



CENTRAL PLANNING COMMISSION
Regular Meeting
January 20th, 2026 – 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. November 18th, 2025
3. New Business
 - a. Introduction of New Member
 - i. Background Information: A new member has been appointed to the commission by Town Council. The members will introduce themselves.
 - b. Election of Officers
 - i. Background Information: The Commission is required to elect a Chair, Vice Chair, and Secretary at the first meeting of each year.
 - c. Comprehensive Plan Update to Future Land Use Map
 - i. Background Information: Subsequent to previous resolutions from the Planning Commission, the Town Planner will share draft updates regarding the amendment to the Comprehensive Plan.
 - d. Unified Development Ordinance Progress
 - i. Background Information: The Town Planner will provide an update on the progress of the Unified Development Ordinance (UDO). The Commission is expected to discuss ways that the public can be educated and engaged to provide direct feedback into the draft ordinance.
 - e. Preliminary Plan Review for Development
 - i. Background Information: The Planning Commission will review an edited Preliminary Plan submitted by a landowner for a development at the intersections of Pepper Street, Aiken Street and Tarrant Street. The Planning Commission has reviewed a previous plan for this site and denied it, noting that changes were required to be compliant with the Zoning and LDR ordinances.
 - ii. Presentation
 - iii. Staff Report
 - iv. Public Comment – the chairman will provide rules for public comment.
 - v. Planning Commission Vote
 - f. Parking Lot Materials in Neighborhood Commercial
 - i. Background Information: The Planning Commission has been asked to discuss allowable materials for parking lots in the Neighborhood Commercial zone. This feedback may be incorporated into the future UDO which is under development.
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, February 17th, 2026

6. Adjourn



CENTRAL PLANNING COMMISSION

Regular Meeting

January 20th, 2026 – 6:30 PM

Meeting Minutes

Members Present:

Justin Rakey
Don Worth
Cindy Burke
Ed Young
Daniel Bare
David Vaughn

Council Present:

Curtis Peek

Staff Present:

Jennifer Vissage
Michael Foreman

Chairman Rakey opened the meeting at 6:32 PM and a quorum was established.

Previous Meeting Minutes Approval

Mr. Rakey stated that even though the November 18th meeting minutes were sent to the planning commission electronically, they were not given a paper copy. He would like to make a motion to approve them at the next meeting when a paper copy is available. Mr. Rakey made a motion, and Mr. Vaughn seconded the motion. The commission voted unanimously.

New Business

Introduction of New Member

Justin Rakey asked all board members to introduce themselves for the new member and for the public. Each board member gave a brief introduction of themselves.

Election of Officers

Chairman Rakey reminded the commission that the officers must be re-elected every January, and he will be taking nominations for Chairman, Vice Chairman, and Secretary. He asked for nominations for chairperson, and Mr. Young nominated Justin Rakey to continue his job as chairperson. Mr. Bare seconded the motion, and the commission voted unanimously.

Mr. Rakey asked for nominations for Vice Chairperson, and Mr. Rakey nominated David Vaughn. Mr. Young seconded the motion, and the board voted unanimously. Chairperson Rakey made a motion to allow Jennifer Vissage to continue as Secretary, and the board voted unanimously.

Comprehensive Plan Update to Future Land Use Map

Michael Foreman is in the process of updating the Future Land Use Map to include the annexed properties because it has been a few years since the last Future Land Use Map. The plotter was broken, and we could not provide a copy of the map for the commission to review. Chairman Rakey and Mr. Forman said that the map would be ready for the next meeting for the commission to review.

Unified Development Ordinance Progress

Mr. Rakey gave a review of what the UDOs will be, which is a combination of the current zoning ordinance and the LDRs. Mr. Forman is to combine these two documents into a UDO to make the process of making the decisions for the planning commission and town staff easier.

Mr. Forman mentioned that public input will be the next step. Dates for public input should be set up in February and March.

Preliminary Plan Review for Development

Chairman Rakey wanted to give everyone information before we begin the review process of the Pepper/Aiken Street property. In 2024, the owner of the property had a plan for a multi-family project that would have included approximately forty units. He came to the planning commission to request a rezoning to multifamily, and it was approved by both the planning commission and council. No formal plans were ever submitted for review. Chairman Rakey reminded everyone that the rezoning is what allows the density of the property to be increased and that the planning commission and council both agreed on that rezoning.

and that density. The original owner sold the property before any plans were ever submitted. The new owner has submitted preliminary plans for 56 duplexes. The planning commission denied the previous plans in the fall of 2025 because it did not meet ordinance requirements, including buffers, setback requirements, additional entrances, and traffic flow within the development. The developer made the requested changes and has submitted new plans.

