



**CENTRAL PLANNING COMMISSION  
REGULAR MEETING  
April 15<sup>th</sup>, 2025 – 6:30 PM  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET, CENTRAL SC, 29630  
Meeting Minutes**

**1. Call to Order**

Chairperson Rakey opened the meeting at 6:30 PM and a quorum was established.

- a. Attendees present: Justin Rakey (Chairperson)  
David Vaughn (Vice Chairperson)  
Daniel Bare  
Derek Hoerath  
Cindy Burke  
Paige Bowers (Council Representative)  
Curtis Peak (Councilman)  
Jennifer Vissage (staff)
- b. Attendees absent: Lauren Queen

**2. Previous Meeting Minutes Approval**

Chairperson Rakey gave the board a few minutes to review the meeting minutes from March 6<sup>th</sup>, 2025. There were no comments or revisions that needed to be made. Vice Chairperson Vaughn made a motion to approve the minutes and Ms. Burke seconded the motion. The board unanimously voted to approve the minutes.

**3. New Business**

**Vacant Building Ordinance**

*The Town has heard significant public comments regarding vacant buildings, primarily in the downtown area. The Commission will review a draft ordinance, modeled after another SC municipality for consideration to ensure that buildings are safe, maintained, monitored, and to prevent them from becoming a future liability to the Town.*

Chairperson Rakey stated that numerous citizens and business owners want the many vacant buildings downtown addressed. Several property owners of these vacant buildings are not wanting to fill their buildings even with lots of interest. The existing businesses want more businesses to attract more people to the downtown area.

He shared with the commission the example from the City of Columbia and how they are handling the vacant buildings.

Mr. Bare asked if this would be just for downtown or the entire city. Chairperson Rakey doesn't have an answer for that but does want to make sure that downtown is addressed. Mr. Bare felt that it should be everywhere in the town limits.

Mr. Hoerath wanted to know if there could be incentives put in place to help with these abandoned buildings and Mrs. Burke wanted to know if it would be both residential and commercial. Councilwoman Bowers stated there could be more incentives for the commercial than residential.

Mr. Vaughn mentioned that the comprehensive plan addresses visual blight and these ideas goes well with the Main Street District regulations.

**Main Street District Edit**

*Background Information: The existing Main Street Zoning District needs to be reviewed, and minor adjustments considered by the commission. This Zoning District, created several years ago, applies to the downtown area and other nearby parcels.*

Chairperson Rakey wants to remove the word deliberate from the Main Street District regulations to give it more teeth because you cannot really approve deliberate. He also asked that the word efforts be changed to effort.

Chairperson Rakey made a motion to approve the edits on Main Street District, and Vice Chairperson Vaughn seconded the motion. The board voted unanimously to approve the text amendment which is attached to these minutes.

## **R-12 Zoning Edit**

*Background Information: The draft ordinance regarding Accessory Dwelling Units (ADU's) necessitates edits to the existing R-12 ordinance to avoid a conflict of permitted uses. The Commission will review the R-12 language and approve edits to send to the Council for approval*

Chairperson Rakey is requesting that the accessory apartment/building language be removed from R12 because it conflicts with the new ADU language that the planning commission sent to the council last month.

Vice Chairperson Vaughn made motion to delete the R12 accessory unit language and Chairperson Rakey seconded the motion. The board unanimously voted to remove the accessory unit language from the R12 district.

## **Parking in Residential Zones**

*Background Information: The Commission will discuss whether further ordinance adjustments are necessary to address the parking of vehicles in residential zones.*

Chairperson Rakey stated that there seems to be an issue with a variety of vehicles being parked in residential areas. The zoning ordinance states that all cars parked in a residential area must have tags and be insured. He stated that the City of Clemson requires that all cars must be parked on an improved (impervious) surface.

Councilwoman Bowers stated that parking lots can be gravel for one year and wanted to know if that applies to driveways.

Chairperson Rakey stated there would be stormwater issues to address with impervious surfaces.

Vice Chairperson Vaughn stated that there is one group that is being targeted because of blight but there is another group that this could cause harm because of the economic impact. Ms. Burke asked if cars could be parked in the backyard like RVs.

## **Zoning Administrator Updates**

*Background Information: The Commission will ask for updates regarding various activities within the Town including any ongoing development projects and any enforcement actions or any zoning-related citizen complaints received by the Zoning Administrator.*

Ms. Vissage stated the following numbers and complaints for the current developments:

Development projects:

- a. Eagle Creek 14 total permits and no complaints
- b. Spring Grove (Lawton Road) 24 total permits and no complaints
- c. 18 Mile Road PUD no complaints

Mrs. Vissage also stated that staff is working on some sign violations and illegal car violations with the code enforcement officer.

## **Old Business**

### **Tree Ordinance**

*Background Information: Derek Hoerath has volunteered to create a rough draft ordinance 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. The Commission will receive an update on his progress and review any written drafts or excerpts that are ready for review.*

Mr. Hoerath provided an update on his work on preparing a tree protection ordinance and has provided a copy to the commission for their review and input.

### **SCDOT Delay of Green Crescent Trail Project**

*Background Information: SCDOT has delayed the construction of portions of the Green Crescent Trail. Justin and Paige will present updates they heard from SCDOT's meeting hosted in March about the delay.*

Chairperson Rakey stated that the SCDOT has delayed the Green Crescent Trail Project due to right-of-way delays. They are still committed to the project with a September 2026 date.

### **Comprehensive Plan Update**

*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 will share an update from Mike Foreman regarding his progress.*

Chairperson Rakey shared that Michael Foreman is in the early phases of updating the comprehensive plan. He is updating areas because of the 1000-acre annexation.

## **Other Business**

There was no other business to be discussed. The next Regular Meeting is scheduled for Tuesday, May 20<sup>th</sup>, 2025 at 6:30 PM.

## **Adjourn**

Mr. Rakey adjourned the meeting at 7:30 PM.

## **Main Street District Edits for 04/14/25 Planning Commission**

**District Name (Old):** Main Street District

**District Name (New):** Main Street and Mill Overlay District

### **Non-Permitted Uses (current):**

No building in the MSD shall be used primarily for storage of equipment or materials nor shall any building deliberately remain vacant. Any building in the MSD not in compliance with these provisions shall have 120 days following adoption of this Zoning Ordinance to come into compliance with the aforementioned standard by making every reasonable effort to be utilized as a permitted use, herein;

1. Any space serving primarily as warehousing or inventory storage. This provision is not intended to prohibit businesses.....

### **Non-Permitted Uses (proposed):**

No building in the MSD shall be used primarily for storage of equipment or materials. ~~nor shall any building deliberately remain vacant.~~ Any building in the MSD not in compliance with these provisions shall have 120 days following adoption of this Zoning Ordinance to come into compliance with the aforementioned standard by ~~making every undertaking~~ reasonable effort ~~efforts~~ to be utilized as a permitted use, herein;

1. Any space serving primarily as warehousing or inventory storage. This provision is not intended to prohibit businesses.....