

CENTRAL PLANNING COMMISSION MEETING  
17 November 2020 6:30 PM  
CENTRAL TOWN HALL – CONFERENCE ROOM  
1067 WEST MAIN STREET, CENTRAL, SC 29630

## MINUTES

1. Call to Order
2. Roll Call
  - Justin Rakey (present)
  - Daniel Bare (Zoom)
  - Carissa Hood-Pope (Zoom)
  - Ted Balk (Zoom)
  - Tripp Brooks (Zoom)
  - Also present (Council, admin, etc):
  - Paige Bowers (Zoom)
  - Mac Martin (present)
  - Philip Mishoe (present)
  - Curt Edsall (present)
  - Lynn Chapman (present)
3. Standing items:
  - Approval of minutes of previous meeting
    - i. Motion offered, seconded; approved unanimously
  - General updates from Paige regarding town operations - none offered.
  - General updates from Curt regarding Main Street Program and other active projects in the town - none offered.
4. Old business:
  - Discussion and update from Council Work Session; 1st Reading on Main Street District proposal.
    - i. 1st reading offered at Council meeting on 9 Nov. Curt advised that a map including parcel boundaries per County GIS is forthcoming and to be provided for second reading at scheduled Council meeting 14 Dec. There are issues with one parcel adjacent Jail and boundary at former Central Concrete & Plaster to be resolved with updated map.
  - Mission & Vision Statements for Commission.
    - i. Daniel provided an update of research conducted on Mission/ Vision statements from several municipalities. Municipalities studied included Travelers Rest, SC; Tacoma, WA; Easley, SC; Hilton Head, SC; Bluffton, SC. Themes that resonated with Commission intent included transparency, accessibility, clear statements of goals, support for civil rights act, master planning, affordable housing, research and support for grant opportunities.
    - ii. Consensus to draft a mission statement. Post as a Google doc or similar for collaboration. Obtain feedback & edits from Council and other stakeholders.

- Review of current Master Plan.
  - i. Current Master Plan is from 2007.
  - ii. It is print-only. Printed copies provided to all commission members. May need to be converted to electronic format.
  - iii. General discussion on plan. Resources may be needed. Possibility to solicit students from Clemson or outside resources as needs become clear.
  - iv. Consensus to discuss Master Plan in more detail at next meeting after members have had more time to review.
  
- 5. New business:
  - Discussion initially noted that current Zoning Ordinance has been posted to Town website. Had been removed for some time due to the resources required to update and post edits.
  - Annexation request of 245 Lawton Road, Central, SC for Tax Map 4065-08-79-5636 submitted by Two Blue Stallions, LLC dba Great Southern Homes.
    - i. Present representing the Land Holder/ Developer were Jeff Skeris and Architect Kevin Tumblin.
    - ii. Plan, application for annexation and architectural concept presented for review.
    - iii. Proposal for zoning is R12. Min lot size for R20 is 20,000 sf (verified this passed Council- it was a relatively recent change). R12 is 12,000 sf.
    - iv. R12 allows slightly improved density - roughly 7-10 more houses in the development. Developer believes density will translate to lower price point of \$7k to \$10k less than Hidden Valley. Developer believes price point in Hidden Valley may be slowing sales slightly. Affordable, quality homes are in their mission statement.
    - v. Hidden Valley currently has 25 homes built of 45 planned.
    - vi. Property drains toward Johnson Rd. Existing pond will stay. Two ponds below the existing pond will be added. 5 acres green space will remain in center for utility access and drainage.
    - vii. Buffer area along Lawton Rd. Discussed. Developer plans to leave existing trees where possible. Berm, plantings will supplement. 15 ft min setback from Rd.
    - viii. Where there are adjoining, existing properties, lot width is 100 ft.
    - ix. There will be an HOA. Restrictions within HOA regarding use as rental are planned. These exist in Hidden Valley HOA.
    - x. Sewer capacity concerns existed. Sewer will be accessed at Johnson Rd. Philip does not see an issue with water/ sewer infrastructure.
    - xi. Concerns about clear cutting voiced. Town has a tree ordinance in works but it is not active. Meeting scheduled for 18 Nov. to discuss tree ordinance. May be an option to have charge a retainer per lot cleared.
    - xii. Motion to adopt annexation plan, zoning proposal presented. Motion seconded. Motion carries with Rakey dissenting due to the clear cutting concerns.
  - Update on goals of Main Street Program; opportunities for cooperation - Katherine Brooks, Main Street Director
    - i. Present was Main Street Director Katherine Brooks
    - ii. Katherine provided an overview of Main Street program and goals.
    - iii. Vacancy and condition of downtown buildings is of primary concern.

- iv. Multiple businesses would like to come to Central. Rents are too high for new businesses. New businesses cannot afford the extensive repairs most buildings need.
- v. Main Street program is currently soliciting applications for the board.
- vi. Rakey suggests future updates/ collaboration with Main Street program.
- Zoning & Codes enforcement challenges; past efforts; current environment.
  - i. Curt discussed prior efforts with code enforcement. Mixed responsibility, lack of interest from Judge have been problematic.
  - ii. There is currently no codes enforcement officer budgeted. Philip notes that it may be time to revisit this.
- Tentative item for next agenda: Green Crescent Trail representative.

## 6. Adjourn

Next Meeting Date: 21 December 2020