

CENTRAL PLANNING COMMISSION MEETING  
20 JULY 2021 6:30 PM  
CENTRAL TOWN HALL – CONFERENCE ROOM  
1067 WEST MAIN STREET, CENTRAL, SC 29630

## MINUTES

1. Call to Order
2. Roll Call - Present: Justin Rakey, Erin Ash, Daniel Bare, Tripp Brooks
  - a. Council Member Present: Paige Bowers
3. Public Comments and Responses. 5 Minutes per speaker; 30 minutes total.
  - a. Stephanie Howard, Director, Pickens County Library. Library has recently commissioned signs for each of the four branches. Mrs. Howard was directed by zoning admin to consult Planning Commission regarding installation of the sign at the Central branch. Mrs. Howard presented Commission with draft versions of sign art. The sign has more than 3 colors which was noted to be a requirement for a sign permit. Commission discussed requirements briefly. Paige offered to follow up directly.
  - b. Rachelle Beckner. Requested an update on the development at Lawton Rd. Chair advised that developer has not formally requested any further review by Town officials or Commission. Some discussions have occurred that suggest developer may pursue the option to re-zone to R20 in order to use the recently approved Natural Space Residential District development process. Town will respond as-required to any requests made by the developer.
  - c. Janie Collins. Requested information on traffic studies recently conducted by Council. Advised Mrs. Collins that any studies conducted by the Town should be available through the Clerk.
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 (5 mins). Annexation adjustments submitted by Commission have been approved. Town has hired traffic engineer to study Pepper Street underpass. Roundabout and traffic circle have been suggested. Paper copies of each option overlaid on aerial photos presented. The roundabout would likely route larger trucks over the middle or over the curb and gutter in order to minimize intrusion on Bolick field. The traffic circle option would route larger trucks around the outside lanes. Paige has seen a similar traffic circle in Greenville and it seemed to flow well. Both plans would likely cost \$1.5M. When the Town changes the lanes significantly then the Town will assume maintenance costs for the road. A pass through from Madden Bridge/ Gassaway street over to Main Street was also sketched and presented to Council. This option has been presented in the past but met with resistance from Norfolk Southern and from property owners. There are also concerns with the driveway and traffic routing for the new cheerleading facility on Madden Bridge, as the drive cut for this facility will be directly opposite Mauldin Rd. The traffic engineer is familiar with SC DOT and Norfolk Southern. Discussion regarding Green

Crescent trail at the proposed traffic circle/ roundabout site. Discussion of alternatives such as lane closures - may meet resistance from DOT and may not alleviate concerns. Cannot put a traffic light here per DOT - the Church/Main St intersection is too close.

- c. General updates from Curt regarding Main Street Program and other active projects in the town (5 mins). Paige provided - applications with DOT for crosswalks and traffic mitigation projects. Main St. program looking at a potential community garden space in the lot behind Bake & Cook.

5. Old business:

- a. Review of current Comprehensive Plan. Planning for revision process including opportunities for public comment. Review of roles for outside resources- Clemson grad student with Dept of City Planning will start in August. Blake Sanders has been contracted to assist with steering, construction of committees, gathering feedback and maintaining schedule. Projected start for steering committee is 9 August. Will be 6-8 people with broad community representation. Goal is to be completed in 8-10 months. Blake has been asked to read over current zoning and LDR to ensure continuity. There are signs in process to notify residents for input sessions.
  - i. Review of SC FOIA requirements for input sessions (Tripp). Any feedback or information gathering sessions where a simple majority of commission members are present will need a notice posted and minutes recorded.

6. New business:

- a. Review re-zoning request for 3 parcels 4065-10-46-7714; 4065-10-47-8036; 4065-11-57-4002. DHEC/ Boy Scout building, Wood St. Park and Depot. Proposal to zone to Neighborhood Commercial-  
Intent of Neighborhood Commercial reviewed - commercial buildings are mixed in with residential - should maintain residential character and be lower impact uses that complement residential surroundings. Motion to recommend re-zoning be approved for noted parcels offered; seconded. Motion carries unanimously.
- b. Review of requirements for Neighborhood Commercial zoning.

Section 506.5b - Currently height and size restrictions for buildings would allow very large and potentially intensive usage within a zone that supports residential activity. Several size restrictions discussed - 5000 sqft; 3500 sqft. As most large residences in the area do not exceed 3500 sqft (footprint) 3500 sqft is the recommended max for this zoning.

Section 506 - Recommended to modify external display of merchandise to allow only when in keeping with character of surrounding area.

Section 506.3 - Recommended to remove "with gasoline pumps" and gas filling stations from conditional uses.

Section 506.2 - Recommended to strike "excluding supermarkets, package liquor stores, large discount stores. The 3500 sqft cap would make any of these uses impractical.

Motion to adopt recommendations above to the Neighborhood Commercial Zoning requirements offered; seconded. Motion carries unanimously.

7. Adjourn

Next Meeting Date: 17 August 2021.