



CENTRAL PLANNING COMMISSION MEETING  
January 16<sup>th</sup>, 2024  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET, CENTRAL, SC 29630  
DRAFT

### **Meeting Minutes**

#### **Call to Order**

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

#### **Roll Call**

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|---|--|
| Tripp Brooks (Chair) <b>Present</b>           | David Vaughn (member) <b>Absent</b>            |
| Justin Rakey (Secretary) <b>Present</b>       | Lauren Queen (member) <b>Present</b>           |
| Paige Bowers (Council Advisor) <b>Present</b> | Daniel Bare (Vice Chair) <b>Present</b>        |
| Erin Ash (Member) <b>Absent</b>               | Jennifer Vissage (Zoning Admin) <b>Present</b> |
| Lynn Chapman (Council Advisor) <b>Present</b> |  |

#### **Approval of January 16<sup>th</sup>, 2024, Meeting Minutes**

Chairperson Brooks asked if everyone had reviewed the meeting minutes from the December 19<sup>th</sup>, 2024, meeting. Mr. Rakey asked to make amendments to the minutes to include the property tax map numbers for the 508 Tarrant Rezoning section. Mr. Rakey made a motion to amend the meeting minutes and Mr. Bare seconded the motion. The board voted unanimously to approve the changes. Councilperson Bowers also asked to amend the word impart to impact. Chairperson Brooks made a motion to change the wording and Ms. Queen seconded the motion. The board voted unanimously to amend the wording. Mr. Rakey made a motion to approve the amended meeting minutes and Mr. Bare seconded the motion. The commission unanimously voted to approve the meeting minutes from December 19<sup>th</sup>, 2023.

#### **Election of Officers**

Every January the Planning Commission is required to elect board officers. Chairperson Brooks suggested that the planning staff take over the secretary duties of the commission and asked if anyone would have an issue with allowing staff. No one had any concerns, and he made a motion to allow planning staff to take over secretarial duties for the commission. Mr. Rakey seconded the motion and the board voted unanimously to approve.

Chairperson Brooks asked for nominations for Chairperson. He stated he would be more than glad to accept a nomination for himself to continue the chairperson position. He asked for any further nominations, and none were

received. Chairperson Brooks made a motion to approve himself as chairperson and Ms. Queen seconded the motion. The board voted unanimously to approve Tripp Brooks as the chairperson of the planning commission.

Chairperson Brooks asked for nominations for vice chairperson and Mr. Rakey nominated himself. There were no other nominations and Chairperson Brooks made a motion to approve Mr. Rakey as vice chairperson. Mr. Bare seconded the motion and the board voted unanimously to approve Mr. Rakey as vice chairperson.

#### **Old Business:**

##### **a. Small Box Discount Stores Moratorium**

Mr. Rakey continued his presentation concerning a moratorium and regulations for Small Box Discount Stores. These types of stores are defined as less than 15,000 square feet with a variety of consumer products, with most of the products being less than \$10. It is also a retail chain establishment that has more than five locations in the nation.

The first step would be to have the council agree to a moratorium to not allow any new building permits for these types of businesses for twelve (12) months. There are currently two within town limits and three immediately outside the city limits. Mr. Rakey listed two reasons why a moratorium would be a great idea (1) to help/promote small businesses and (2) to alleviate food deserts in the area. Mr. Rakey asked if the planning commission could make a recommendation to send the moratorium to the council.

Councilperson Bowers has already talked to Phillip about this and with the busy schedule of the council, we would need to place this item on the February council meeting, or it will not be on the council agenda until April.

Chairperson Brooks wanted to make clear what we are trying to accomplish. Are we helping small businesses as the main reason for the moratorium? Mr. Rakey stated that food deserts are hard to prove and Central is doing well with grocery stores and other food stores. The reason for the moratorium should be based on helping and promoting small businesses.

Mr. Bare asked if there are other businesses that are related, other types that need to be included. We must be aware of all implications for all involved, including people that do shop in this type of business. Mr. Rakey stated that we would need to be careful would other types at this time and feels that at this time it should only include the Small Box Discount Stores that have been defined.

