



CENTRAL PLANNING COMMISSION MEETING
June 18th, 2024 6:30 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL, SC 29630
DRAFT

Meeting Minutes

Call to Order

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

Roll Call

Tripp Brooks (Chair) **Present**
David Vaughn (member) **Present**
Lynn Chapman (Council Advisor) **Present**
Justin Rakey (Vice Chair) **Present**
Lauren Queen (member) **Present**
Paige Bowers (Council Advisor) **Absent**
Daniel Bare (member) **Present**
Erin Ash (Member) **Present**
Jennifer Vissage (Zoning Admin) **Present**

Approval of April 2024 Meeting Minutes

Chairperson Brooks asked if everyone had a copy of the April 2024 meeting minutes and if so, would give everyone a few minutes to review. Chairperson Brooks asked for any discussion or recommended changes. Mr. Rakey stated his name was spelled wrong and that Ms. Queen was marked absent when she was present. Mr. Rakey made a motion to approve the April 2024 meeting minutes with changes and Mr. Vaughn seconded the motion. The commission voted 6-0 to approve the April 2024 meeting minutes with changes.

Public Comments

Chairperson Brooks stated that he would like to offer some rules for the public comment section which would include:

- 1) The chairperson will administer the public comment portion of the meeting.
- 2) Anyone who would like to speak must sign in and present their name before speaking.
- 3) Each person will be given a five-minute time limit to speak.
- 4) Speakers cannot delegate their time to others.
- 5) The total amount of time for comments will be thirty minutes.

Chairperson Brooks asked the commission members if they had any discussion about the suggested rules and Mr. Rakey suggested because of time constraints the time limit per person should be three minutes and the total time allowed should be fifteen minutes. Chairperson Brooks agreed with Mr. Rakey's suggestions. He asked the board for any further discussion, and none were given.

Chairperson Brooks stated that the agenda would change to allow comments during section 5 a-1.

208 Aiken Street (TMS- 4065-11-65-5934) Rezoning Request

Chairperson Brooks asked the developer Jack Green to present his rezoning request for 208 Aiken Street. Mr. Green stated that he has over 25 years in construction and development. He is asking that the eight-acre vacant lot that is currently zoned R12 be rezoned to RM16. His plans are to build attached single story condominiums with courtyards that are for the fifty-five and older population. It will be all owner occupied, no rentals. It will be stated in the deeds that there will be no rentals and the owners must be fifty-five or older.

Mr. Green stated that the thirty-six units (3 to 4 attached) will be developed in the middle of the property with buffers on the borders. This will protect both the surrounding property owners as well as the new property owners. There will be plenty of green space as well as walking trails.

Mr. Green has spoken to numerous business owners who are excited about the idea of this development. It will be a few blocks from downtown and is walkable to downtown for the residents to spend money at stores and eat at the local restaurants. He has found that there is demand for fifty-five and older developments. He stated that six of the ten surrounding properties were rented, and he felt that will that and the ones across the street, the proposed development would fit well in the area. The proposed development will look like Timberland Crossing (single story attached) but will be higher end and not renter occupied.

Chairperson Brooks asked what Mr. Green's relationship with the property owner is and Mr. Green says he has a contract on the property. It will be purchased and developed if the rezoning happens or not. He wants to make it multi family to avoid having numerous driveway cuts with single family units. There would only be two ingress/egress with the proposed development. If the rezoning is not approved, he will still develop the property as single family homes.

Chairperson Brooks also asked about the current home located on the property. Mr. Green stated it would be surveyed out and remain as rental property. Chairperson Brooks also asked if each unit would have a separate parcel and Mr. Green said there would be condominiums which means one parcel, but each unit would be separately owned. He stated that would be thirty- six total units.

Chairperson Brooks asked staff for comments concerning the proposed rezoning. Mrs. Vissage stated that Mr. Green covered all the information. Staff did feel that the RM-16 would fit in the area because Timberland Crossing is RM 16 as well.

Chairperson Brooks opened the meeting to public comment. He reminded the ones that wanted to speak they would have three minutes each with a total of fifteen minutes for public comment.

Curtis Peek – Mr. Peek comments/questions included:

- The setback requirements – Mr. Green stated at least 40 to 50 buffers on the eastern side and at least twenty-five feet off Peper Street
- Price point – Mr. Green stated around \$200,000 to \$225,000.
- Which business owners did Mr. Green speak to because Mr. Peek owns a business and was never approached. Mr. Green said he spoke to a few stores and the restaurants.
- What infrastructure improvements will be included (sidewalks, roadways,) and will impact fees be collected to cover these costs?

Jim Hanson – Mr. Hanson asked if the planning commission and/or council could require that the fifty-five and older be placed in the deeds to make sure they do not change their minds later. Chairperson Brooks stated the rezoning has no effect on deeds. However, the development will also go through a land development review and the deeds could be discussed at that point.

David Garrett – He is against clear cutting and hopes that will not occur on the property. Mr. Green stated he is going to have buffers on the property lines with many trees saved. Mr. Garrett is also concerned about additional traffic, especially at the underpass intersection.

Jesse Crawford – Will the house on Mill Avenue remain? Mr. Green stated that is a different piece of property and will not be touched. Mr. Crawford wanted to know if there will be a fence between the development and existing neighbors. Mr. Green stated there will be some type of visual barrier that will be visually appealing to everyone. It will be determined in the future. Mr. Crawford was also concerned about traffic on Pepper Drive and Mills Avenue.

Jerry Heard – He lives at 430 Tarrant Stret and would hope that trees would be left. He is concerned about the traffic.

