



CENTRAL PLANNING COMMISSION
Regular Meeting
August 19th, 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. July 22nd, 2025
3. New Business
 - a. Update to Zoning Ordinance Section 906 – Planning Commission
 - i. Background Information: The Planning Commission has proposed a decrease in size from seven members to five. A five-member commission is in keeping with other cities and towns of similar size to Central. Two members have been offered an invitation to the Board of Zoning Appeals to help fill vacancies with individuals who are experienced with the Zoning Ordinance.
 1. Update to 906.2
 - a. Replace #2 "Election of Secretary" with "Number of Members: The Commission shall be made up of five (5) members including any officers.
 2. Update to 906.3
 - a. Remove "The Planning Commission shall have seven members" from #1.
 3. Update to 906.4
 - a. Update "four" to "three (3)" regarding a quorum in #4.
 - b. Comprehensive Plan Update Status
 - i. Background Information: Targeted updates to the Comprehensive Plan are underway per the July meeting. The Commission will receive an update from Mike Foreman regarding the progress.
 1. Receive update
 2. Discussion
 - c. Unified Development Standards Update
 - i. Background Information: The Town of Central will be replacing the existing Zoning Ordinance and Land Development Regulations with a Unified Development Ordinance or similar ordinance. The Town has contracted with Conduit Planning, LLC to develop this document. The Commission will receive an update on the progress and discuss future milestones including public input sessions.
 1. Receive update
 2. Discussion
 - d. AnMed and Pepper Street Projects
 - i. Background Information: A future meeting or meetings may be necessary to review major projects which were submitted prior to the moratorium taking effect. Meetings may include public hearings which will be advertised well in advance and in keeping with state requirements.
 1. Discussion
 2. Potential meeting or hearing date(s)

e. Moratorium

- i. Background Information: Town Council passed a moratorium on major projects, as defined by the Land Development Regulations that had not begun the LDR process prior to the passage of the moratorium. A brief explanation will be provided of the moratorium that was passed by Council.

- 1. Discussion

f. Appointment of Council Liaison to the Planning Commission

- i. Background Information: The Mayor has appointed Council Member Curtis Peek to serve as the Planning Commission's liaison to Council.

- 1. Information only

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, September 16th, 2025

6. Adjourn



CENTRAL PLANNING COMMISSION
Regular Meeting
August 19th, 2025 – 6:30 PM
Minutes

Members Present:

Justin Rakey
Lauren Queen
David Vaughn
Daniel Bare
Ed Young
Cindy Burke

Council Present:

Curtis Peek

Staff Present:

Jennifer Vissage
Michael Forman

1. Call to Order

Chair Rakey called the meeting to order at 6:30 PM, and a quorum was established.

2. Previous Meeting Minutes Approval

Chair Rakey asked if all board members had reviewed the meeting minutes from the July 22nd meeting and asked for any revisions. No revisions were received, and Chair Rakey made a motion to approve the meeting minutes. Vice Chair Vaughn seconded the motion, and the board voted unanimously to approve the meeting minutes.

3. New Business

a. Update to Zoning Ordinance Section 906 – Planning Commission

- i. Chair Rakey began the conversation about the possibility of decreasing the size of the commission from seven to five members. A five-member commission is in keeping with other cities and towns of comparable size to Central, and it would help with obtaining a quorum. Two members have been offered an invitation to the Board of Zoning Appeals to help fill vacancies with individuals who are experienced with the Zoning Ordinance.

Chair Rakey stated that the board meets when needed, 2 to 3 times a year, when a variance or other issue arises.

Vice Chair Vaughn stated that he likes the bigger commission for more opinions, a cross-section of the population, and a good difference of opinions.

Mr. Bare felt that a decrease means less input and agrees with Vice Chair Vaughn.

Mrs. Burke stated that the planning commission has a lot coming up, and is seeing a lot of growing pains, and feels that the commission needs to stay at seven members.