Ms. Queen stated that there is nothing wrong with a Dollar Tree and Dollar General, the Town just does not need numerous ones throughout the city.

Chairperson Brooks made a motion to make a recommendation to council to place a moratorium on Small box Discount stores. He asked that it be based on small business and not the food deserts. Mr. Rakey seconded the motion and the board voted unanimously to recommend the moratorium.

The zoning ordinance section would need to be addressed once the council decides on the moratorium. The definition would be the same, but a dispersal definition would be added. Dispersal would be the quantity and distance between two of the same type. Mr. Rakey suggested a 3.5-mile radius between each type. This number was based on the existing stores in the town limits. There are two existing business types that are 1.2 miles from others and the farthest point is 3.5 from the town limits.

Chairperson Brooks stated that the commission may want to look at zones instead of distance. Mr. Rakey made a motion to table the zoning ordinance part for the next meeting and Ms. Queen seconded the motion. The board voted unanimously to table the zoning ordinance section.

#### **b. Market Rate/Affordable Housing**

Chairperson Brooks stated he has four issues that need to be looked at for affordable and market rate housing:

- 1) Defining manufactured housing/modular homes and deciding where they need to be listed/allowed in the zoning districts.
- 2) Promote high density developments.
- 3) Opportunities to incorporate market rate/affordable options which could include tiny homes.
- 4) Minimal Update of LDRs

Chairperson Brooks has suggested certain items to be updated in the Land Development Regulations to start the process and to keep it moving while we are working on the complete overhaul:

- 1) Review Committee Update
- 2) Redraw Decision Table
- 3) Omit Area Coordinators
- 4) Fee Structure Out – approved by council.
- 5) Standardized review process
- 6) Formal of allocation of site improvements
- 7) Special studies such as traffic impact studies may be requested during the preliminary review process.

#### **Southern Wesleyan Corridor**

Chairperson Brooks would like to discuss this at a later time and to include higher density development area. He sees that the town and university need to work together.

#### **Manufactured/Modular Home Definitions**

Mrs. Vissage had shared definitions of manufactured and modular homes to be updated in the zoning ordinance. They are not defined very well currently. Modular home term is only used four times in the entire document. Chairperson Brooks suggested finding a list of where each term is listed and finding what needs to fit where to make it most beneficial.

#### **Short Term Rentals**

Chairperson Brooks was not prepared to speak about this topic and wanted to know if any other board member would like to take it on. Ms. Queen said she would be glad to take on the topic and present something in the next couple of months.

#### **Pickens County USDO updates**

Pickens County is currently undergoing an overhaul of their zoning and land development regulations. Mrs. Vissage gave a quick update that they are asking all the Pickens County municipalities to place a moratorium on annexation for 180 days and to consider a joint planning commission. Councilperson Bowers stated that Central would not agree with this. Mrs. Vissage shared another municipality's answer including questions about how any of these items would work.

#### **New Business:**

#### **Updates from Council**

##### **Annexations**

The council has had an annexation on New Farm Road. It is one piece of property with an existing house. It was 100% participation, so no public hearing was needed. It will be R-20.

**Tarrant Street Rezoning**

Council voted 6-1 for the rezoning option of Tarrant Street. There will be a public hearing and second vote in February. The council discussed the three options and felt the rezoning was the best option for all involved.

**Sign Ordinance Amendments**

The council voted 7-0 to adopt the new sign ordinance regulations. The final reading will be in February.

**LDRs Update Contract**

The council has approved a contract with the ACOG to start the process of updating the LDRs and Zoning Ordinance. Priority was given to the LDRs, and the work will start now but payment will not be made until next fiscal year. Mr. Rakey asked how much the contract was for and Councilperson Bowers stated \$12,500.

**Wrap-up items:**

Next Meeting –Tuesday February 20<sup>th</sup>, 2024, 6:30 PM

**Adjourn**

Chairperson Brooks made a motion to adjourn the meeting and Mr. Bare seconded the motion. The board voted unanimously to adjourn the meeting at 7:45 PM.