



CENTRAL PLANNING COMMISSION
Regular Meeting
September 16th, 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
2. Previous Meeting Minutes Approval
 - a. August 19th, 2025
3. New Business
 - a. Comprehensive Plan Update to Future Land Use
 - i. Background Information: Subsequent to previous resolutions from the Planning Commission, the Town Planner will share draft updates regarding the amendments to the Comprehensive Plan. The Commission will review materials supplied and provide feedback to staff for incorporation into a future final draft.
 - b. AnMed Preliminary Plan Review – 1490 Eighteen Mile Road, Central SC 29630
 - i. Background Information: In accordance with the Land Development Regulations (LDR's), the Planning Commission will review the preliminary plan and supporting documentation submitted by the applicant for a hospital and outpatient medical offices. The application process for this project was initiated prior to the passage of the moratorium and therefore may continue unencumbered. Signs advertising this review were posted on the property two weeks prior to this meeting.
 - c. Two Blue Stallions, LLC Plan Review – Two parcels adjacent to the intersections of Pepper Street and Tarrant Street, and Pepper Street and Aiken Street, Central SC 29630
 - i. Background Information: In accordance with the Land Development Regulations (LDR's), the Planning Commission will review the preliminary plan and supporting documentation submitted by the applicant for a development which proposes 112 units (56 duplexes) and one single family unit. The application process for this project was initiated prior to the passage of the moratorium and therefore may continue unencumbered. Signs advertising this review were posted on the property two weeks prior to this meeting.
 - d. Rules for Public Session
 - i. Background Information: The Commission will adopt rules for the meeting's Public Input Session.
 - e. Public Input Session
 - i. Background Information: Members of the public will be invited to share their thoughts.
 - f. Vote on AnMed Preliminary Plan
 - i. Background Information: The Preliminary Plan is an early step of the project approval process and is intended to allow the Commission to provide guidance and input to the applicant to ensure compliance with the Town's Zoning Ordinance and Land Development Regulations (LDR's). Further review and approvals by the Town's Review Committee, as defined by the LDR's are required before building permits may be issued.
 - g. Vote on Two Blue Stallions, LLC Preliminary Plan
 - i. Background Information: The Preliminary Plan is an early step of the project approval process and is intended to allow the Commission to provide guidance and input to the applicant to ensure compliance with the Town's Zoning Ordinance and Land Development Regulations (LDR's). Further

review and approvals by the Town's Review Committee, as defined by the LDR's are required before building permits may be issued.

4. Zoning Administrator Updates

- a. 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 underway
 - 2. Non-Conforming Signs

5. Wrap-Up Items

- a. Next Regular Meeting – Tuesday, October 21st, 2025

6. Adjourn