



CENTRAL PLANNING COMMISSION

Regular Meeting

September 16th, 2025 – 6:30 PM

Meeting Minutes

DRAFT

Members Present:

Justin Rakey
David Vaughn
Cindy Burke
Ed Young
Daniel Bare

Council Present:

Curtis Peek

Staff Present:

Jennifer Vissage
Michael Forman
Phillip Mishoe

Call to Order

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

Previous Meeting Minutes Approval

Chair Rakey asked if all board members had reviewed the meeting minutes from the August 19th, 2025, meeting. Mrs. Vissage stated she saw a grammatical mistake with Mr. Vaughn's name that would need to be corrected. Mr. Rakey made a motion to approve the minutes with the revision and Mr. Vaughn seconded the motion. The commission voted 5-0 to approve the meeting minutes from August 19th, 2025.

New Business

a. Comprehensive Plan Update for Future Land Use

Michael Forman shared a draft updated regarding the Future Land Use Map of the Comprehensive Plan update. He shared the future land use map, explaining that the colored parcels were what was included in the last comprehensive plan update and the hatched parcels were all the parcels that have been annexed since the last update. No decision was made tonight; it was just a review of the map that will be discussed in future meetings. The future land use of the annexed areas will need to be decided soon.

Chairperson Rakey questioned a parcel in the southwest corner near Highway 123. He questioned that maybe it was a mistake on the county's GIS department and would like staff to research this property and clear the mistake, if needed.

b. An Med Preliminary Plan Review

In accordance with the LDRs, the Planning Commission will review the preliminary plan and support documentation submitted by the applicant for a hospital and outpatient medical offices. Michael Forman presented the staff report and stated that he felt that all LDR and zoning requirements had been met with the preliminary plan. The staff engineer stated that the sanitary sewer is good, and the water will be provided by the Highway 88 water district.

Mr. Forman explained that the process, which includes the preliminary plan, will be sent to the design review team for final review through an administrative review. Staff recommends approval of the preliminary plan as submitted, with condition(s) that all items not in compliance, as delineated in the staff report, be brought into substantial compliance prior to approval of a design plan for this project. No building permits may be issued unless or until any offsite improvements and/or guarantees are provided by the property owner and agreed to by the town, as necessary, to ensure that a potentially unfinished project will be brought into substantial compliance with the approved design plan.

Mr. Vaughn asked if the most current floodplain maps were incorporated into the plan and stated that FEMA's maps are outdated. He would send a copy of the newest floodplain maps adopted by the state to Mr. Forman.

Chair Rakey wanted to know if sidewalks could be placed on the perimeter road of the property. The project representative stated that there is a sidewalk at the main entrance, but no current plans for anymore. He stated that the SCDOT does not want sidewalks on the 18 Mile Road. Mr. Rakey would like to see more sidewalks added to a place for staff and patients to be able to walk on the property.

Mr. Young asked about the road improvements. Would the city take over the interior roads? The project representative stated that the perimeter road will be under the ownership of AN MED for the near future. The entrance road could eventually be a public road for connectivity to other future developments. Mr. Young also asked about turning lanes, and the project representative stated that turning lanes are included in the site plans, but SCDOT makes the final decision on turning lanes.

Chair Rakey made a motion to conditionally approve the preliminary plans with the following conditions that need to be reviewed:

- 1) The addition of sidewalks/footrail with a connection to the Green Crescent Trail system
- 2) Turning lanes implemented

Mr. Vaughn seconded the motion and the commission voted unanimously to approve the preliminary plans for AN MED with the conditions listed above.

3c. Two Blue Stallions, LLC Plan Review

Per the LDR regulations, the Planning Commission reviewed two parcels at the intersection of Pepper Street and Aiken Street, which will include 112 units (56 duplexes) and one single unit. The application process for this project was initiated prior to the passage of the moratorium and, therefore, may continue. Michael Foreman stated that the LDRs are met in the preliminary plan, and the town engineer approved the water and sewer. There is 2500 square feet of land required per unit, with 2700 square feet being shown as the average on the plans. Bufferyards will be required.

