

CENTRAL PLANNING COMMISSION MEETING
16 MARCH 2021 5:30 PM
CENTRAL TOWN HALL – CONFERENCE ROOM
1067 WEST MAIN STREET, CENTRAL, SC 29630

MINUTES

1. Call to Order
2. Roll Call- Justin Rakey, Carissa Hood-Pope, Daniel Bare, Curt Curz-Edsall (Present)
Tripp Brooks, Ted Balk, Paige Bowers (Zoom)
3. Public Comments and Responses. 5 Minutes per speaker; 30 minutes total.
 - a. Janie Collins - directed members to a presentation on prevention of annexation <https://ceds.org/annexation>. Noted highlights include that annexation should preserve quality of life, air quality, crime rate, open space, wildlife
 - i. Presented a summary of traffic study performed by citizens. Noted that 100 extra homes would cross a threshold from moderate to severe traffic during rush hour at Pepper St underpass.
 - ii. Noted that the teacher/ student ratio would be increased at local schools through the addition of homes in a proposed neighborhood.
 - iii. Requested that a traffic study be done and the best time to do this study would be prior to the annexation.
 - b. Marshall Collins - Raised concerns regarding the PUD on Madden Bridge Rd.
 - i. Asked if there are questions from the Planning Commission to the citizens that have raised concerns.
 - ii. Question-what are the references to the moderate/ severe traffic counts (are these DOT guidelines or other?). references are contained in the packet provided to the chair and Council via email.
 - c. Maureen Lesley - traffic study performed from Sunday to Sunday and averaged about 3000 cars per day at the Pepper St underpass.
 - i. Asked what can be done?
 - ii. Noted this type of zoning (Natural Space Residential District - NSRD) will make the town more attractive to developers.
 - iii. Are we ready for this type of zoning?
 - iv. can we find a way to preserve trees, open space, etc?
 1. The intent is that this zoning is applied seletively to developments and would not be available to single or small parcels.
 - v. This may lead to more student housing
 1. May need rental or unrelated occupant clauses within the NSRD - some exist in zoning ordinance
 2. Concerned that the Lawton Rd project has not been a collaborative effort
 3. Request that when supporting documents or studies have been found, they be provided so that Commission & Council can review without duplicating research.

4. Desire for a face-to-face meeting rather than confrontation during commission meeting expressed.
- vi. Was there work that occurred on the Lawton Rd project prior to the announcement of the annexation request?
 1. No.

4. Standing items:

- a. Approval of minutes of previous meeting
 - i. various clerical updates noted.
 - ii. Motion to adopt minutes with noted corrections offered, seconded, unanimously approved.
- b. General updates from Paige regarding town operations (5 mins)
 - i. Main St district zoning overlay passed Council. Philip has been in contact with Clemson regarding grad student for work on Comprehensive plan with a tentative start date in August.
- c. General updates from Curt regarding Main Street Program and other active projects in the town (5 mins)
 - i. Town is moving forward with a codes enforcement position; possibly part time or shared-resource.

5. Old business:

- a. Mission & Vision Statements for Commission.
 - i. Final adjustments to wording need to be made. General sense that Commission is happy with text. Should add approval to next meeting Agenda.
- b. Review of current Master Plan.
 - i. Current plan is in electronic format. Chair to distribute.
- c. Natural Space Residential District Proposal; edits.
 - i. Buffer at lot line not needed where natural space goes to lot line.
 - ii. Buffer of 50ft - is it too much? Might push someone into an R12 zone as opposed to NSRD. With riparian & side buffers it might be too much. Doesn't seem to work well for odd shaped lots. May create a feeling of separation.
 - iii. Do we want to address unrelated occupants? These aren't in R12/R20. How many unrelated occupants (2 vs 3)? Can we realistically expect enforcement, or is it mostly just a deterrent for certain types of housing/ covenants?
 - iv. How big a parcel should NSRD be applied to?
 - v. Riparian buffer zone - tries to preserve ecology of property - when does Corps of Engineers get called in?
 - vi. Can we require hand tool maintenance in buffer zone; natural area?
 - vii. Residential Landscape standards - what can be used and/or reasonably expected?
 - viii. Positive drainage may not be enforceable - needs provisions for sediment control but probably can't enforce positive flow.
 - ix. Concerns with the decorative tree portion of the standards. Trees that are too large can cause damage. Appropriately sized may be a good compromise. Can streetscape trees substitute for the decorative tree requirement?
 - x. Edits made.
 - xi. Motion to adopt Natural Space Residential District zoning. Motion seconded. Approved unanimously.

6. New business:

- a. Resolution to Improve Traffic Flow at Pepper Street and East Main Street. Resolution reviewed. Motion to approve as written. Motion seconded. Approved unanimously.

7. Adjourn

Next Meeting Date: 20 April 2021.