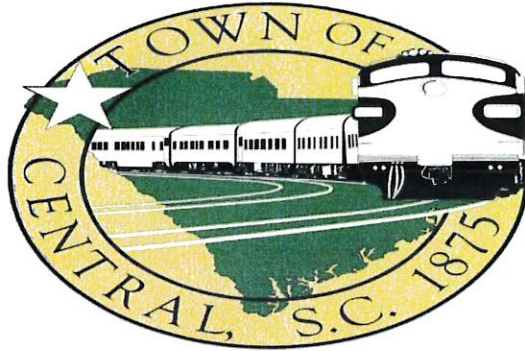




CENTRAL BOARD OF ZONING APPEALS
PUBLIC HEARING
April 15, 2025 6:00PM
CENTRAL TOWN HALL CONFERENCE ROOM
1067 WEST MAIN STREET, CENTRAL, SC 29630

AGENDA

1. Call to Order
2. Election of Officers
3. Meeting Minutes
 - a. July 24th, 2024 Meeting Minutes
 - b. January 23rd, 2025 Meeting Minutes
4. Public Hearing for Variance Request for 819 Gaines Street
5. New Business:
 - a. Variance Request for 819 Gaines Street
6. Other Business
7. Adjourn



**CENTRAL PLANNING COMMISSION
REGULAR MEETING
April 15th, 2025 – 6:30 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL SC, 29630
Meeting Minutes
DRAFT**

1. Call to Order

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

- a. Attendees present: Justin Rakey (Chairperson)
David Vaughn (Vice Chairperson)
Daniel Bare
Derek Hoerath
Cindy Burke
Paige Bowers (Council Representative)
Curis Peake (Councilman)
Jennifer Vissage (staff)
- b. Attendees absent: Lauren Queen

2. Previous Meeting Minutes Approval

Chairperson Rakey gave the board a few minutes to review the meeting minutes from March 6th, 2025. There were no comments or revisions that needed to be made. Vice Chairperson Vaughn made a motion to approve the minutes and Ms. Burke seconded the motion. The board unanimously voted to approve the minutes.

3. New Business

Vacant Building Ordinance

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.

Chairperson Rakey stated that numerous citizens and business owners want the many vacant buildings downtown addressed. Several property owners of these vacant buildings are not wanting to fill their build, even with lots of interest. The existing businesses want more businesses to attract more people to the downtown area.

He shared with the commission the example from the City of Columbia and how they are handling the vacant buildings.

Mr. Bare asked if this would be just for downtown or the entire city. Chairperson Rakey doesn't have an answer for that but does want to make sure that downtown is addressed. Mr. Bare felt that it should be everywhere in the town limits.

Mr. Hoerath wanted to know if there could be incentives put in place to help with these abandoned buildings and Mrs. Burke wanted to know if it would be both residential and commercial. Councilwoman Bowers stated there could be more incentives for the commercial than residential.

Mr. Vaughn mentioned that the comprehensive plan addresses visual blight and these ideas goes well with the Main Street District regulations.

Main Street District Edit

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.

Chairperson Rakey wants to remove the word deliberate from the Main Street District regulations to give it more teeth because you cannot really approve deliberate. He also asked that the word efforts be changed to effort.

Chairperson Rakey made a motion to approve the edits on Main Street District, and Vice Chairperson Vaughn seconded the motion. The board voted unanimously to approve the text amendment.

R-12 Zoning Edit

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 the Council for approval

Chairperson Rakey is requesting that the accessory apartment/building language be removed from R12 because it conflicts with the new ADU language that the planning commission sent to the council last month.

Vice Chairperson Vaughn made motion to delete the R12 accessory unit language and Chairperson Rakey seconded the motion. The board unanimously voted to remove the accessory unit language from the R12 district.

Parking in Residential Zones

Background Information: The Commission will discuss whether further ordinance adjustments are necessary to address the parking of vehicles in residential zones.

Chairperson Rakey stated that there seems to be an issue with a variety of vehicles being parked in residential areas. The zoning ordinance states that all cars parked in a residential area must have tags and be insured. He stated that the City of Clemson requires that all cars must be parked on an improved (impervious) surface.

Councilwoman Bowers stated that parking lots can be gravel for one year and wanted to know if that applies to driveways.