Chair Rakey asked Mr. Forman to explain bufferyards. Mr. Forman stated that it is ways to separate uses with shrubs and trees. The developer can utilize existing trees and shrubs, or it can replace them. The tables located in the zoning ordinance state the type and the number required for different uses. Chair Rakey stated that was one reason he did not want to bring this property back to R12 because there would be no buffers required.

Mr. Forman explained that the process, which includes the preliminary plan, will be sent to the design review team for final review through an administrative review. Staff recommend approval of the preliminary plan as submitted, with condition(s) that all items not in compliance, as delineated in the staff report, be brought into substantial compliance prior to approval of a design plan for this project. No building permits may be issued unless or until any offsite improvements and/or guarantees are provided by the property owner and agreed to by the town, as necessary, to ensure that a potentially unfinished project will be brought into substantial compliance with the approved design plan.

Chair Rakey is excited to see the development near downtown. He is excited about duplexes because they are different than single-family homes and apartments. He would like to see sidewalks in and around the development, especially on Pepper Street, to join the Green Crescent Trail. He feels that the traffic flow within the development does not make sense with two dead ends surrounded by parking spaces. It is tight turnarounds.

Chair Rakey stated that the northern parcel needs two entrances per LDRs because two entrances are required for more than 50 units. He would also like to see a bufferyard plan.

Mrs. Burke agreed with the bufferyard plans.

3d. Rules for Public Sessions

Chair Rakey stated that there will be public input for the two preliminary plans. If the commission agrees, it will be three minutes per speaker with a total of 15 minutes. Chair Rakey made a motion to approve the rules, and Mr. Vaughn seconded the motion. The commission voted unanimously on the rules of public input.

3e. Public Input

Doug Barry – Johnson Street

Mr. Barry's concern is with wastewater on both projects. There is 120,000 sewer capacity available in the town which cannot cover both projects. The hospital alone could use up to 130,000 of the sewer capacity. He is also concerned with roads and sidewalks. The Lawton Road sidewalks and buffer yards were not met.

John Henson – Pepper Street

Mr. Henson reminded everyone that the development was first approved for the senior living development, and now it is 112 duplexes. There are already fifty homes on Pepper Street, and this plan is going to more than double what is already on the street. It could add more than 100 cars a day extra on the road. With the new plans being proposed, he does not trust the city. He wants honest and responsible growth. The traffic and infrastructure impact needs to be addressed.

3f. Vote on AnMed Preliminary Plan

Due to an oversight on Chairperson Rakey, the commission voted on the AnMed project prior to taking public comments. Once the meeting entered the public comment phase, Chairperson Rakey apologized for the error and asked if anyone from the public would like to speak about the AnMed project. No one elected to speak about the project, so the Commission moved on to other comments.

3g. Vote on Two Blue Stallions, LLC Preliminary Plan

Chair Rakey stated he is concerned about the increased burden on the Highway 93/Pepper Street intersection. The developer will need to find road improvements. He would like exterior sidewalks on Pepper Street and Tarrant Street to be considered, and a connection with the Green Crescent Trail.

Chair Rakey suggested the following conditions/concerns will need to be addressed for this development:

- 1) Traffic flow within the development
- 2) Extra entrance into northern parcel to meet LDR requirements.
- 3) Bufferyard plan
- 4) Sidewalks around the development, especially on Pepper and Tarrant Streets with a connection with the Green Crescent Trail

He stated that meeting these conditions could decrease the density of the development.

Mrs. Burke asked if the Planning Commission could address the density, and Chair Rakey stated that the zoning rules this not the planning commission.

Mrs. Burke asked if the Planning Commission has any standing on the infrastructure issues. Chair Rakey stated that the developer would have to get certification for the water and sewer.

Chair Rakey explained why the plans changed for this specific project. The previous owner prepared a development that was for 55 and older and it had less density. However, after the rezoning was approved, the preliminary plans were never presented or approved by the Planning Commission. The previous owner sold the property, and the new developer is now here, presenting their plans that fit within the RM-16 zoning regulations.

