

CENTRAL PLANNING COMMISSION MEETING
19 OCTOBER 2021 6:30 PM
CENTRAL TOWN HALL, CONFERENCE ROOM
1067 W. MAIN ST, CENTRAL, SC 29630

MINUTES

1. Call to Order
2. Roll Call- Justin Rakey, Erin Ash, Daniel Bare, Tripp Brooks present. Paige Bowers (council representative) & Philip Mishoe (Town Administrator) also present
3. Public Comments and Responses. 5 Minutes per speaker; 30 minutes total- None offered.
4. Standing items:
 - a. Approval of minutes of previous meeting- Motion to approve without amendment; seconded. Motion carries unanimously.
 - b. General updates from Paige regarding town operations (5 mins.)- Council forwarded petition to expand Main Street District to commission. Council has been provided with updates regarding Main Street program and summary of citations issued under the Main Street District; included for commission review. Building Admin position is open; town plans to contract with a third party for building inspections, COs and codes questions. Town will continue to contract with Jennifer Vissage (ACOG) for planning administration; she will likely be on Zoom for commission meetings.
5. Old business:
 - a. Review of current Comprehensive Plan and progress on Plan; steering committee- substantial progress on citizen input. 9hrs of public meetings (4 meetings total) in one week. Input boards taken to Railroad festival. Postcards have been mailed to all water and sewer customers with survey information and date for next meeting. Rakey offered a note of thanks to Paige and Philip for ensuring the postcards were funded and executed. Only two paper surveys at town hall so far. Online survey response appears good. Next steps will be a meeting with client team to review survey data. Provided there is enough citizen input, meetings can be scheduled with Steering Committee for late Nov. to summarize inputs and plan structure.
 - b. Review of codes enforcement status and plan for future updates. Review of summary of citations. Discussion of oversight role of Planning Commission and anticipation of citizen concerns. Summary of citations has been provided to Council as a standing item and can be provided to Planning Commission as well.
 - c. Amendments to Article X and or section 303 for clarification regarding expected chain of events for annexation. Discussion regarding intent of updates - intent is to clarify discrepancies between timing requirements in 303 vs those expressed/implicit within Article X. Draft language presented; small amendments made. Motion to send revised language to Council for adoption offered; seconded; carried unanimously.
6. New business:
 - a. Petition to expand boundaries of Main St District overlay to include parcel 4065-11-57-5083 (417 Gaines St.) Petition presented to Council at last regular meeting and

forwarded to Planning Commission for review. Subsequent contact with property owner determined that owner would like to request re-zone to Neighborhood Commercial. It would benefit the town to revise the zoning for both the overlay and the individual plat at the same time - less postings, hearings, etc. Motion to table any recommendation and review at next meeting offered; seconded; carried unanimously.

- b. Ad hoc discussion regarding need to review and revise Land Development Regulation in next session. Discussion only; No vote taken as item was not on agenda.
7. Adjourn

Next Meeting Date: 16 November 2021 - *Note - due to new Council no regular meetings held in Nov or Dec.*