



**CENTRAL PLANNING COMMISSION**  
**Regular Meeting**  
**September 16<sup>th</sup>, 2025 – 6:30 PM**  
**Meeting Minutes**

**Members Present:**

Justin Rakey  
David Vaughn  
Cindy Burke  
Ed Young  
Daniel Bare

**Council Present:**

Curtis Peek

**Staff Present:**

Jennifer Vissage  
Michael Forman  
Phillip Mishoe

**Call to Order**

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

**Previous Meeting Minutes Approval**

Chair Rakey asked if all board members had reviewed the meeting minutes from the August 19<sup>th</sup>, 2025, meeting. Mrs. Vissage stated she saw a grammatical mistake with Mr. Vaughn's name that would need to be corrected. Mr. Rakey made a motion to approve the minutes with the revision and Mr. Vaughn seconded the motion. The commission voted 5-0 to approve the meeting minutes from August 19<sup>th</sup>, 2025.

**New Business**

**a. Comprehensive Plan Update for Future Land Use**

Michael Forman shared a draft updated regarding the Future Land Use Map of the Comprehensive Plan update. He shared the future land use map, explaining that the colored parcels were what was included in the last comprehensive plan update and the hatched parcels were all the parcels that have been annexed since the last update. No decision was made tonight; it was just a review of the map that will be discussed in future meetings. The future land use of the annexed areas will need to be decided soon.

Chairperson Rakey questioned a parcel in the southwest corner near Highway 123. He questioned that maybe it was a mistake on the county's GIS department and would like staff to research this property and clear the mistake, if needed.

**b. An Med Preliminary Plan Review**

In accordance with the LDRs, the Planning Commission will review the preliminary plan and support documentation submitted by the applicant for a hospital and outpatient medical offices. Michael Forman presented the staff report and stated that he felt that all LDR and zoning requirements had been met with the preliminary plan. The staff engineer stated that the sanitary sewer is good, and the water will be provided by the Highway 88 water district.

Mr. Forman explained that the process, which includes the preliminary plan, will be sent to the design review team for final review through an administrative review. Staff recommends approval of the preliminary plan as submitted, with condition(s) that all items not in compliance, as delineated in the staff report, be brought into substantial compliance prior to approval of a design plan for this project. No building permits may be issued unless or until any offsite improvements and/or guarantees are provided by the property owner and agreed to by the town, as necessary, to ensure that a potentially unfinished project will be brought into substantial compliance with the approved design plan.

Mr. Vaughn asked if the most current floodplain maps were incorporated into the plan and stated that FEMA's maps are outdated. He would send a copy of the newest floodplain maps adopted by the state to Mr. Forman.

Chair Rakey wanted to know if sidewalks could be placed on the perimeter road of the property. The project representative stated that there is a sidewalk at the main entrance, but no current plans for anymore. He stated that the SCDOT does not want sidewalks on the 18 Mile Road. Mr. Rakey would like to see more sidewalks added to a place for staff and patients to be able to walk on the property.

Mr. Young asked about the road improvements. Would the city take over the interior roads? The project representative stated that the perimeter road will be under the ownership of AN MED for the near future. The entrance road could eventually be a public road for connectivity to other future developments. Mr. Young also asked about turning lanes, and the project representative stated that turning lanes are included in the site plans, but SCDOT makes the final decision on turning lanes.

Chair Rakey made a motion to conditionally approve the preliminary plans with the following conditions that need to be reviewed:

- 1) The addition of sidewalks/footrail with a connection to the Green Crescent Trail system
- 2) Turning lanes implemented

Mr. Vaughn seconded the motion and the commission voted unanimously to approve the preliminary plans for AN MED with the conditions listed above.

### **3c. Two Blue Stallions, LLC Plan Review**

Per the LDR regulations, the Planning Commission reviewed two parcels at the intersection of Pepper Street and Aiken Street, which will include 112 units (56 duplexes) and one single unit. The application process for this project was initiated prior to the passage of the moratorium and, therefore, may continue. Michael Foreman stated that the LDRs are met in the preliminary plan, and the town engineer approved the water and sewer. There is 2500 square feet of land required per unit, with 2700 square feet being shown as the average on the plans. Bufferyards will be required.

Chair Rakey asked Mr. Forman to explain bufferyards. Mr. Forman stated that it is ways to separate uses with shrubs and trees. The developer can utilize existing trees and shrubs, or it can replace them. The tables located in the zoning ordinance state the type and the number required for different uses. Chair Rakey stated that was one reason he did not want to bring this property back to R12 because there would be no buffers required.