Mr. Young wanted to know if the Planning Commission had any options and Mr. Bare stated that not a lot can be done because it falls within the RM-16 zoning. He does have concerns with the road width inside the development.

Chair Rakey stated that the fire chief will have to review the design plans for the road width.

Chair Rakey feels that the project is not ready and would like to know if it can come back from another review.

Mr. Forman stated that a new review would have to be tied to something not meeting the LDRs. Mr. Vaughn stated it does not meet the ingress/egress requirements without another entrance.

Chair Rakey asked if the project representative would like to address any of the issues that have been discussed. Travis Shrout stated he was asked to remove the Tarrant Street entrance, which made the hammerhead dead-end within the development. He received this through comments from the review committee. He would keep the buffer natural, and traffic would be addressed by the fire department. He stated it would be a craftsman style with a mixture of textures and colors. It would be earthtones and single story.

Chair Rakey made a motion to deny the preliminary plans on Pepper/Aiken Street development based on traffic flow, sidewalks, and a required second entrance on the northern parcel. Mrs. Burke seconded the motion and the commission voted unanimously to deny the preliminary plan.

4. Zoning Administrator Updates

Mrs. Vissage stated that the Springwood Grove development received 12 more building permits in August, and Eagle Watch had two more in August. There was one Certificate of Occupancy in August in Springwood Grove. She also informed the commission that Springwood Grove has started permits in the second phase.

Mrs. Vissage also stated that in August, there were two sign violations in the downtown area, and they were addressed and taken down.

5. Adjourn

Chair Rakey had no further business, and the meeting was adjourned at 7:45 PM.



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3f. Vote on AnMed Preliminary Plan

This was voted on previously.

3g. Vote on Two Blue Stallions, LLC Preliminary Plan

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4. Zoning Administrator Updates

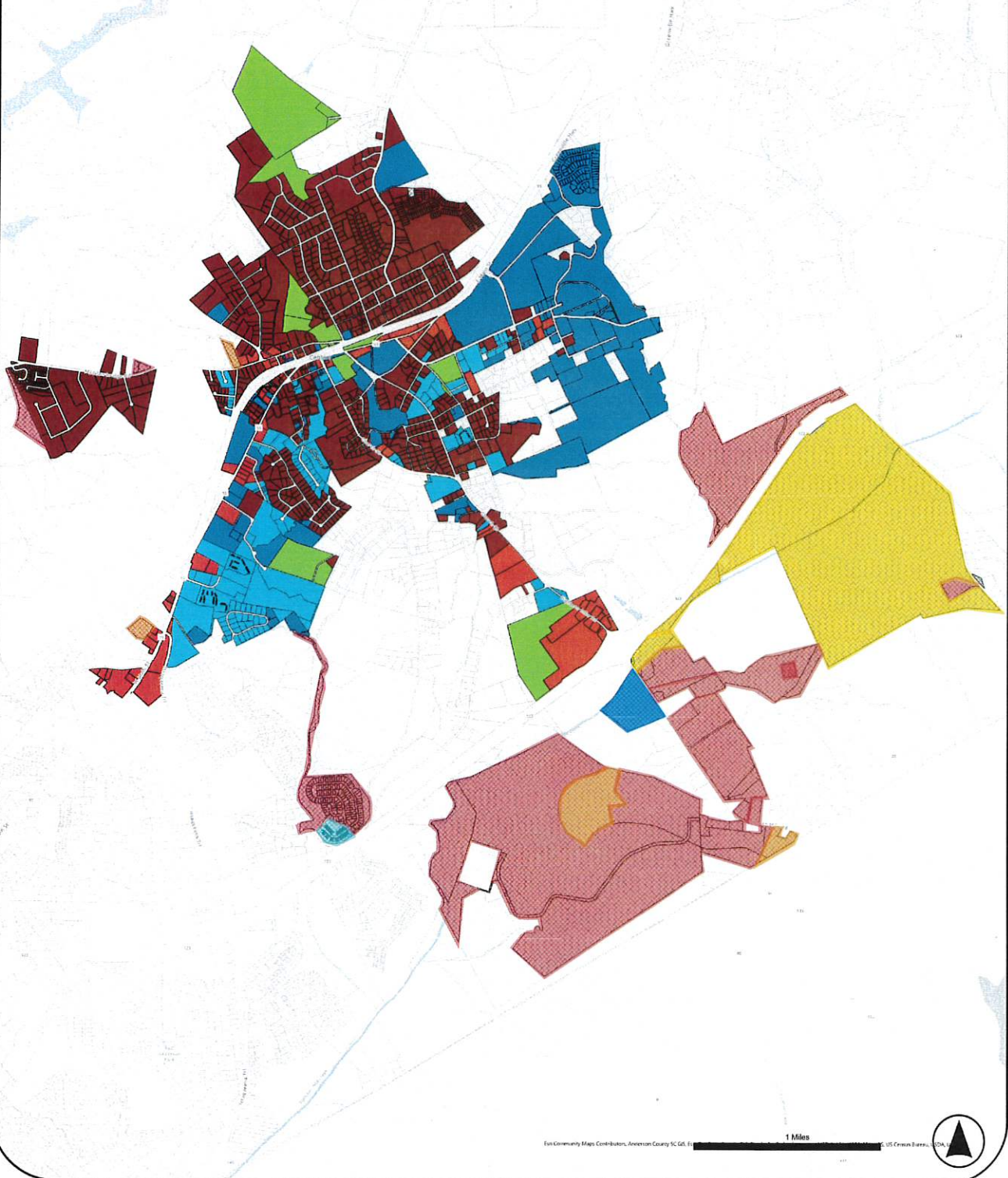
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Mrs. Vissage also stated that in August, there were two sign violations in the downtown area, and they have been addressed and taken down.

