



CENTRAL PLANNING COMMISSION
SPECIAL CALLED MEETING AND PUBLIC HEARING
JANUARY 23rd, 2025, 6:30 PM

MEETING MINUTES

Justin Rakey **PRESENT**

David Vaughn **PRESENT**

Daniel Bare **PRESENT**

Derek Horeath **PRESENT**

Lynne Chapman **ABSENT**

Michael Forman **PRESENT**

Lauren Queen **PRESENT**

Cindy Burke **ABSENT**

Paige Bowers **PRESENT**

Jennifer Vissage **PRESENT**

Vice Chairperson Rakey opened the meeting at 6:30 and stated that a quorum was established.

Election of Officers

With Tripp Brooks stepping down from the planning commission, the board needs to elect a new chairperson and vice chairperson. Vice Chairperson Rakey opened the floor for nominations for Chairperson. Mr. Vaughn nominated Mr. Rakey and Ms. Queen seconded the motion. No more nominations were received and therefore the board voted unanimously to approve Mr. Rakey as chairperson.

Chairperson Rakey opened the floor for nominations for Vice Chairperson and he nominated Mr. Vaughn. Ms. Queen seconded the motion, and no more nominations were made therefore the board voted unanimously to approve Mr. Vaughn as chairperson.

Mr. Rakey asked Ms. Vissage if you would like to remain a board secretary, and she agreed.

Meeting Minutes

Chairperson Rakey gave the board members a few minutes to review the meeting minutes from November 7th, 2024. No comments or revisions were needed so Mr. Rakey made a motion to approve the minutes, and Ms. Queen seconded the motion. The board voted unanimously to approve November 7th, 2024, meeting minutes.

Public Hearing

Chairperson Rakey stated the rules for the public to hear portion of the meeting prior to allowing comments. Rules included:

- 1) Each person would have three minutes to speak with the total time for the public comment to be 15 minutes.
- 2) Comments would be limited to items on the agenda.
- 3) No questions directed at staff or board members, just statements.
- 4) No one can yield their time to anyone else.

1) Jack Queener

Mr. Queener lives off 18 Miles Road and served on the Planning Commission of Beaufort for eight years in the 1980s. Beaufort quickly doubled in size and he is concerned Central is going to do the same. He has concerns about the 18 Mile Creek and Highway 123 bottleneck with the bridge in poor condition. He stated that at 3 PM today, it took 20 minutes to get 9.2 miles around the loop of Issaquena Trail. How is this going to work with the new development? It will affect EMS and fire services. He has concerns that the infrastructure is not ready for all this new development. These developers are major league, and they just want money while affecting the residents (new and current) quality of life. Mr. Queener also stated that Councilperson Bowers stated in a previous meeting that the town did the process backwards the first time and he wants to make sure that doesn't happen again.

2) Doug Barry

He stated that Youngblood (developer) is a local person that wants to do the right thing for his reputation and for the one. Mr. Barry stated to make him do it right the first time. Mr. Barry feels that the Town messed up on the Lawton Road project and thinks that the 18 mile road is going to be ten times the chaos. He feels that SCDOT needs to be in the loop from the beginning because he feels they will address all the road issues when it is too late.

3) Teresa Young (Gassaway)

Ms. Young's concerns are the impact on roads with SC having one of the highest highway death rates. The longer commutes and more traffic can lead to more aggressive driving. Congestion means longer response times for Ems/fire/police.

4) Glenn Bolton

Mr. Bolton is concerned about the traffic, especially the left turns onto 18-mile road and surrounding areas.

5) Andy Campbell (Grange)

Mr. Campbell has overall concerns about Phase II of the Grange because he lives in Phase I and were promised things that he is worried about not happening. He feels they were overpromised by the developer. He is concerned about the Chapman Hill Road bridge since there were already issues with it. He also wanted to know if solar panels would be allowed in Phase II because they were told they would not be in Phase I.

New Business:

Chairperson Rakey suggested all 13 parcels being considered for zoning due to annexation be one motion instead of individually. He made a motion for this, and Ms. Queen seconded the motion. The board voted unanimously for all 13 parcels be voted on as one.

