



CENTRAL PLANNING COMMISSION
Regular Meeting
November 18th, 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. September 23rd 2025
 - b. October 21st, 2025
3. New Business
 - a. Comprehensive Plan Update to Future Land Use Map
 - i. Background Information: The Planning Commission will consider edits to the Future Land Use map element of the Comprehensive Plan. These edits are necessary so that land annexed since the adoption of the last version of the Comprehensive Plan are included on the map.
 - b. Public Input Session for the Unified Development Ordinance
 - i. Background Information: The Planning Commission will receive comments from the public regarding the development of the Unified Development Ordinance (UDO). The UDO may eventually replace the existing Zoning Ordinance and the Land Development Regulations for the Town. This session is intended for the public to provide input regarding the future ordinance, which is still in development. This will be one of several opportunities for the public to provide input before the approval process begins, sometime in early 2026.
 - c. Zoning Ordinance Edit to Section 906.2
 - i. Background Information: Following discussions at the August meeting, the Commission will consider changes to the membership requirements of the Planning Commission including allowing up to two non-resident business owners to serve on the Commission. This change will support increased engagement and representation from the business community while continuing to require a majority of the Commission to be residents of the town.
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, December 16th, 2025
6. Adjourn



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1. Call to Order
 - a. Attendees present – David Vaughn, Cindy Burke, Ed Young, Daniel Bare, Justin Rakey, and Curtis Peek (Council)
2. Previous Meeting Minutes Approval
 - a. September 23rd 2025 – Agenda typo, minutes were from the meeting on September 16th, 2025 and not the 23rd. Spelling edit to 3.E correcting John Henson to Jim Hanson. Minutes approved with that edit.
 - b. October 21st, 2025 – Minutes approved with no additional discussion to the motion to approve.
3. New Business
 - a. Comprehensive Plan Update to Future Land Use Map
 - i. The Commission reviewed Mr. Foreman's memo as well as pending corrections to be completed by Pickens County to correct several errors on the GIS map. No motions made, discussion only.
 - b. Public Input Session for the Unified Development Ordinance
 - i. The Chair opened the public input session regarding the UDO. Mr. Tripp Brooks shared his thoughts on the development of the UDO including a suggestion that Ag Zoning not be included in the future ordinance, especially large-scale agricultural projects may not fit within the Town limits. He additionally suggested higher scrutiny to future projects around infrastructure impacts, especially sewer. He discussed leveraging a Capital Improvement Plan and leveraging it for further contributions by developers to projects within the plan. Mr. Doug Barry stated that he believes that the UDO should work hand in hand with the zoning ordinance, especially to improve green spaces and buffers, using Anderson and Charleston as good examples to follow. He went on to say that Impact Fees should be considered as well. Ms. Janie Collins shared her feedback regarding the importance of buffers as well as the impacts of construction noise in her area on Lawton Road. She praised the recent efforts of the new Codes Enforcement Officer, Mr. Richey, and his recent enforcement efforts on Lawton Road. Ms. Kaykey Martin shared her passion for preserving greenspace and nature conservation in the future element. Mr. Ed Martin shared his feedback about the importance of Ag Exemptions. Mr. Brooks clarified that he supports the Ag Exemption, too, but not the Ag Zoning. Mr. Martin repeated that he supports agricultural zoning especially as the operator of a farm now in the Town Limits. The Chair reviewed the comments shared by the public and some suggested follow-ups. Mr. Berry asked to be recognized again and began to speak regarding the next agenda topic and said that he did not believe that business owners should be allowed to have anything to do with the Commission because they don't live within the town so they shouldn't have anything to say about what goes on within the town. Mr. Peek asked to be recognized and said that as a business owner, he appreciated the past efforts to address the vacant properties and a vacant building ordinance. Mr. Vaughn asked that a hazard mitigation plan be included as part of the process. He also suggested having an algorithm to be developed which can calculate the impact of various developments. Lastly, he suggested having clear processes outlined in the UDO. Mr. Young responded that he recalls direction being given that visual process diagrams be included and the chair confirmed that desire.
 - c. Zoning Ordinance Edit to Section 906.2
 - i. The chair shared that historically, the commission struggles to fill vacancies on the commission noting that the commission is about to have two vacancies. The chair noted that he disagrees with Mr. Berry that a business owner has no interest in how the town operates and went on to clarify that