5. Adjourn

Chair Rahey had no further business, and the meeting was adjourned at 7:45 PM.

TOWN OF CENTRAL | SOUTH CAROLINA FUTURE LAND USE



- | | | | | | |
|---|--|--|--|---|--|
| ■ Commercial | ■ Single Family Residential | ■ Multi Family Residential | ■ Parks, Recreation & Agriculture | ■ Public & Institutional | ■ Vacant |
| ■ | | | | | Unknown |



DISCLAIMER: THIS MAP WAS CREATED FOR INFORMATIONAL PURPOSES ONLY. THE TOWN OF CENTRAL, SOUTH CAROLINA, DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THE ANALYSIS. THE TOWN OF CENTRAL, SOUTH CAROLINA, DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THE ANALYSIS. THE TOWN OF CENTRAL, SOUTH CAROLINA, DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THE ANALYSIS.

PLANNING COMMISSION
SEPTEMBER 16, 2025 – 6:30PM
1067 W MAIN ST
CENTRAL, SC 29630

PRINT ONLY

SIGN IN SHEET

1. P Mishee
2. Toby Ward
3. Travis Shroot
4. Layla Shroot
5. Doug Barry
6. Tom Hunsaw
7. Aaron Jeffers
8. Michael Cunningham
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CENTRAL PLANNING COMMISSION
Regular Meeting
September 16th, 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. August 19th, 2025
3. New Business
 - a. Comprehensive Plan Update to Future Land Use
 - i. Background Information: Subsequent to previous resolutions from the Planning Commission, the Town Planner will share draft updates regarding the amendments to the Comprehensive Plan. The Commission will review materials supplied and provide feedback to staff for incorporation into a future final draft.
 - b. AnMed Preliminary Plan Review – 1490 Eighteen Mile Road, Central SC 29630
 - i. Background Information: In accordance with the Land Development Regulations (LDR's), the Planning Commission will review the preliminary plan and supporting documentation submitted by the applicant for a hospital and outpatient medical offices. The application process for this project was initiated prior to the passage of the moratorium and therefore may continue unencumbered. Signs advertising this review were posted on the property two weeks prior to this meeting.