Chair Rakey stated that the comments received have changed his opinion on reducing the number of members. The board needs lots of input from the seven members, especially with all the future projects. He felt that the Board of Zoning Appeals is not the Planning Commission's responsibility.

Vice Chair Vaughn asked if the Planning Commission members could also be on the Board of Zoning Appeals, and Mrs. Vissage stated that you cannot be on the two boards.

Chair Rakey asked if they could add business owners as an option, and Mrs. Vissage stated that you can change your rules to allow business owners.

Chair Rakey made a motion not to approve the reduction of the board from 7 to 5, and Mr. Young seconded the motion. The board voted unanimously not to decrease the number of board members.

b. Comprehensive Plan Update Status

Michael Forman gave the planning commission an update on the comprehensive plan update. The changes to the city (annexation) need to be included in the comprehensive plan. This would include updating the future land use map and the existing zoning map.

Vice Chair Vaughn stated that the flood plain maps need to be incorporated, and Mr. Forman stated that they could be added to the resiliency element.

Chair Rakey asked if there was a timeline to get this completed and to the council. Mr. Forman stated he wanted a map done by the next meeting and should be able to get a recommendation to the council by the end of the year.

Mr. Young asked for an outline/timeline of the milestones. Mr. Forman said he could share with the commission.

c. Unified Development Standards Update

The Town of Central will be replacing the existing Zoning Ordinance and Land Development Regulations with a Unified Development Ordinance or similar ordinance. The Town has contracted with Conduit Planning, LLC to develop this document.

Mr. Forman explained the differences between LDRs and the Zoning Ordinances. The LDRs address everything below grade – utilities, roads, sidewalks, etc. The Zoning Ordinance addresses everything above grade – buildings, uses, setbacks, etc. The UDO will make this into one ordinance that will “talk” to each other. Vice Chair Vaughn requested that the document include process flow charts and a master tracker of all developments.

Chair Rakey requested a change log to be included.

Vice Chair Vaughn asked if there would be any how-to manuals? Mr. Foreman stated that the checklist will be available. It will be a technical document, but it will be easy for the public, staff, and developers to understand.

Chair Rakey stated the timeline is to be completed by the spring of next year and will include public input.

d. AnMed and Pepper Street Projects

An Med and Pepper Street developments have submitted their plans, and the Planning Commission should review everything at the September 16th meeting.

e. Moratorium

Chair Rakey shared that the council passed the moratorium that puts a delay on any new major subdivision developments for at least six months. An Med and Pepper Street were submitted prior to the moratorium, so they are allowed to continue with development.

f. Appointment of Council Liaison to the Planning Commission

The Mayor has appointed Council Member Curtis Peek to serve as the Planning Commission's liaison to Council. The board welcomed Council Member Peek.

4. Zoning Administrator Updates

Mrs. Vissage updated the Planning Commission with the two major developments. Eagle Creek has 31 permits and 7 Certificates of Occupancies. Spring Grove has 42 total permits and 10 Certificates of Occupancies.

Chair Rakey asked about how non-conforming signs are being managed. Mrs. Vissage stated that certified letters are sent, and they are given 15 days to confirm or take down. Council Member Peek said he has gotten complaints about the Lennar Home Signs and Mrs. Vissage stated they take them down and they put them back up. Chair Rakey would like to look at more ways to enforce the sign regulations.

5. Wrap-Up Items

- a. Next Regular Meeting – Tuesday, September 16th, 2025

6. Adjourn

There was no further business or discussion, so Chair Rakey adjourned the meeting at 7:30 PM.



SC DEPARTMENT of
**ENVIRONMENTAL
SERVICES**

August 22, 2025

John Callaham
AnMed Health
800 N Fant
Anderson, SC 29621

RE: AnMed Central Clemson, Pickens County
NPDES Coverage Number: SCR10ZJ7Q

Dear John Callaham:

The South Carolina Department of Environmental Services (Department or SCDES) has approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on **8/22/2025**. Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Stormwater Discharges from Construction Activities SCR100000 (CGP), this project has been granted coverage under the CGP. This project's general permit coverage number is **SCR10ZJ7Q**. The total disturbed area for this site is **22.00 acres**.

