

**TOWN OF CENTRAL  
PUBLIC HEARING  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET - CENTRAL, SC 29630  
MONDAY, MAY 10, 2021 – 6:45 pm**

**“AGENDA”**

Call to Order - Mayor Mac Martin

Invocation

**I. Natural Space Residential District**

A Natural Space Residential District is a residential development in which dwellings are situated on the most developable portion of the site in exchange for the preservation of substantial amounts of well- maintained open or natural space for recreational, environmental, and ecological reasons. The purpose of this district is to provide a method of land development that permits variation in lot sizes without an increase in the overall density of population or development. This allows the subdivision of land into lots of varying sizes which will provide home buyers a choice of lot sizes according to their needs, while at the same time, preserving open space, tree cover, scenic vistas, natural drainage ways, and existing natural topography. Such measures prevent soil erosion and flooding by allowing development to occur according to the nature of the terrain; provide larger open areas with greater utility for rest and recreation; and encourage the development of more attractive and economical site design while preventing unnecessary sprawl. The developer, while still building a similar number of homes, is able to reduce the environmental impact to the property and lower the cost to the consumer by reducing the amount of required sewer, roads, and other infrastructure. The resultant development benefits from the open, recreational, or natural space.

**II. Public Comments**

Adjourn

Approved: PJM

Date: 5/4/21