



CENTRAL PLANNING COMMISSION
Regular Meeting
October 21st, 2025 – 6:30 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL SC, 29630

Members Present:

Justin Rakey
David Vaughn
Daniel Bare
Cindy Burke
Ed Young

Staff Present:

Michael Forman
Jennifer Vissage

Council Present:

Curtis Peek

1. Call to Order – Chairperson Rakey opened the meeting at 6:30 and a quorum was established.
2. Previous Meeting Minutes Approval

Chairperson Rakey requested that some items needed to be added to the September 16th, 2025, meeting minutes. He will submit the information to Mrs. Vissage and would like to table the approval until the next meeting. He made a motion to table, and Mr. Bare seconded the motion. The commission voted 5-0 to table the approval of the September 16th, 2025, meeting minutes.

3. New Business

a. Comprehensive Plan Update to Future Land Use Map

Michael Forman shared a draft of the Future Land Use Map from the Land Use Chapter of the Town's Comprehensive Plan. The Commission was requested to review the map supplied in the near future and to provide feedback to staff for incorporation into a future final draft. . The Future Land Us map is painting broad strokes and is not parcel-specific like the zoning map.

Mr. Young asked if the commission could look at pre-annexed properties.

Mr. Forman answered by stating that you can but it is not shown for now. The Future Land Use Map can always change when the city changes.

Mr. Rakey asked when the commission should schedule to vote on the map.

Mr. Forman stated that you can vote on it whenever. It will not be affected by the UDOs and will need to be adopted before the UDOs are adopted.

- b. Unified Development Ordinance Progress. Michael Forman provided an update on the progress of the Unified Development Ordinance (UDO). Mr. Forman reminded the planning commission that the UDOs are combining the Zoning regulations and Land Development regulations into one working document. Mr. Forman requested guidance regarding next steps, specifically as they relate to public input. The Commission discussed ways that the public can be educated and engaged to provide direct feedback on the draft ordinance through public meetings and town events. A survey was also discussed, which Mr. Forman stated he would work on and provide as soon as possible.

c. Greenspace Preservation Effort in Future UDO

Mrs. Burke has volunteered to support the Town Planner in his efforts to codify protections in the future UDO. She has started research on what surrounding cities are doing to address this and hopes to share at the next meeting.

Chairperson Rakey asked what is important to everyone concerning the tree ordinance. He stated he would be tree replenishment and underbrush conservation. He hopes that natural buffers will be included in the UDOs.

Mr. Vaughn wants to preserve the topsoil and replace topsoil with a better product.

Council Member Peek wants to look at pollinator gardens in developments. There is a program called Bee USA that he suggested the town look into.

Mr. Young stated he would like to investigate rain gardens.

Chairperson Rakey wanted to make aware that there are a lot of smaller lots in town and does not want to hurt the smaller lots/property owners with a lot of regulations.

- d. Chairperson Rakey made a motion to add a discussion on the Commission of Resilience to the agenda. Mr. Young seconded the motion, and the commission voted 5-0 to add the item to the agenda. Mr. Vaughn provided a brief update on the proposed Pickens County Commission on Resilience. He mentioned that he had been working with Claiborne Linville to draft a formal proposal, which outlines the structure, scope, and intent of the commission.

The commission's purpose is to enhance coordination across municipalities, county departments, and regional partners to address long-term resilience challenges — including infrastructure vulnerability, growth management, disaster preparedness, and sustainable development.

The proposal is scheduled for its first reading in November 2025, and it will require three readings for ratification. Mr. Vaughn also summarized that the effort aims to align local planning and hazard mitigation priorities with state and federal resilience initiatives.

4. Zoning Administrator Updates

Mrs. Vissage did not have any updates on current developments or any new non-conforming signs. She did mention that the town has hired a code enforcement officer who will be able to address any non-conforming signs and other code violations. She stated that any complaints can be filed with her or Tim Richey, the new code enforcement officer.

5. Wrap-Up Items

- a. Next Regular Meeting – Tuesday, November 18th, 2025

6. Adjourn