



**CENTRAL PLANNING COMMISSION  
REGULAR MEETING  
May 20th, 2025 – 6:30 PM  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET, CENTRAL SC, 29630**

*Disclaimer: Information contained in the “Background Information” section(s) is intended to provide the public with context regarding agenda topics. It is for informational purposes only and does not represent an opinion or position regarding the topic by the Commission or restrict the discussion of the topic by the Commission to the content contained in the section. The Commission strives to be transparent and keep the public informed of the activities of the Commission so that citizens may be aware when topics under consideration may affect them.*

1. Call to Order
  - a. Attendees present
2. Previous Meeting Minutes Approval
  - a. April 15<sup>th</sup>, 2025
3. New Business
  - a. Amendment to Section 712 – Off-Street Parking
    - i. Staff will present a recommend amendment to Section 712 – Off-Street Parking to add Neighborhood Commercial (NC) to districts which are exempt from the requirements. This change will align the requirements set forth with the Core Commercial district to ensure standards are applied equally. Strategic efforts to provide adequate parking downtown are underway and this change will help prevent unnecessary land clearing and tree cutting while balancing the need for current and future parking.
      1. Discussion and possible action
  - b. Vacant Building Ordinance
    - i. The Town has heard significant public comments regarding vacant buildings, primarily in the downtown area. The Commission will discuss any concerns from Commission members resulting from previous reviews of another municipalities’ ordinance.
      1. Discussion only
  - c. Main Street District Edit
    - i. Background Information: The text of the Main Street Zoning District will be reviewed for edits including but not limited to the removal of the temporary hardship exemption process which has now expired, as well as the possibility of including the applicable parcel numbers or tax map numbers for reference.
      1. Discussion and possible action(s)
  - d. Letter of Support for House Bill 4050
    - i. Background Information: The SC House of Representatives has adjourned without action on House Bill 4050, which would create powerful tools for municipalities to help manage growth in conjunction with the available capacity of infrastructure. The Chair will introduce a motion for the Planning Commission to send a letter of support of the bill to Rep. Sylleste H. Davis, Chairwoman of House Medical, Military, Public and Municipal Affairs Committee as well as Rep. Phillip Bowers and Rep. Richard B. “Blake” Sanders. The Chair will also ask Councilwoman Bowers to consider taking a similar letter to Council to be sent to the same representatives from Town Council. Finally, the
      1. Discussion and possible action
  - e. Zoning Administrator Updates
    - i. Background Information: The Commission will ask for updates regarding various activities within the Town including any ongoing development projects and any enforcement actions or any zoning-related citizen complaints received by the Zoning Administrator.
      1. Development projects:
        - a. Eagle Creek

- b. Lawton Road
- c. 18 Mile Road PUD
- 2. Other updates from the Zoning Administrator

4. Old Business

a. Tree Ordinance

- i. Background Information: Derek Hoerath has volunteered to create a rough draft ordinance to protect trees and greenery throughout the Town while balancing the needs of property owners to remove trees as needed. Previous discussions on the topic have mentioned a desire to limit clear-cutting entire parcels - particularly for larger-scale developments, the challenges of enforcing such an ordinance, and respecting the rights of property owners. Any such ordinance would ultimately have to be approved by Town Council at a future Council meeting. The Commission will receive an update on his progress and review any written drafts or excerpts that are ready for review.

- ii. Discussion only

b. Comprehensive Plan Update

- i. Background Information: With a variety of potential projects planned in the southern region of the town limits, the Comprehensive Plan needs to be updated to include this area and outline measures the Town should take to prepare for future development. The chair will share an update from Mike Foreman regarding his progress.

- ii. Discussion only

c. Parking in Residential Zones

- i. Background Information: The Commission will discuss whether further ordinance adjustments are necessary to address the parking of vehicles in residential zones.
  - 1. Discussion only

5. Other Business

6. Wrap-Up Items

- a. Next Regular Meeting – Tuesday, June 17<sup>th</sup>, 2025 at 6:30 PM

7. Adjourn