Chairperson Rakey stated there would be stormwater issues to address with impervious surfaces.

Vice Chairperson Vaughn stated that there is one group that is being targeted because of blight but there is another group that this could cause harm because of the economic impact. Ms. Burke asked if cars could be parked in the backyard like RVs.

Zoning Administrator Updates

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.

Ms. Vissage stated the following numbers and complaints for the current developments:

Development projects:

- a. Eagle Creek 14 total permits and no complaints
- b. Spring Grove (Lawton Road) 24 total permits and no complaints
- c. 18 Mile Road PUD no complaints

Mrs. Vissage also stated that staff is working on some sign violations and illegal car violations with the code enforcement officer.

Old Business

Tree Ordinance

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.

Mr. Hoerath provided an update on his work on preparing a tree protection ordinance and has provided a copy to the commission for their review and input.

SCDOT Delay of Green Crescent Trail Project

Background Information: SCDOT has delayed the 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.

Chairperson Rakey stated that the SCDOT has delayed the Green Crescent Trail Project due to right-of-way delays. They are still committed to the project with a September 2026 date.

Comprehensive Plan Update

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.

Chairperson Rakey shared that Michael Foreman is in the early phases of updating the comprehensive plan. He is updating areas because of the 1000-acre annexation.

Other Business

There was no other business to be discussed. The next Regular Meeting is scheduled for Tuesday, May 20th, 2025 at 6:30 PM.

Adjourn

Mr. Rakey adjourned the meeting at 7:30 PM.

Currently Read:

Section 712. Off-Street Parking.

Areas suitable for parking or storing automobiles in off-street locations shall hereafter be required in all zoning districts, except in the CC, Core Commercial Zone, at the time of the initial construction or any principal building producing an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or when a conversion in use occurs. Each individual parking space shall have unobstructed access either directly to a street or alley through interior drive lanes. No parking space shall be designed or laid out in a manner so that it is completely blocked from access to a public street or alley by other parking spaces. Parking spaces shall be provided and maintained in accordance with the following requirements:

Proposed Edit:

Section 712. Off-Street Parking.

Areas suitable for parking or storing automobiles in off-street locations shall hereafter be required in all zoning districts, except in the CC, Core Commercial Zone and NC, Neighborhood Commercial, at the time of the initial construction or any principal building producing an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or when a conversion in use occurs. Each individual parking space shall have unobstructed access either directly to a street or alley through interior drive lanes. No parking space shall be designed or laid out in a manner so that it is completely blocked from access to a public street or alley by other parking spaces. Parking spaces shall be provided and maintained in accordance with the following requirements:

Currently Reads:

Section 719. Off-Street Loading and Unloading Spaces.

Except in CC Core Commercial District, every lot on which a business, trade, or industry is hereafter established shall provide space as indicated herein for the loading and unloading of vehicles off the street. Such space shall have access to an alley, or if there is no alley, to a street. For the purpose of this section, an off-street loading space shall have minimum dimensions of twelve (12) feet by forty (40) feet and be clear and free of obstructions at all times. Required space shall be considered as follows:

Proposed Edits:

Section 719. Off-Street Loading and Unloading Spaces.

Except in CC Core Commercial District and NC Neighborhood Commercial, every lot on which a business, trade, or industry is hereafter established shall provide space as indicated herein for the loading and unloading of vehicles off the street. Such space shall have access to an alley, or if there is no alley, to a street. For the purpose of this section, an off-street loading space shall have minimum dimensions of twelve (12) feet by forty (40) feet and be clear and free of obstructions at all times. Required space shall be considered as follows:

Town of Central Planning Commission
1067 W Main Street
Central SC 29630

May 20th, 2025

The Honorable Phillip Bowers
P.O. Box 9
Six Mile SC 29682

Dear Representative Bowers,

As a Commission, we are writing to express our strong support for South Carolina House Bill 4050 and to encourage all efforts at passing this important legislation as quickly as possible. With the adjournment of the house on May 8th, the need for this bill will only increase before it can be considered again.

As our city and immediate region continue to grow, it is essential that municipalities are equipped with the tools needed to ensure that development does not outpace the infrastructure necessary to support it. The tools offered as part of H 4050 offers municipalities a crucial opportunity to better manage growth while maintaining the quality of life for residents. This bill would provide local governments with more options to control development, giving them the flexibility to align growth with the availability of critical infrastructure such as roads, utilities, and public services.