The CGP can be downloaded at the following website:

https://des.sc.gov/sites/des/files/media/document/BOW_NPDESStormwaterDischargesGP_01292021_0.pdf or you may request a copy from us via email (stormwatercgp@des.sc.gov).

You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act), SC Pollution Control Act, and the Federal Clean Water Act (CWA). Failure to comply with the approved SWPPP or applicable statutes and regulations may result in enforcement actions.

You must notify this SCDES Regional Office prior to starting any land-disturbing activity. The address and telephone number of the EQC office are as follows:

GSP EA
660 Mauldin Road Suite 100
Greenville, SC29607
(864) 372-3273

Inspections of this site must be performed by qualified personnel as described in Section 4.2.E of the CGP.

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the Stormwater Permitting Section at (803) 898-4300.

A copy of the stamped, approved SWPPP (including a copy of the CGP, contractor certifications, inspection records, rainfall data, etc.), NOI, and CGP coverage letter from SCDES must be retained and available at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must complete a Contractor Certification Form. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each contractor before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action.

This NPDES coverage should be terminated by the permittee when one of the conditions listed in Section 5.1 of the CGP has been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the CGP. Please see section 5.1 of the CGP for additional information required to be submitted with the NOT.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. In particular, any permits through the U.S. Army Corps of Engineers for the placement of fill material in Waters of the United States. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

If material excavated during construction activities leaves the site, a mine operating permit may be needed. You are responsible for contacting the Mining and Reclamation Section to determine if a mining permit is required for the site. The Mining and Reclamation Section can be reached at (803)898-1362 or via e-mail at AskMines@des.sc.gov.

S.C. Code Ann. § 48-6-30(D)(2) provides, "Within thirty calendar days after the mailing of a decision [pursuant to S.C. Code Ann. § 48-6-30(D)(1)], an applicant, permittee, licensee, certificate holder, or affected person desiring to contest the department decision may request a contested case hearing before the Administrative Law Court, in accordance with the Administrative Procedures Act."

NOTE: As of April 7, 2025, the ePermitting system will officially accept applications for construction stormwater. Paper copies of applications will no longer be accepted beginning May 5, 2025, moving forward.

If you have any questions or cannot access the referenced websites, please call me at (803) 898-4005.

Sincerely,



Sloan E. Jackson, Engineering Associate III
Stormwater Permitting Section

CC: Clay Greene
GSP EA

09TOWN OF CENTRAL)
COUNTY OF PICKENS)
STATE OF SOUTH CAROLINA)

ORDINANCE # 09-08-2025
MORATORIUM

AN ORDINANCE IMPOSING A SIX-MONTH MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR MAJOR SUBDIVISIONS FOR THE PURPOSE OF PROVIDING TOWN COUNCIL WITH TIME TO ADOPT AND IMPLEMENT ANY NECESSARY CHANGES TO THE COMPREHENSIVE PLAN, ZONING ORDINANCE, AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, this ordinance is adopted to comply with the provisions of South Carolina Code sections 5-7-30 and 6-29-710, et seq., and the South Carolina 1975 Home Rule Act; and,

WHEREAS, pursuant to prior appellate case precedents, a moratorium may be upheld where there is a demonstrated need for the moratorium and the moratorium is enacted in good faith, is non-discriminatory, is set for a clearly defined limited duration, and has a clearly defined scope; and,

WHEREAS, over the last several years, the Town of Central has experienced a significant increase in the interest for and development of large-scale residential subdivisions within its boundaries; and,

WHEREAS, Town Council finds that the increase in the number and size of large-scale residential subdivisions in the Town poses potential risks to public health, safety, welfare, and quality of life in Central via the impact that such development has on Town services, infrastructure, and resources, including, but not limited to, increased strain and negative impact on roads, schools, fire and emergency services, police services, pedestrian safety, aesthetics, and sensitive habitats; and,

WHEREAS, the pace of growth and the impact of large-scale residential subdivisions in the Town creates the need to review, revise, and update the Town's Comprehensive Plan and associated ordinances and regulations related to land development and zoning; and,

WHEREAS, Town Council seeks to be intentional with large-scale residential growth to ensure the Town is systematically addressing the impacts of said growth; and

WHEREAS, Town Council deems it necessary and proper to enact the moratorium described herein.

