



**CENTRAL PLANNING COMMISSION
REGULAR MEETING
May 20th, 2025 – 6:30 PM
Minutes
DRAFT**

Call to Order

- a. Attendees present:
Justin Rakey (Chairperson)
David Vaughn (Vice Chairperson)
Cindy Buke
Daniel Bare
Paige Bowers (Council Representative)
Curtis Peek (Council)
Jennifer Vissage (Staff)
- b. Members Not Present:
Lauren Queen
Derek Horeath

Chairperson Rakey opened the meeting at 6:35 PM, and a quorum was established.

Previous Meeting Minutes Approval

Chairperson Rakey gave the board a few minutes to review the April 15th meeting minutes. Councilmember Peek asked that his name be spelled correctly, and Chairperson Rakey asked that the Main Street edit be included as an attachment to the minutes. There were no further comments, and Chairperson Rakey made a motion to approve the meeting minutes with edits, and Vice Chairperson Vaughn seconded the motion. The board voted unanimously to approve the April 15th meeting minutes.

New Business

Amendment to Section 712 – Off-Street Parking

Staff will present a recommended amendment to Section 712 – Off-Street Parking to add Neighborhood Commercial (NC) to districts that are exempt from the requirements. This change will align the requirements set forth with the Core Commercial district to ensure standards are applied equally. Strategic efforts to provide adequate parking downtown are underway, and this change will help prevent unnecessary land clearing and tree cutting while balancing the need for current and future parking.

Chairperson Rakey submitted a recusal form from this topic, and it will be an attachment to these minutes. Vice Chairperson Vaughn took over and asked Mrs. Vissage to explain the proposed changes to the parking requirements. Mrs. Vissage stated that the edits would affect sections 712 and 719. Currently, the parking regulations are for all zoning districts except for core commercial because it would be difficult for the parking regulations to be imposed with such limited space. It has come to staff's attention that the same could be true for Neighborhood Commercial. Mrs. Vissage used Jitters as an example. There is no way for the city to impose the required spaces in the area they are in. Therefore, she proposed that Neighborhood Commercial be included in the exceptions of 712 and 719.

Mrs. Burke made a motion to pass the text amendments to sections 712 and 719, and Mr. Bare seconded the motion. There was no further discussion, and the board voted 3-0 to recommend the text amendment. The edits will be included as an amendment to the minutes.

Vacant Building Ordinance

The Town has heard significant public comments regarding vacant buildings, primarily in the downtown area. The Commission will discuss any concerns from Commission members resulting from previous reviews of another municipality's ordinance.

Chairperson Rakey asked if there were any questions or comments from the board about this topic that was previously discussed at the last meeting. Mrs. Burke stated that the fire inspections on the buildings stood out to her. Vice Chairperson Vaughn stated that the inspections should be for all buildings, not just the vacant ones, especially with a change of use. Mr. Bare wanted to know how vacant was being defined. He asked if it just includes dilapidated buildings. Chairperson Rakey stated that the definitions would include vacant and that the occupied buildings must meet the same regulations as the vacant buildings. The request for the changes comes from the Main Street Renaissance Group and Chairperson Rakey hopes to have something formal to review at the next meeting.

Main Street District Edit

Background Information: The text of the Main Street Zoning District will be reviewed for edits, including but not limited to the removal of the temporary hardship exemption process, which has now expired, as well as the possibility of including the applicable parcel numbers or tax map numbers for reference.

Chairperson Rakey stated that when the Main Street adopted a temporary hardship extension was added for one year. It has been over five years since it was adopted, and he feels it is time to take the temporary hardship out of the language.

Chairperson Rakey also stated that the map with the boundary needs to be added to the text. Chairperson Vaughn asked if the map can be seen by the public and Mrs. Vissage stated it could be included in the zoning ordinance and online. Chairperson Rakey made a motion to approve the text amendment, and Vice Chairperson Vaughn seconded the motion. Mr. Bare wanted to know if there was any appeal process for business owners and Mr. Rakey stated that any property owner had a right to file a variance with the Board of Zoning Appeals. There was no further discussion, and the board voted unanimously to recommend the text amendments. The edits will be included as a text amendment of these minutes.

Letter of Support for House Bill 4050

Background Information: The SC House of Representatives has adjourned without action on House Bill 4050, which would create powerful tools for municipalities to help manage growth in conjunction with the available capacity of infrastructure. The Chair will introduce a motion for the Planning Commission to send a letter of support for the bill to Rep. Sylleste H. Davis, Chairwoman of the House Medical, Military, Public and Municipal Affairs Committee, as well as Rep. Phillip Bowers and Rep. Richard B. "Blake" Sanders. The Chair will also ask Councilwoman Bowers to consider taking a similar letter to the Council to be sent to the same representatives from the Town Council.

Chairperson Rakey explained that House Bill 4050 is concerning concurrency as another tool for cities and towns to use in conjunction with LDRs, capital improvement plans, and impact fees. It defines regulations for development costs. An example would be if the impact fees are \$3000 per house, a concurrency tool could add extra fees. It is very broad where impact fees are specific about what they can be used for. Chairperson Rakey made a motion to approve letters for the planning commission to sign for support, and Vice Chairperson Rakey seconded the motion. The board voted unanimously to send letters of support for House Bill 4050. The letters are attached to these minutes.