 - c. Two Blue Stallions, LLC Plan Review – Two parcels adjacent to the intersections of Pepper Street and Tarrant Street, and Pepper Street and Aiken Street, Central SC 29630
 - i. Background Information: In accordance with the Land Development Regulations (LDR's), the Planning Commission will review the preliminary plan and supporting documentation submitted by the applicant for a development which proposes 112 units (56 duplexes) and one single family unit. The application process for this project was initiated prior to the passage of the moratorium and therefore may continue unencumbered. Signs advertising this review were posted on the property two weeks prior to this meeting.
 - d. Rules for Public Session
 - i. Background Information: The Commission will adopt rules for the meeting's Public Input Session.
 - e. Public Input Session
 - i. Background Information: Members of the public will be invited to share their thoughts.
 - f. Vote on AnMed Preliminary Plan
 - i. Background Information: The Preliminary Plan is an early step of the project approval process and is intended to allow the Commission to provide guidance and input to the applicant to ensure compliance with the Town's Zoning Ordinance and Land Development Regulations (LDR's). Further review and approvals by the Town's Review Committee, as defined by the LDR's are required before building permits may be issued.
 - g. Vote on Two Blue Stallions, LLC Preliminary Plan
 - i. Background Information: The Preliminary Plan is an early step of the project approval process and is intended to allow the Commission to provide guidance and input to the applicant to ensure compliance with the Town's Zoning Ordinance and Land Development Regulations (LDR's). Further

review and approvals by the Town's Review Committee, as defined by the LDR's are required before building permits may be issued.

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.

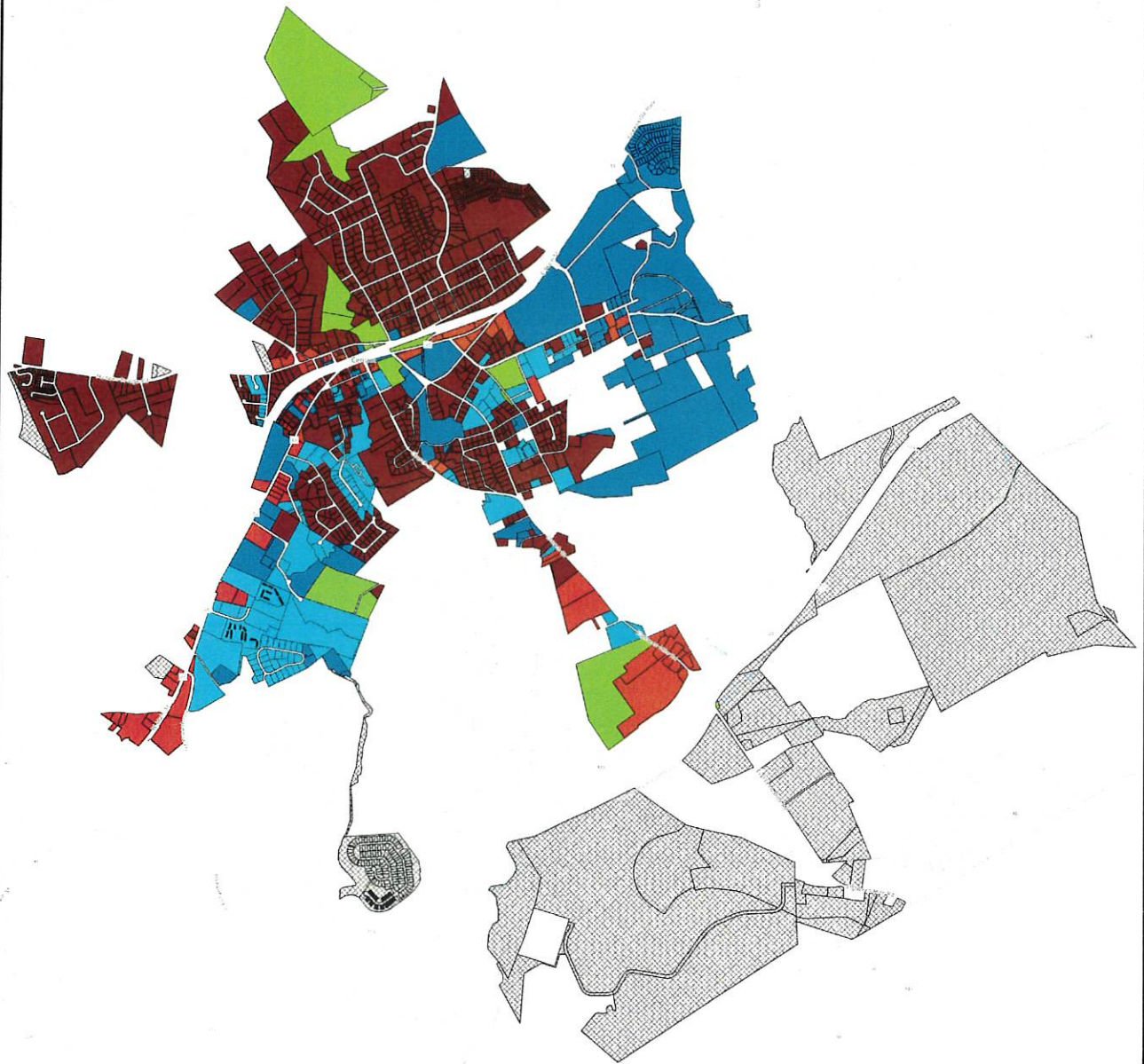
- 1. Development projects underway
- 2. Non-Conforming Signs