Now therefore be it ordained by the Mayor and Town Council of the Town of Central duly assembled and with legal quorum:

- 1) A limited and temporary moratorium is hereby enacted to prevent major subdivision applications from being accepted by the Town; and,
- 2) This Moratorium shall be effective for One Hundred Eighty (180) days from the date of 2nd reading; and,
- 3) Council will have the ability to extend the moratorium a single time, by resolution, for no more than three months; and,
- 4) The provisions of this moratorium ordinance do not apply to property either currently under consideration by the Town or by property protected by vested rights as provided in South Carolina Code section 6-29-1510, et seq., as applicable; and,
- 5) Council directs staff and the Town Planning Commission to pursue the following action plan:
 - a. Review the Town's Comprehensive Plan and Future Land Use map.
 - b. Prepare amendments to the Comprehensive Plan and Future Land Use map that considers newly annexed properties and their consistency with existing and adjacent land uses.
 - c. Conduct a comprehensive review of the Town of Central Zoning Ordinance and Land Development Regulations, and explore updates either separately or in the form of a Unified Development Ordinance that addresses residential growth patterns, inconsistent language, and adequate facilities for growth at a minimum.

Done on this 11th day of August, 2025.

First Reading: 07/14/2025

Second Reading: 08/11/2025

Andrew J. Beckner, Mayor

Attest:

Susan A. Brewer, Town Clerk

Town of Central Unified Development Ordinance (UDO) Outline

Article I. General Provisions

Section 1.1 Title and Citation

“Unified Development Ordinance of the Town of Central, South Carolina.”

Section 1.2 Authority

Pursuant to S.C. Code §6-29-310 et seq.

Section 1.3 Purpose and Intent

To guide land use and development in alignment with the Comprehensive Plan, ensuring health, safety, environmental stewardship, and orderly growth.

Section 1.4 Jurisdiction

Applies to all land, development, and structures within the corporate limits of the Town of Central.

Section 1.5 Applicability

All zoning, subdivision, and land development activity must comply with this ordinance.

Section 1.6 Consistency with the Comprehensive Plan

All decisions under this ordinance shall be consistent with the adopted Comprehensive Plan per §6-29-340.

Section 1.7 Severability and Conflicts

Includes a severability clause and provisions for conflict resolution with other laws.

Article II. Definitions and Rules of Interpretation

- Standard definitions of zoning, development, and subdivision terminology.
- Legal interpretations of measurements, district boundaries, and statutory language.

Article III. Administrative Bodies and Officials

Section 3.1 Zoning Administrator

Duties and powers for enforcing the UDO.

Section 3.2 Planning Commission (*Sec 906*)

Responsible for reviewing plats, rezoning, and comp plan consistency.

Section 3.3 Board of Zoning Appeals (*Sec 900*)

Reviews variances and appeals. (*see Art X*)

Section 3.4 Town Council

Final authority on rezoning and text amendments.

Section 3.5 Building Official

Section 3.6 Coordination with other Governing Bodies

Article IV. Zoning Districts and Use Regulations

Section 4.1 Establishment of Zoning Districts

- **District Development Standards with Lot/Height/Open Space/etc**
- **Requirements by District** (*Optional uses as well if not utilizing Use Table in Section 4.3*)
- **Accessory Uses** (*see TRZO Sec 6:22 for ADUs*)

Section 4.2 Rules for Interpretation of District Boundaries

Section 4.3 Application of District Regulations (*old Article IV*)

Section 4.3 Use Table and Permitted Uses (*Optional or uses incorporated into Sec 4.1 above*)

Matrix of uses (Permitted, Conditional, Not Permitted) across districts.

