



**CENTRAL PLANNING COMMISSION**  
**Regular Meeting**  
**May 19th, 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
2. Previous Meeting Minutes Approval
  - a. February 17<sup>th</sup>, 2026
  - b. Joint Sessions
3. New Business
  - a. Welcome New Members
    - i. Background Information: Council appointed two new members to the Planning Commission.
  - b. Adopt Planning Commission By-Laws
    - i. Background Information: The Commission will adopt by-laws for operations to prepare for eventual passage of the future Unified Development Ordinance.
  - c. Formation of Special Committees
    - i. Background Information: Town Council directed the Planning Commission to partner with the contracted resource(s) hired by the town to study revisions to the town's current impact fees. The Chair will lead a brief discussion of these special committees.
  - d. Draft Unified Development Ordinance (UDO)
    - i. Background Information: The Planning Commission will review the current draft of the UDO and provide feedback or suggest revisions.
  - e. Public Hearing for 18 Mile PUD
    - i. Background Information: The applicant has submitted a change to the Preliminary Development Plan on 18 Mile Road to add additional properties which were recently acquired and are being considered for annexation into the town. This request constitutes a major change (the term "major" is merely a categorization within our existing ordinance) and this hearing is the beginning of the process for consideration of the change as well as the zoning process. Council will have an additional public hearing in the future, which will include the posting of signs on the property well before the event.
      1. Public comments per rules stated by the Chair.
  - f. 18 Mile PUD Discussion and Zoning Designation
    - i. Background Information: See above topic.
      1. Staff report
      2. Discussion
      3. Vote on zoning designation
      4. Vote on change request
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.
5. Wrap-Up Items and Adjourn
  - a. Upcoming Meetings: Regular Meeting on June 16th and potential special-called meetings TBD