

CENTRAL PLANNING COMMISSION MEETING
19 APRIL 2022 6:30 PM
CENTRAL TOWN HALL – CONFERENCE ROOM
1067 WEST MAIN STREET, CENTRAL, SC 29630

MINUTES

1. Call to Order
2. Roll Call – Present: Daniel Bare, Tripp Brooks, Erin Ash
 - a. Council Member Present: Paige Bowers
3. Question and Answer on Spring Grove Subdivision on Lawton Road
 - a. Review of process
 - i. Pre-application: Review of plan with input from town administrator, public works, fire department, etc.
 - ii. Planning review: Does plan meet Land Development Regulations and zoning requirements (R-20 with NSRD)
 - b. Introduction of developer representatives present at meeting:
 - i. Kevin Tomlin of the firm to develop plans on behalf of GSH
 - ii. Jeff Skeris of GSH
 - c. David Garrett. Sought assurance that we are at the proposal stage and that the plan must meet requirements for infrastructure, LDRs, zoning. Asked if stormwater permit has been applied for and expressed concern for the environment, including nearby creeks.
 - i. Jeff Skeris. GSH will leave set of plans at Town Hall for residents to review.
 - d. Marshall Collins. Concerned about volume of water coming off the cemetery and the need for a culvert. Notes care for the environment and need for a buffer around his property. Asks about town plan for monitoring builders.
 - e. Rachelle Beckner. Asks about city's plan to monitor development and how GSH will improve best practices, hire contractors, etc.
 - i. Jeff Skeris. Two issues at hand: Planning/development—engineers, DHEC, town, 3rd party eyes on site. Housing—different issue unrelated to land development.
 - f. Rachelle Beckner. Both entrances on Lawton? (yes)
 - g. Marcy Mahalik. Concerned about traffic coming down Lawton Rd and whether roads will be widened for safety (e.g., school walkers in morning/afternoon)
 - i. Kevin Tomlin. Traffic study by traffic engineer pushed to 2024—doesn't require any improvements for more cars.
 - h. David Garrett. Noted traffic impact of Hidden Valley at the underpass. Inquired about right of way (35 feet) and who will clean and maintain road, including with construction equipment. Asks about the power line.
 - i. Kevin Tomlin. Power line will be re-routed.

- i. Lynn Chapman. Asked about common space going into the buffer and preserving the Great Southern Red Oak near the entrance.
 - i. Kevin Tomlin. Will look at the oak. Common space will be maintained by HOA.
- j. Janie Collins. Asked about the nature of the variance being requested.
 - i. Tripp Brooks. When there are more than 80 homes, a turning lane is required. Request is for no turning lane.
 - ii. Kevin Tomlin. Traffic study showed no need—would need to buy right of way for space for turning lane.
 - iii. Jeff Skeris. GSH develop all over the upstate. Has seen turning lanes required with 39 lots due to traffic study and not required in Greenville in a development with 250 homes. Number of lots not a good indicator. Has discussed with Phillip and will trade turning lane for sidewalks.
 - iv. Tripp Brooks. There will be a posted variance review to discuss. Current traffic study showed 2 cars per day. Road is currently narrow because of undergrowth, will look different with setback and sidewalk. There will be 15 days notice before variance review meeting.
- k. Janie Collins. When was traffic study done?
 - i. Kevin Tomlin. September 7, 2021.
- l. Janie Collins. Will they be single-family homes?
 - i. Yes.
- m. Janie Collins. Asked about difference between setback and buffer and who will monitor and supervise construction.
 - i. Phillip Mishoe. Town will contract with a building inspector and wants stormwater monitoring.
- n. Janie Collins. When will construction start?
 - i. Jeff Skeris. When permits are approved, probably mid-June/July.
 - ii. Tripp Brooks. All sides of NSRD require a buffer.
- o. David Garrett. Asked about stormwater permit review and trusts that creek will be protected.
 - i. Tripp Brooks. Will rely on DHEC.
- p. Andrew Beckner. According to town code, all town officials have the authority to monitor.
- q. LC Hayes. Councilmember and Hidden Valley resident. Hopes for accountability throughout the process. Will work with council to find someone for periodic touchpoints and ensure DHEC standards are followed to implement accountability.

4. Adjourn

Next Meeting Date: 17 MAY 2022.