Mr. Rakey made a motion to approve all properties listed for the appropriate zoning and Ms. Queen seconded. He then asked for discussion before a final vote. Chairperson Rakey asked Michael Foreman (consultant for the town) to review the staff report before the board voted. The staff report is an attachment to these minutes. The main points:

- 1) The parcels have had first reading with council on the annexation and zoning consideration.
- 2) The zoning is being reviewed tonight, which include PUD-R and General Commercial.
- 3) 399.35 acres will be considered for PUD-R and 55.7 for General Commercial
- 4) Phase I has already been approved and tonight is Phase II

- 5) The properties will be annexed in from Pickens County and Anderson County (will remain an Anderson County parcel even though it will be in the Town of Central).
- 6) 2470 residential units are being proposed and 169,000 square feet of commercial with 94 acres of open space which is triple what is required.
- 7) The council could meet at their next meeting to finalize annexation and zoning.

Chairperson Rakey stated that tonight was the big picture not the specific details. There are still opportunities for the Planning Commission and council to kill the project. He also stated that the number of units is at the maximum there can be without having to do the whole review process again. There is no option for them to add more without starting the process over again.

Mr. Bare asked when the infrastructure will get addressed. Mr. Foreman stated that the internal infrastructure to the development will have to be addressed before permits can be obtained. External infrastructure would depend on the partnerships with the town which need to be sooner than later.

Vice chairperson Vaughn stated that he has concerns about the schools being at capacity, the water being at capacity and wanting to know who is running the numbers. Mr. Foreman reminded him that the water is from Highway 88 not the Town of Central.

Ms. Queen is concerned about the schools as well. She also wants to know about a new fire department and EMS substation.

Mr. Horeath stated that he just wanted to make due diligence was being done but was encouraged by the details that are being shared.

Chairperson Rakey did not feel that the previous Phase that the town went backwards in the process. Another review was just added to the process to make sure everyone and everything was covered. The additional step was to make sure the PUD checked all the boxes.

He stated that the staff, staff, council and admin are doing an excellent job in the process, being very professional and competent. He stated that Central needs to not just to have a seat at the table for the developments, they need to own the table. If the town does not take control, the development will happen in the County who will get all the benefits while Central just gets the impacts. Also, if the county lets it happen, it could be over 3000 housing units.

There was no further discussion, so the board voted unanimously to approve all 13 parcels for zoning after annexation is complete.

a. Zoning Considerations to be voted on:

1. Portion of TMS #600001028 (W/Side Hwy 88)
(PUD-R)
2. Portion of TMS #600001028 W/Side Hwy 88
GC (General Commercial)
3. Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 (PUD-R)
4. Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 GC (General
Commercial)
5. Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd GC (General
Commercial)
6. Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd PUD-R
7. Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd GC (General
Commercial)
8. Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd PUD-R

9. Portion of TMS #600001010 w/Side Hwy 88 PUD-R
10. Portion of TMS #600001010 w/Side Hwy 88 GC (General Commercial)
11. Parcel #4074-00-75-8412 Tract S/Side Hwy 123 (PUD-R)
12. PZ Parcel #4074-00-55-2043 S/Side Eighteen Mile Rd GC (General Commercial)
13. TMS#600001005 W/Side Eighteen Mile Rd GC (General Commercial)

Capital Improvement Plan Discussion

Chairperson Rakey asked that the board members be ready to discuss the Capital Improvement Plan at the next meeting. He would like them to have ideas and to review the definition and examples that Ms. Vissage gave in the packets. Mr. Rakey's idea would include updating the underpass, the Green Trail, a Municipal Sports Complex, and landscape improvements.

Accessory Apartment Discussion

Chairperson Rakey would also like the board members to start reviewing the information Ms. Vissage supplied concerning accessories/garage apartments. The current zoning ordinance does not address these, and Ms. Vissage has received a few calls about these uses.

Tree Clear Cutting Ordinance Discussion

Chairperson Rakey would also like to discuss adding a tree clearing/cutting ordinance within either the LDRs or the zoning ordinance. Mr. Hareth stated he would be glad to take this over.

Wrap-up items:

Next Meeting –Tuesday, February 18th, 2025, 6:30 PM

Adjourn

Chairperson Rakey adjourned the meeting at 7:30 PM.