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Chair Rakey is excited to see the development near downtown. He is excited about duplexes because they are different than single-family homes and apartments. He would like to see sidewalks in and around the development, especially on Pepper Street, to join the Green Crescent Trail. He feels that the traffic flow within the development does not make sense with two dead ends surrounded by parking spaces. It is tight turnarounds.

Chair Rakey stated that the northern parcel needs two entrances per LDRs because two entrances are required for more than 50 units. He would also like to see a bufferyard plan.

Mrs. Burke agreed with the bufferyard plans.

### **3d. Rules for Public Sessions**

Chair Rakey stated that there will be public input for the two preliminary plans. If the commission agrees, it will be three minutes per speaker with a total of 15 minutes. Chair Rakey made a motion to approve the rules, and Mr. Vaughn seconded the motion. The commission voted unanimously on the rules of public input.

### **3e. Public Input**

Doug Barry – Johnson Street

Mr. Barry's concern is with wastewater on both projects. There is 120,000 sewer capacity available in the town which cannot cover both projects. The hospital alone could use up to 130,000 of the sewer capacity. He is also concerned with roads and sidewalks. The Lawton Road sidewalks and buffer yards were not met.

John Hanson – Pepper Street

Mr. Henson reminded everyone that the development was first approved for the senior living development, and now it is 112 duplexes. There are already fifty homes on Pepper Street, and this plan is going to more than double what is already on the street. It could add more than 100 cars a day extra on the road. With the new plans being proposed, he does not trust the city. He wants honest and responsible growth. The traffic and infrastructure impact needs to be addressed.

### **3f. Vote on AnMed Preliminary Plan**

Due to an oversight on Chairperson Rakey, the commission voted on the AnMed project prior to taking public comments. Once the meeting entered the public comment phase, Chairperson Rakey apologized for the error and asked if anyone from the public would like to speak about the AnMed project. No one elected to speak about the project, so the Commission moved on to other comments.

### **3g. Vote on Two Blue Stallions, LLC Preliminary Plan**

Chair Rakey stated he is concerned about the increased burden on the Highway 93/Pepper Street intersection. The developer will need to find road improvements. He would like exterior sidewalks on Pepper Street and Tarrant Street to be considered, and a connection with the Green Crescent Trail.

Chair Rakey suggested the following conditions/concerns will need to be addressed for this development:

- 1) Traffic flow within the development
- 2) Extra entrance into northern parcel to meet LDR requirements.
- 3) Bufferyard plan
- 4) Sidewalks around the development, especially on Pepper and Tarrant Streets with a connection with the Green Crescent Trail

He stated that meeting these conditions could decrease the density of the development.

Mrs. Burke asked if the Planning Commission could address the density, and Chair Rakey stated that the zoning rules this not the planning commission.

Mrs. Burke asked if the Planning Commission has any standing on the infrastructure issues. Chair Rakey stated that the developer would have to get certification for the water and sewer.

Chair Rakey explained why the plans changed for this specific project. The previous owner prepared a development that was for 55 and older and it had less density. However, after the rezoning was approved, the preliminary plans were never presented or approved by the Planning Commission. The previous owner sold the property, and the new developer is now here, presenting their plans that fit within the RM-16 zoning regulations.

Mr. Young wanted to know if the Planning Commission had any options and Mr. Bare stated that not a lot can be done because it falls within the RM-16 zoning. He does have concerns with the road width inside the development.

Chair Rakey stated that the fire chief will have to review the design plans for the road width.

Chair Rakey feels that the project is not ready and would like to know if it can come back from another review.

Mr. Forman stated that a new review would have to be tied to something not meeting the LDRs. Mr. Vaughn stated it does not meet the ingress/egress requirements without another entrance.

Chair Rakey asked if the project representative would like to address any of the issues that have been discussed. Travis Shrout stated he was asked to remove the Tarrant Street entrance, which made the hammerhead dead-end within the development. He received this through comments from the review committee. He would keep the buffer natural, and traffic would be addressed by the fire department. He stated it would be a craftsman style with a mixture of textures and colors. It would be earthtones and single story.

Chair Rakey made a motion to deny the preliminary plans on Pepper/Aiken Street development based on traffic flow, sidewalks, and a required second entrance on the northern parcel. Mrs. Burke seconded the motion and the commission voted unanimously to deny the preliminary plan.

#### **4. Zoning Administrator Updates**

Mrs. Vissage stated that the Springwood Grove development received 12 more building permits in August, and Eagle Watch had two more in August. There was one Certificate of Occupancy in August in Springwood Grove. She also informed the commission that Springwood Grove has started permits in the second phase.

Mrs. Vissage also stated that in August, there were two sign violations in the downtown area, and they were addressed and taken down.

#### **5. Adjourn**

Chair Rakey had no further business, and the meeting was adjourned at 7:45 PM.