Chariperson Rakey stated that it has been asked why the moratorium does not apply to this, and the answer is that the original plans and application were submitted prior to the moratorium being put in place, and the moratorium cannot be used towards projects that are under construction or under review.

Mr. Rakey stated that the next steps are the preliminary plan review. Signs and notices have been placed, and the public hearing tonight will allow for comments. The preliminary plan is now reviewed by the planning commission to decide if all regulations of the ordinances are being met. The Planning Commission can approve, approve with comments, or deny, and the developer can come back with changes. If approved, the next plans would be reviewed by the Design Review committee, which includes the town engineer, town planner, and zoning administrator, fire chief, police chief, public works director, and a representative from the planning commission. If approved tonight, this could be the last time the planning commission hears about this project because the next review is the Design Review Commission and staff approval. The Design Review Committee can deny it and send it back to the Planning Commission, which is usually rare. If they approve, the next steps are stormwater approval by DES, and then permits for grading and building can begin.

Mr. Rakey opened the public comment period and reminded the public of the rules for public comment. The Planning Commission is a group of volunteers, not elected officials. The approval or denial of the preliminary plans is based on the zoning ordinance and the LDRs, as well as the comprehensive plan. It is not based on personal opinion. The public comment period is a debate or question/answer session. We cannot address or answer any of your questions. This is the time for you to make your comments, and we will consider them.

Each person will be allowed to speak for two minutes, and the public comment will not last more than 30 minutes.

Joseph Bradford

He lives at adjoining property to the proposed development. He understood that it was denied previously and is asking the board to explain which items have been addressed and which items still need to be addressed. He would like to receive transparency from this commission about this topic.

Councilman Doug Barry

He felt that the items he mentioned at the last meeting had not been addressed in the new plans, which include sidewalks on the outside of the property, the traffic impact on Pepper Street, safety concerns by residents, privacy, buffers that only include clear space, and drainage issues along Tarrant and Pepper Street.

Nyssa Garcia

She submitted a FOIA for documents concerning the plans and documents of the project. She is still waiting for the documents. The citizens are asking for traffic studies, stormwater studies, and other written records that are needed to help citizens know what is fact. She will share them on facebook once they are released.

Suzi Benkonitz

Her main concern is that the town has been talking about infrastructure and how this new project is going to be strained on the infrastructure. She wants to know if the town can handle this project and other new projects for the infrastructure.

Tereasa Young

She is concerned about infrastructure. She has not had good water at her house for years and wants to know how the city can provide it for new residents if she cannot obtain good water as well. She has concerns about traffic and safety on Main Street because of more cars. The railroad crossing amplifies it because it gets backed up with a train coming. She is offended that the project is called Jack's Green because the green is being taken away.

Darian Sullivan

His concern is emergency access and public safety. He is concerned about access to these services and how it will affect the turning radius and secondary access points. He wanted to know if the fire marshal had formally reviewed the plans and approved the revised layout. If not, he would hope the planning commission would delay the approval.

Daniel

He lives close to the proposed project. His concerns are that the 56 units are actually 112 units, and that is an additional 200 – 300 cars. During football games, people are parking all the way down to his property. That is a safety concern when small children are walking back to their cars. People also run the stop sign at Tarrant Street all the time. He would like to add an

impact fee because the town is responsible for maintaining roads and infrastructure. The value of our property will go up, which will cost us an increase in taxes.

Jack Queener

He feels that people are grossly underestimating the traffic impact of this project. It will not be 200 new cars a day. It is more like 9 trips a day because of people coming and going to work, errands, the park, etc. He feels that folks need to get more vocal about this.

Mr. Rakey closed the public hearing and asked if everyone reviewed Mr. Forman's staff report. He asked Mr. Forman if he had anything to add, and he did not. Chairperson Rakey mentioned that the developer opted not to speak tonight.

Chairperson Rakey made a motion to postpone action on the item until the next meeting because there are still questions that need to be answered, and the commission does not take this decision lightly. Mr. Bare seconded the motion, and Mr. Rakey opened it up to discussion. Chairperson Rakey stated that the goal is to get some things addressed. He stated that there are questions from the public that have been brought up that still need to be addressed. He did want to emphasize that the development had already come back, and he did what was asked. They even exceeded some of the items that were asked of them.

