

CENTRAL PLANNING COMMISSION MEETING
17 AUGUST 2021 6:30 PM
CENTRAL REC CENTER – GYM #3
130 COMMONS WAY, CENTRAL, SC 29630

MINUTES

1. Call to Order
2. Roll Call – Present: Tripp Brooks, Daniel Bare, Erin Ash
 - a. Council Member Present: Paige Bowers
3. Public Comments and Responses. 5 minutes per speaker; 30 minutes total.
 - a. Marshall Collins. Suggested proposed Lawton Rd subdivision should consider entrances on Lawton Rd and Johnson Rd, rather than both on Lawton Rd, due to difficulty of left turn from Lawton to Johnson and traffic generally. Also suggested requesting SCDOT change the downtown stoplight from a sensor to a timer to help with traffic at the intersection of Pepper and Highway 93.
 - b. William Ritzmann. Expressed concern over future increased traffic on Lawton Rd and Johnson Rd, especially during school and with speeding issues on Johnson Rd.
 - c. Janie Collins. Suggested proposed Lawton Rd subdivision have one entrance on Lawton Rd and one on Johnson Rd, as in previous drawings. Expressed concern over traffic around underpass. Requested review of buffers in Lawton Rd site plan draft. Requested there remain a buffer on Lawton Rd and suggested it be discussed with the builder.
 - d. Andrew Beckner. Seconded previous comments. Indicated his family walks in the Lawton Rd area and requested that we keep that in mind moving forward.
 - e. Marcy Maholik. Reiterated concerns with traffic, especially around the school and walking narrow Lawton Rd.
 - f. David Garrett. Noted potential infrastructure issue related to burying a main power line near the site. Also commented on traffic and speeding issues on Gaines St.
 - g. Tripp Brooks, in response to public comments, expressed appreciation for comments.
4. Standing Items:
 - a. Approval of minutes of previous meeting. Motion to approve minutes without amendment offered; seconded. Motion carried unanimously.
 - b. General updates from Paige regarding town operations. Kick-off for comprehensive plan was last week. Planning has begun for public input and a survey to take place at the end of September. Steering committee is thinking about how to best reach populations that may not have internet access.

- c. General updates from Curt regarding Main Street Program and other active projects in the town. Continuing work with MASC and DOT on traffic abatement between Church St and Main St.
5. Old Business:
- a. Review of current Comprehensive Plan. Planning for revision process including opportunities for public comment. Request to consider the reasoning and public benefit for Ag-zoning.
6. New business:
- a. Review of re-zoning request for two parcels 4066-00-30-0963 & 4066-00-31-2373 from R20 to Agricultural. Property common address is 120 Poplar Mtn Rd. Adjacent properties are zoned similarly. Discussion of purpose/necessity of re-zoning, as current use and proposed use were listed as the same on application (timber and farming). Discussion of lack of ag zoning in current Comprehensive Plan. Motion to recommend re-zoning be denied offered; seconded. Motion carries unanimously.
 - b. Review re-zoning request for parcel 4065-08-79-5636 from R12 to R20 using Natural Space Residential District process. Property common address is ~300 Lawton Rd. Discussion of number of homes that would be permitted under new zoning. Fewer would be permitted under R20 than under current zoning. Discussion of future steps—many more steps in the process, including formal site design, opportunities for public input, and coordination with other entities (e.g., fire department). Motion to recommend re-zoning be approved offered; seconded. Motion carries unanimously.
7. Adjourn

Next Meeting Date: 21 September 2021.