5. Wrap-Up Items

- a. Next Regular Meeting – Tuesday, October 21st, 2025

6. Adjourn

TOWN OF CENTRAL | SOUTH CAROLINA FUTURE LAND USE



ESRI Community Maps Contributor: Anderson County, SC GIS 1

1 Miles



- Commercial
- Single Family Residential
- Multi Family Residential
- Parks, Recreation & Agriculture
- Public & Institutional
- Vacant
- Unknown



DISCLAIMER: This map was created using information provided by the Town of Central, SC. The Town of Central, SC is not responsible for any errors or omissions in this map. The Town of Central, SC is not responsible for any damages or liabilities resulting from the use of this map. The Town of Central, SC is not responsible for any damages or liabilities resulting from the use of this map. The Town of Central, SC is not responsible for any damages or liabilities resulting from the use of this map.

1 OF 1		DRAWING NUMBER		TAS		DATE		AUG. 26, 2020		SCALE		1" = 50'	
1		DESIGNED BY		TAS		CHECKED BY		TAS		JACK'S GREEN DEVELOPMENT		JOB NUMBER	
2		DRAWN		TAS		PRELIMINARY SITE PLAN		THE PROPOSED LOT LAYOUT		A 1/4 SECTION, TOWNSHIP 36 NORTH		RANGE 10 EAST	
3		TAS		TAS		TAS		TAS		TAS		TAS	
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VICINITY MAP
SCALE: 1" = 750'

JACK'S GREEN PROJECT



OWNER INFORMATION:

OWNER: TWO BLUE STATIONS, LLC
ADDRESS: 80N ROYAL TOWER DRIVE
IRMO, SC 29063

SITE SPECIFICS:

TOTAL PROJECT AREA: 7.11 ACRES
TAX MAP NUMBERS: 4065-11-65-4623 & 4065-11-66-3087
TOTAL DUPLEXES STRUCTURES: 56 EACH
TOTAL DUPLEXES SPACES: 112 SPACES
TOTAL PARKING SPACES: 327 SPACES
CURRENT ZONING: RM-16
LAND USE DESIGNATION: RESIDENTIAL

SITE NOTES:

THIS PROJECT WILL CONFORM TO THE REQUIREMENTS OF THE ZONING ORDINANCE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY.