Section 4.4 Rules for Interpretation of Uses Not Listed

Section 4.5 Overlay Districts (*Optional or Overlays incorporated into Sec 4.1 above*)

- SC 93 and 18 Development Corridor
- University District
- Main Street District
- Natural Space Residential District

Article V. Land Development Standards (*see LDR*)

Section 5.1 Applicability (*see Chapin 5.2*)

Section 5.2 General Requirements

Section 5.3 Required Improvements for New Lots

- **Stormwater**
- **Erosion Control/Clear Cutting**
- **Public Water**
- **Public Sewer or Septic**
- **Fire Hydrants**
- **Public Streets/Street Design and Sidewalks** (*see TR 6.19.7 and Chapin 5.3*)
- **Curb and Gutter**
- **Drainage**
- **Street Lights**
- **Underground Utilities**
- **Landscaping and Buffering**
- **Waste Containers**
- **Mailboxes**
- **Easements**

Section 5.4 Off-Site Improvements

Section 5.5 Improvement Guarantees

Section 5.6 Dedication, Acceptance, and Maintenance of Improvements

Article VI. Supplemental Standards

Section 6.1 General Provisions (*old Article VII – 700-707*)

Section 6.2 Parking and Loading Requirements (*sec 712-721*)

Section 6.3 Signage (*old Article VI*)

Section 6.4 Lighting (*sec 727*)

Section 6.5 Parking and Storage of Campers and other Rec Equipment

Section 6.6 Mobile Home Standards

Section 6.7 Multi-Family Standards (*see TRZO Sec 6:13*)

Section 6.8 Group Development Standards (*see TRZO Sec 6:18*)

Section 6.9 Commercial Design Standards (*see TRZO Sec 6:17*)

Section 6.10 Home Occupation

Section 6.11 Environmental Protection

- **Floodplain**
- **Bufferyards** (*Sec 726*)
- **Tree Preservation** (*see TRZO Sec 6:19.9*)

Article VII. Development Review, Permitting, and Subdivision Procedures (see Chapin 10.0)

Section 7.1 Purpose

Section 7.2 Applicability

Section 7.3 Zoning Compliance and Permits

Section 7.4 Temporary Uses and Structures

Section 7.4 Building and Sign Permits (*Sec 801 and 805*)

Section 7.5 Zoning Amendments

- Text or Map Amendment applicability and procedure (*Old Article X*)
- Public Hearing and Process

Section 7.6 Types of Subdivisions

- Minor
- Major
- Exempt

Section 7.7 Plat Review Procedures and Requirements

- Preliminary Plan
- Design Plan
- Final Plat

Section 7.8 Plat Recording Requirements

Section 7.9 Phasing and Expiration of Approvals

Section 7.10 Certificate of Occupancy

Article XIII. Nonconformities

Section 8.1 Nonconforming Uses

Section 8.2 Nonconforming Structures

Section 8.3 Nonconforming Lots

Section 8.4 Repairs and Reconstruction

Article IX. Board of Zoning Appeals

Section 9.1 Establishment of Board of Zoning Appeals

Section 9.2 Appeals of Administrative Decisions

Section 9.3 Variance Standards and Procedures

Section 9.4 Appeals from Decisions of BZA

Article X. Enforcement and Penalties

Section 10.1 Violations

Section 10.2 Notice and Remedies

Article XI. Legal Provisions

Section 11.1 Repeal of Conflicting Ordinances

Section 11.2 Effective Date and Adoption Clause

Appendices

A. Official Zoning Map

B. Subdivision and Zoning Application Forms

C. Fee Schedule

D. Stormwater and Infrastructure Design Manual (optional)

E. Traffic Impact Study Guidelines (optional)

PLANNING COMMISSION MEETING
AUGUST 19, 2025 – 6:30PM
1067 W MAIN ST
CENTRAL, SC 29630
PRINT ONLY
SIGN IN SHEET

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