



**CENTRAL PLANNING COMMISSION
SPECIAL CALLED MEETING
July 22nd, 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. May 20th, 2025
3. New Business
 - a. Reason for Special Called Meeting
 - i. Background Information: The Chair will review that the regularly scheduled meeting, normally held on the third Tuesday of the month, had too many scheduling conflicts from key individuals. Rather than waiting until August, the Chair asked for a special called meeting to be convened one week later so that the business of the Commission could continue.
 1. Information only topic
 - b. Main Street and Mill District Overlay Edits
 - i. Background Information: The Commission has already approved a number of edits to the ordinance in previous meetings. One additional edit has been requested by the Zoning Administrator, which is to add a description of the boundaries of the overlay district into the ordinance text.
 1. Review of Staff Report
 2. Discussion
 3. Motion(s)
 - c. Rezoning of Pepper Street Parcels
 - i. Background Information: Town Council has requested the Planning Commission consider rezoning Parcel Numbers 4065-11-65-4623 and 4065-11-66-3081 located on Pepper Street near the intersections of Pepper and Aiken Streets.
 1. Review of Staff Report
 2. Discussion
 3. Motion(s)
 - d. Resolution to Update Relevant Sections of the Comprehensive Plan
 - i. Background Information: With recent changes to the municipal boundaries of the Town, the Comprehensive Plan requires updates to keep it current with these changes. While this topic has been discussed at previous meetings, a motion from the Planning Commission is required to direct the contracted Town Planner to prepare those updates for further review by the Commission at future dates. The goal is to have the edits ready for approval by the October meeting.
 1. Resolution review
 2. Discussion
 3. Motion(s)

- e. Resolution to Update the Zoning Ordinance and Land Development Regulations
 - i. Background Information: Council is expected to allocate funds to support a major overhaul of the Town's Zoning Ordinance and Land Development Regulations into a consolidated Unified Development Ordinance. The Commission will review the scope of the project, process, timeline and discuss opportunities to incorporate significant public input into the final drafts. The Commission will also consider a motion to direct that updates begin.
 - 1. Resolution review
 - 2. Discussion
 - 3. Motion(s)
- f. Stormwater Measures and Pond Maintenance
 - i. Background Information: Several citizens have voiced concern over stormwater maintenance at past-completed projects. Additionally, concerns have been reported about the upkeep of stormwater detention ponds and some silt fencing for projects still underway. While much of this is enforced by SC DES (formerly DHEC), a discussion of measures which could be taken by the town is planned.
 - 1. Discussion of enforcement measures within the town's powers.
- g. Capstone Project with Clemson University Regarding Resilience and the Railroad Impacts in Central
 - i. Background Information: Following the impacts of Hurricane Helene, a collaborative project has been proposed which will focus on creating resilience plans around the impacts of the railroad throughout the Town. This project, managed by Clemson Engineers for Developing Communities, would focus on the risks and challenges created by the presence of the railroad within the Town and help create possible recommendations and plans. This project, which will be funded in part by the Town, is a special opportunity to enhance Town and Gown relations and produce results.
 - 1. Presentation from David Vaughn
- h. Council Resource Transition and Recognition of Councilwoman Paige Bowers
 - i. Background Information: Councilman Curtis Peek has completed the required training to begin serving as the primary designated council representative for the Planning Commission. This transition, which has been in the works since Councilwoman Chapman stepped down from the Commission late last year, is ready for approval by the Mayor at his discretion. In preparation, the Chair wishes to thank Councilwoman Bowers for her 16 years of service to the Planning Commission and wishes to publicly express appreciation and support for this tremendous commitment over the years. Once the Mayor has formally updated these appointments, the Commission will be informed.
 - 1. Information only topic
- i. Definition Addition to the Zoning Ordinance
 - i. Background Information: The Zoning Ordinance uses the term "Restaurant" in multiple sections, though the term is not defined within the Ordinance. This definition should be added for clarity.
 - 1. Review of Staff Report
 - 2. Discussion
 - 3. Motion(s)
- j. Parking Lot Paving Requirement within Neighborhood Commercial
 - i. Background Information: A citizen has requested the Commission revise relevant sections of the Zoning Ordinance to remove the explicit requirement for solid-surface paving these smaller lots which are interspersed in our Neighborhood Commercial zone(s). The citizen argues that this requirement increases stormwater runoff and nearly all existing parking lots in the zone are of packed gravel and well-maintained and have not negatively impacted the surrounding area. Therefore, allowing future parking lots in this zone to also be composed of compacted pervious products will allow most storm water to absorb on site, reduce run-off to surrounding properties, and is in keeping with the existing area.
 - 1. Discussion only
- k. 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
 - d. AnMed Project

2. Other updates from the Zoning Administrator
 - a. Non-Conforming Signs

4. Wrap-Up Items

- a. Next Regular Meeting – Tuesday, August 19th, 2025

5. Adjourn