Mr. Vaughn stated that his comments are the same from the last meeting. When the first plan came through, it was lower density. Now, we have a new developer, and their intention is completely different, with a much higher density.

Mr. Bare is concerned about the safety of the roads and turnarounds where they hit the minimum. He would request that the roads be increased from 24 feet to 26 feet to 28 feet because of the need for fire safety and rescue turnarounds. Also, when you have a parking lot at 24 feet, you must actually push for 26 feet because of the curbs and because parking is on both sides. How many cars are needed per unit, which I think is 2 per unit. He would like to see more parking per unit for flexibility and not jamming up all the spaces and end up on roads. He asked about the connection to the Green Crescent Trail. Chairperson Rakey stated that the developer has added access to the Green Crescent Trail on Pepper Street.

Ms. Burke wanted it clarified that it is 112 on 8 eight acres. It is 7 acres of the two parcels combined. She does not agree that the density is ok and that there are not enough parking spaces because most families have two cars. She stated that Pepper Street is not going to handle the new traffic. It needs more parking spaces.

Mr. Bare says the first concern should be access for fire and rescue.

No further discussion was made, so Chairperson Rakey asked for a vote on the motion of delay action on the agenda item. The commission voted unanimously.

Parking Lot Materials in Neighborhood Commercial

The Planning Commission has been asked to discuss allowable materials for parking lots in the Neighborhood Commercial zone. This feedback may be incorporated into the future UDO, which is under development. Chairperson Rakey identified the Neighborhood Commercial area, which starts at Central Roller Mills and runs to the old jail pass the ballpark. Currently, the zoning ordinance makes every parking lot paved, and that would make sense in certain situations. Solid surfaces do have some drawbacks concerning storm water and the commission has talked about in the pass to allow some impervious material like asphalt, packed gravel, etc. We will still want to have some requirements that require it to be kept up. It needs to be in good condition. We cannot create drainage issues. Chairperson Rakey wanted to know if anyone had any thoughts about this. He wants to know whether you think we should consider allowing this in the Neighborhood Commercial district. Chairperson Rakey personally supports it because of less stormwater.

Mr. Young stated it should be defined well and making sure that people understand what the requirements are for safety and surrounding structures. He is all for allowing some sort of surface that allows rainwater to percolate through the soil.

Ms. Burke wanted to make sure she understood what we were proposing. Chairperson Rakey stated the commission needed to decide if Mr. Forman should be allowed to add language in the UDOs concerning allowing impervious materials to be used in parking lots in the Neighborhood Commercial districts. Ms. Burke asked for impervious to be defined. Chairperson Rakey states materials like gravel, asphalt millings, and something other than paved. They allow stormwater to go through them.

Mr. Bare stated that the look at impervious material is his concerns He does not think black top is necessarily aesthetically pleasing, but there is a finished look about it, whereas, like gravel, it looks temporary, and it looks like it is in a transition.

Ms. Bruke stated that the gravel lots that already exist are well-maintained and look fine. She would like the gravel instead of asphalt because of the stormwater issues and the cost to the people who own the buildings.

Mr. Worth wanted to know how this information would be shared with the commission. Mr. Forman will bring us information that will be included in the update of UDOs.

Zoning Administrator Updates

Development projects underway

Mrs. Vissage does not have the permit numbers at this time.

Non-Conforming Signs

The code enforcement officer is working on signs, and Mrs. Vissage will get an update at the next meeting.

Wrap-Up Items

Next Regular Meeting – Tuesday, February 17th, 2026

Adjourn

There was no further business to discuss, and Chairperson Rakey adjourned the meeting at 7:24 PM.

PLANNING COMMISSION MEETING

JANUARY 20, 2026 - 6:30PM

1067 W MAIN ST

CENTRAL, SC 29630

PRINT ONLY

SIGN IN SHEET

1. Will Mullins
2. ~~Will Mullins~~
3. Marc & Suzi BENKOWITZ ✓
4. Dave Ruse
5. Joseph Bradford ✓
6. Ed Martin
7. Teresa Young ✓
8. Dorian K. Sullivan ✓
9. Alan Brooks
10. Jack Overton ✓
11. Courtney Bailey
12. Dany Barr ✓
13. Daniel ✓
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