Joseph Bradford – lives at 231 Mill Avenue and is against the condominium development, he would prefer single family homes. He is concerned because the marked off areas from the surveyors cut off his driveway and he was hoping that an easement could be offered so that he could continue to use the driveway. Mr. Green stated it should not be a problem because there will be no structures near the driveway. Mr. Bradford also had drainage concerns and he would like to stay informed of the process of the development.

Dawn Bright- she is concerned about the traffic.

Daniel Evatt – he lives at 300 Tarrant Street and is concerned about the traffic. He also wanted to confirm how many units. Was it a total of thirty-six for each section or thirty-six total? Mr. Green stated it is thirty-six in total with twenty-five on one side and ten on the other side. Mr. Evatt wanted to make sure about lighting and landscaping.

Aaron Aikens- he was concerned with traffic on Pepper. He would suggest that there not be an entrance between Pepper and Aiken because of the already bad traffic. He also wanted to know if there would be bus provisions because he did not feel that the older people would walk downtown. Mr. Green said the people would probably not use the bus. It would be over \$200,000 per unit. Mr. Aiken also suggested that the back entrance just be for emergency vehicles.

Chairperson Brooks asked if the board had any discussion/questions about the rezoning request. Ms. Queen asked about the development – high end? Garages? Wide driveways? More than one entrance on each side? Mr. Green stated they would all be brick with a courtyard for each. There would not be garages but two parking spaces per unit. They would range from \$200,000 to \$225,000. He is trying to avoid too many curb cuts/driveways.

Mr. Rakey is excited about the proposed development and feels that it meets many of the goals of the town's comprehensive plan. He felt that it would be better than a possible twenty-nine single family homes on eight acres with numerous driveways and curb cuts.

Chairperson Brooks has no issue with the proposed development on the north side of Pepper Street. He has issues as an intensive use on the side of Aiken Street.

Chairperson Brooks asked for a motion for the rezoning request at 208 Aiken Street from R12 to RM16. Mr. Rakey made a motion to approve the rezoning request and Mr. Vaughn seconded the motion. Chairperson Brooks asked for further discussion by the commission and Mr. Rakey just wanted to remind everyone in attendance that the board members are volunteers so please be kind and patient with however the votes turns out. There was no further discussion and the board voted 5-1 to recommend the rezoning request of 208 Aiken Street from R12- to RM16.

Manufactured/Mobile Home Amendments

Mrs. Vissage explained that she found the definitions of modular and manufactured homes from the Manufactured Housing Institute of South Carolina. She would like to use those definitions and make sure that we take all references to mobile homes are taken out of the zoning ordinance since that term is no longer used. She would like to add that Modular Homes are built to International Building Code with a permanent foundation while manufactured homes are built to HUD standards and can be easily transported to other locations. She also stated that she wanted to make sure that the term trailer was taken out because it not a used term anymore. Mr. Rakey asked that she check on more time about mobile homes and trailers before the planning commission votes on it.

Camper Definition

Mr. Rakey presented some more changes to the camper definitions and regulations. It is a cleanup version to make it more understandable and easier to enforce. Chairperson Brooks suggested a change that instead of 24 hours to load/unload, it should be 72 days or 3 days. Chairperson Brooks made a motion to adopt the camper text amendments with proposed changes. Mr. Rakey seconded the motion and the board voted 6-0 to recommend the text amendments.

Land Development Regulations

Chairperson Brooks suggested to keep the Land Development Regulation update process moving, a small committee may need to create. He asked for volunteers and Ms. Queen, Mr. Vaughn, and Chairperson Brooks volunteered.

Adjourn

Chairperson Brooks adjourned the meeting at 7:40 PM.



Town of Central Planning Commission Staff Report
June 18th, 2024

Report By: Jennifer Vissage, Planner
Applicant: Jack Green
Owner: Alice Evatt
Request: Rezoning Request from R-12(Single Family Residential) to RM-16 (Multi Family Residential)
Property Location: 208 Aiken Street
(Tax Map Number 4065-11-65-5934)

R-20 Low Density Residential District. Intent of District. It is the intent of this Section that the R-20 Zoning District be developed and reserved for low-density residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for one-family dwellings situated on lots having an area of a minimum twenty thousand (20,000) square feet or more and to discourage any encroachment by commercial, industrial or other uses capable of adversely affecting the residential character of the district.

Permitted Uses. The following uses shall be permitted in any R-20 Zoning District: a.) One-Family dwelling (other than a mobile home). Publicly Owned building, facility, or land. Non-commercial horticulture or agriculture, but not including the keeping of poultry roosters or other fighting birds, livestock, or kennels. Customary home occupation was established under the provisions of Section 709.

RM-16 Multifamily. Intent of District. It is the intent of this section that the RM-16 Zoning District be developed and reserved for medium-to-high density residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of multi-family dwellings, and to discourage unwanted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

Permitted Uses. The following uses shall be permitted in any RM-16 Zoning District: a.) Multi-family dwellings. b.) Boarding houses

Background:

The property is over 8 acres of vacant currently zoned for single family residential and surrounded by single family and multi family. The plan is for almost identical residences as across the street in that



community - but nicer and more high end. They will be single story 3-4 attached but not townhomes. It will be targeted toward the 55 and older population. The units will be owner occupied, not rental.

Photos of the area:





**Staff Recommendations:**

Staff feels that the rezoning request should be recommended for approval. It would be the same zone/use with the apartments across the two lane road. The area is both single-family and multifamily residential and the proposed use would fit in with the area. A owner occupied by 55 and older community would be a great asset for the Town of Central. This population cohort would be great neighbors for all surrounding property owners.