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.

Mrs. Vissage updated the board with the numbers and other information for the development projects:

- a. Eagle Creek 16 Total Permits
- b. Spring grove 26 Total Permits
- c. 18 Mile Road PUD – First Phase has been approved, and grading can begin.

Councilmember Bowers asked if staff could get a number of certificates of occupancy of the two developments. She also stated that the new budget does include a part-time code enforcement office which would not be a police officer. She hopes to have someone in place in July.

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 have to be approved by the 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.

Chairperson Rakey stated this will stay on the agenda until the decision is otherwise. It must be decided if it should be included in the LDRs.

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.

No new updates on the ongoing progress of the comprehensive plan update.

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 he was a little nervous about this topic. It is a very delicate situation to decide what is appropriate and what is not appropriate. There will be further discussion in the future.

Wrap-Up Items

The next regular meeting is scheduled for Tuesday, June 17th, 2025, at 6:30 PM. Mr. Bare will not be in attendance.

Adjourn

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



CENTRAL PLANNING COMMISSION STAFF REPORT

Main Street and Mill District Overlay Edits

Background Information: The Commission has already approved a number of edits to the ordinance in previous meetings. One additional edit has been requested by the Zoning Administrator, which is to add a description of the boundaries of the overlay district into the ordinance text.

Staff realized that there was no formal boundary listed for the Main Street and Mill District Overlay in the zoning ordinance. Staff is proposing the following boundaries to be included in the zoning ordinance:

- Main Street: All properties that abut or have access to Main Street or SC Hwy 93 beginning at and including the intersection of Main Street/SC 93 and Hamilton Drive on the northern side and the southernmost intersection of Main Street/SC 93 and Oakhurst Circle on the southern side and extending the entire length of Main Street/SC 93, terminating at the intersection of Main Street/SC 93 and Pepper Street;
- Werner Street: All properties that abut or have access to Werner Street;
- Stewart Street: All properties that abut or have access to Stewart Street;
- Church Street: All properties that abut or have access to Church Street beginning at and including the intersection of Main Street/SC 93 and Church Street and extending to and including the intersection of Church Street and Folger Street;
- Pepper Street and Mill Avenue: All properties on the western side of Pepper Street beginning at the intersection of Pepper Street and Main Street/SC 93, transitioning to Mill Avenue, and ending at the intersection of Mill Avenue and Tarrant Street;
- Watkins Street: All properties that abut or have access to Watkins Street beginning at and including the intersection of Watkins Street and Madden Bridge Road and extending to and including all properties at the intersection of Watkins Street and Werner Street;
- Bank Street: All properties that abut or have access to Bank Street;
- Broad Street: All properties that abut or have access to Broad Street;
- Herd Street: All properties that abut or have access to Herd Street
- Madden Bridge Road: All properties that abut or have access to Madden Bridge Road beginning at and including the intersection of Madden Bridge Road and Maw Bridge Road, extending to and including the intersection of Gaines Street and Madden Bridge Road;
- Gaines Street: All properties that abut or have access to Gaines Street beginning at and including the intersection of Gaines Street and Madden Bridge Road, extending to and including 417 Gaines Street;



**CENTRAL PLANNING COMMISSION
REGULAR MEETING
May 20th, 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. April 15th, 2025
3. New Business
 - a. Amendment to Section 712 – Off-Street Parking
 - i. Staff will present a recommend amendment to Section 712 – Off-Street Parking to add Neighborhood Commercial (NC) to districts which are exempt from the requirements. This change will align the requirements set forth with the Core Commercial district to ensure standards are applied equally. Strategic efforts to provide adequate parking downtown are underway and this change will help prevent unnecessary land clearing and tree cutting while balancing the need for current and future parking.
 1. Discussion and possible action
 - b. Vacant Building Ordinance
 - i. The Town has heard significant public comments regarding vacant buildings, primarily in the downtown area. The Commission will discuss any concerns from Commission members resulting from previous reviews of another municipalities' ordinance.
 1. Discussion only
 - c. Main Street District Edit
 - i. Background Information: The text of the Main Street Zoning District will be reviewed for edits including but not limited to the removal of the temporary hardship exemption process which has now expired, as well as the possibility of including the applicable parcel numbers or tax map numbers for reference.
 1. Discussion and possible action(s)
 - d. Letter of Support for House Bill 4050
 - i. Background Information: The SC House of Representatives has adjourned without action on House Bill 4050, which would create powerful tools for municipalities to help manage growth in conjunction with the available capacity of infrastructure. The Chair will introduce a motion for the Planning Commission to send a letter of support of the bill to Rep. Sylleste H. Davis, Chairwoman of House Medical, Military, Public and Municipal Affairs Committee as well as Rep. Phillip Bowers and Rep. Richard B. "Blake" Sanders. The Chair will also ask Councilwoman Bowers to consider taking a similar letter to Council to be sent to the same representatives from Town Council. Finally, the
 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. 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

c. 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 only

5. Other Business

6. Wrap-Up Items

- a. Next Regular Meeting – Tuesday, June 17th, 2025 at 6:30 PM

7. Adjourn