



CENTRAL PLANNING COMMISSION
REGULAR MEETING
April 15th, 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
 - b. Attendees absent
2. Previous Meeting Minutes Approval
 - a. March 6th, 2025 Meeting Minutes
3. New Business
 - a. Vacant Building Ordinance
 - i. 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.
 1. Discussion and possible action
 - b. Main Street District Edit
 - i. 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.
 1. Discussion and possible action
 - c. R-12 Zoning Edit
 - i. 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 Council for approval
 1. Discussion and action
 - d. Parking in Residential Zones
 - i. Background Information: The Commission will discuss whether further ordinance adjustments are necessary to address the parking of vehicles in residential zones.
 1. Discussion and possible action
 - e. Zoning Administrator Updates
 - i. 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.
 1. Development projects:
 - a. Eagle Creek
 - b. Lawton Road
 - c. 18 Mile Road PUD
 2. Other updates from the Zoning Administrator

4. Old Business

a. Tree Ordinance

- i. 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.

- ii. Discussion only

b. SCDOT Delay of Green Crescent Trail Project

- i. Background Information: SCDOT has delayed 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.

- ii. Discussion only

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 will share an update from Mike Foreman regarding his progress.

- ii. Discussion only

5. Other Business

6. Wrap-Up Items

- a. Next Regular Meeting – Tuesday, May 20th , 2025 at 6:30 PM

7. Adjourn