As a commission tasked with protecting our Town's and our citizens' interests as we manage the onslaught of growth we are experiencing, we believe that passing this bill is a vital step in ensuring that South Carolina's municipalities can thrive without overburdening their existing infrastructure. Our small town has been nearly stagnant in growth for the past decade. However, that is changing – and rapidly. We are fortunate to have several major developments underway, but that growth will bring both benefits and challenges and we need every possible option to manage that. For example, one active development by itself is slated to add over 2,800 homes to our town which will double our population in just two to three years.

In closing, we urge you and your colleagues to pass this bill as soon as possible. I hope that we can rely on your support to help municipalities like ours to ensure that our communities remain sustainable and well-equipped for the future.

Sincerely,

Justin Rakey, Chair

David Vaughn, Vice Chair

Daniel Bare

Cindy Burke

Derek Hoerath

Lauren Queen

Town of Central Planning Commission
1067 W Main Street
Central SC 29630

May 20th, 2025

The Honorable Blake Sanders
66 Main Street
Pelzer SC 29669

Dear Representative Sanders,

As a Commission, we are writing to express our strong support for South Carolina House Bill 4050 and to encourage all efforts at passing this important legislation as quickly as possible. With the adjournment of the house on May 8th, the need for this bill will only increase before it can be considered again.

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As a group tasked with protecting our Town's and our citizens' interests as we manage the onslaught of growth we are experiencing, we believe that passing this bill is a vital step in ensuring that South Carolina's municipalities can thrive without overburdening their existing infrastructure. Our small town has been nearly stagnant in growth for the past decade. However, that is changing – and rapidly. We are fortunate to have several major developments underway, but that growth will bring both benefits and challenges and we need every possible option to manage that. For example, one active development by itself is slated to add over 2,800 homes to our town which will double our population in just two to three years.

In closing, we urge you and your colleagues to pass this bill as soon as possible. I hope that we can rely on your support to help municipalities like ours to ensure that our communities remain sustainable and well-equipped for the future.

Sincerely,

Justin Rakey, Chair

David Vaughn, Vice Chair

Daniel Bare

Cindy Burke

Derek Hoerath

Lauren Queen

Town of Central Planning Commission
1067 W Main Street
Central SC 29630

May 20th, 2025

The Honorable Sylleste Davis
P.O. Box 1617
Monks Corner SC 29641

Dear Representative Davis,

As a Commission, we are writing to express our strong support for South Carolina House Bill 4050 and to encourage all efforts at passing this important legislation as quickly as possible. With the adjournment of the house on May 8th, the need for this bill will only increase before it can be considered again.

As our city and immediate region continue to grow, it is essential that municipalities are equipped with the tools needed to ensure that development does not outpace the infrastructure necessary to support it. The tools offered as part of H 4050 offers municipalities a crucial opportunity to better manage growth while maintaining the quality of life for residents. This bill would provide local governments with more options to control development, giving them the flexibility to align growth with the availability of critical infrastructure such as roads, utilities, and public services.

As a commission tasked with protecting our Town's and our citizen's interests as we manage the onslaught of growth we are experiencing, we believe that passing this bill is a vital step in ensuring that South Carolina's municipalities can thrive without overburdening their existing infrastructure. Our small town has been nearly stagnant in growth for the past decade. However, that is changing – and rapidly. We are fortunate to have several major developments underway, but that growth will bring both benefits and challenges and we need every possible option to manage that. For example, one active development by itself is slated to add over 2,800 homes to our town which will double our population in just two to three years.

In closing, we urge you and your colleagues to pass this bill as soon as possible. I hope that we can rely on your support to help municipalities like ours to ensure that our communities remain sustainable and well-equipped for the future.

Sincerely,

Justin Rakey, Chair

David Vaughn, Vice Chair

Daniel Bare

Cindy Burke

Derek Hoerath

Lauren Queen



**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

ZONING BOARD OF APPEALS

APRIL 15, 2025 – 6:00PM

1067 W MAIN ST

CENTRAL, SC 29630

PRINT ONLY

SIGN IN SHEET

1. Justin Rakley
2. David Vaughn
3. Jeff Smith
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