting. No draft ordinance is ready for review and the Commission will receive an update about its development.

ii. Discussion only

1. Derek shared an update that he is still working on the rough draft and cited the challenges that there are with creating one. He has reviewed several other good ordinances for review and consideration as he develops one to share with the Commission in the future.

5. Other Business

6. Wrap-Up Items

- a. Next Regular Meeting – Tuesday, April 15<sup>th</sup>, 2025 at 6:30 PM

7. Adjourn