



**CENTRAL PLANNING COMMISSION**  
**Regular Meeting**  
**August 19<sup>th</sup>, 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. July 22<sup>nd</sup>, 2025
3. New Business
  - a. Update to Zoning Ordinance Section 906 – Planning Commission
    - i. Background Information: The Planning Commission has proposed a decrease in size from seven members to five. A five-member commission is in keeping with other cities and towns of similar size to Central. Two members have been offered an invitation to the Board of Zoning Appeals to help fill vacancies with individuals who are experienced with the Zoning Ordinance.
      1. Update to 906.2
        - a. Replace #2 “Election of Secretary” with “Number of Members: The Commission shall be made up of five (5) members including any officers.
      2. Update to 906.3
        - a. Remove “The Planning Commission shall have seven members” from #1.
      3. Update to 906.4
        - a. Update “four” to “three (3)” regarding a quorum in #4.
  - b. Comprehensive Plan Update Status
    - i. Background Information: Targeted updates to the Comprehensive Plan are underway per the July meeting. The Commission will receive an update from Mike Foreman regarding the progress.
      1. Receive update
      2. Discussion
  - c. Unified Development Standards Update
    - i. Background Information: The Town of Central will be replacing the existing Zoning Ordinance and Land Development Regulations with a Unified Development Ordinance or similar ordinance. The Town has contracted with Conduit Planning, LLC to develop this document. The Commission will receive an update on the progress and discuss future milestones including public input sessions.
      1. Receive update
      2. Discussion
  - d. AnMed and Pepper Street Projects
    - i. Background Information: A future meeting or meetings may be necessary to review major projects which were submitted prior to the moratorium taking effect. Meetings may include public hearings which will be advertised well in advance and in keeping with state requirements.
      1. Discussion
      2. Potential meeting or hearing date(s)

- e. Moratorium
    - i. Background Information: Town Council passed a moratorium on major projects, as defined by the Land Development Regulations that had not begun the LDR process prior to the passage of the moratorium. A brief explanation will be provided of the moratorium that was passed by Council.
      - 1. Discussion
  - f. Appointment of Council Liaison to the Planning Commission
    - i. Background Information: The Mayor has appointed Council Member Curtis Peek to serve as the Planning Commission's liaison to Council.
      - 1. Information only
4. Zoning Administrator Updates
- a. 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 underway
    - 2. Non-Conforming Signs
5. Wrap-Up Items
- a. Next Regular Meeting – Tuesday, September 16<sup>th</sup>, 2025
6. Adjourn