he also does not advocate that a majority of the commission be made up by non-resident business owners. He went on to remind everyone that this language would only change who could apply to the commission and that Council ultimately decides on membership. The suggested language under consideration would require that residents remain the majority of the Commission. Ms. Burke shared her thoughts that she felt like this change is premature and that we should consider this change before taking action, and that changing the membership requirements could be a slippery slope. Mr. Bare shared that he thought business owners could offer a unique voice and valuable feedback to the commission, however he did say that residents should remain the majority. The chair apologized for his error in not previously making a motion prior to moving on to the discussion. He made a motion to approve the language under consideration, which was seconded by Mr. Vaughn and the discussion continued. Mr. Vaughn suggested that the final language ensure a quorum not be made up of a majority of non-resident business owners. The chair acknowledged that concern and stated that should a quorum routinely not be correctly balanced, Council could act accordingly to remove members who are not attending. Mr. Peek stated that the bylaws of the Commission should be reviewed to clarify who can remove members of the Commission. Ms. Burke asked if any of the resident business owners have been approached in the past to join the Commission and the chair acknowledged that they have but they haven't thus far exercised the opportunity. Mr. Young shared as a former brick and mortar business owner he sympathizes with the owners and shared that from a perspective of a business owner, having the option to include non-resident business owners using the language under consideration is just fine and he is in favor of the motion. The chair reminded everyone that this change would be subject to adoption by Council, too. The motion to approve the language was repeated and was approved four in favor and one against.

4. Zoning Administrator Updates

- i. The Zoning Administrator was not present at tonight's meeting and therefore no report was shared.

5. Wrap-Up Items

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

6. Adjourn

11/18/2025

Memorandum

Attn: Town of Central Planning Commission

Re: Unified Development Ordinance Survey

The Town of Central's existing Zoning Ordinance (ZO) and Land Development Regulations (LDR) each represent the Town's explicit attempts to create orderly growth and development patterns within the Town. However, each document was created at different times in the Town's history, and have been updated and amended over time independently. Over decades this has caused situations wherein each of the Town's development-related ordinances do not speak to each other, or in some cases completely contradict one another.

Over the past few years, due in part to the explosive growth pressures of the region, the existing Zoning Ordinance and Land Development Regulations have become insufficient to properly guide development and growth within the Town.

In direct response to this concern, a Unified Development Ordinance (UDO) is being created to supersede and combine the Zoning Ordinance and Land Development Regulations into a single, cohesive regulatory framework.

At its core, the UDO will guide all land use and development activities within the Town's corporate limits, aligning development with the adopted Comprehensive Plan; and ensuring orderly growth, community health, safety, and environmental stewardship are at the forefront of Town leadership concerns.

The draft UDO will represent a comprehensive update and integration of the Town's development regulations. The document's framework is being developed as of now; however we need feedback from the community to help us know what works and what doesn't work within the current ZO and LDR documents. We recommend a thorough review of the existing regulations before taking the provided survey. This survey and subsequent public input will provide a solid foundation for the Town to guide the establishment of the UDO.

11/18/2025

Memorandum

Attn: Town of Central Planning Commission

Re: Future Land Use map

The Town of Central's Comprehensive Plan was adopted in 2022. Within the framework of a Comprehensive Plan there are ten elements or chapters that must be reviewed by the Town as per state law. One of those elements is Land Use, which among other items considers the existing and future land uses of properties within the Town's limits. As such, the Town developed and adopted a Future Land Use map in the 2022 Comprehensive Plan.

The Future Land Use map is primarily utilized by the Town to help assist with decisions regarding zoning amendments and land development activities.

Since 2022, the Town has annexed hundreds of acres, mainly to the south and east of Town limits, along the Highway 123 corridor, as well as the Highway 18 Corridor. As such, the Planning Commission wishes to amend the Future Land Use map created in 2022 to add the newly annexed properties onto the map.

Staff has created a draft map, showing the newly annexed properties with proposed Future Land Use designations for each newly annexed property. In addition, staff has revised the map to make it easier to read and understand. The Planning Commission is tasked with reviewing the draft Future Land Use map and provide feedback as necessary.

Once the document is reviewed and approved by the Planning Commission, Town Council will review and adopt after two readings with a public hearing.

PLANNING COMMISSION MEETING
NOVEMBER 18TH 2025 – 6:30PM
1067 W MAIN ST
CENTRAL, SC 29630

PRINT ONLY

SIGN IN SHEET

1.	Ed Martin
2.	Kaki Martin
3.	Doug Barry
4.	W. N.
5.	Tripp Brooks
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