

CENTRAL PLANNING COMMISSION MEETING
SEPTEMBER 15, 2020 6:30 PM
CENTRAL TOWN HALL – CONFERENCE ROOM
1067 WEST MAIN STREET, CENTRAL, SC 29630

Minutes

Call to Order

Roll Call

- Justin Rakey (Google Meet)
 - Carissa Hood-Pope (Google Meet)
 - Ted Balk (Google Meet)
 - Daniel Bare (Google Meet)
 - Curt Edsall (Present)
1. Standing items:
 - a. Approval of minutes of previous meeting
 - i. Motion offered, seconded and approved unanimously
 - b. General updates from Paige regarding town operations (5 mins)
 - c. General updates from Curt regarding Main Street Program and other active projects in the town (5 mins)
 - i. Provided brief update regarding strategic implementation of the Main Street Program and how the current economic concerns may impact timing
 2. Old business:
 - a. None
 3. New business:
 - a. Vacancy on Planning Commission
 - i. A qualified individual is interested. Administration has confirmed after some research no conflict of interest exists. He will fill out an application and we hope to have him approved by our October meeting.
 - b. Main Street Zoning
 - i. Renamed the draft document “Main Street District” and replaced all CBD/Central Business District references with MSD/Main Street District. Reviewed the references to section 508 which will govern the appropriate types of businesses. Reviewed the removal of references to exterior standards, however, we are leaving the statement requiring that properties be well maintained. Discussed the paragraph regarding vehicles on the property, leaving as is. Reviewed the potential boundaries of the proposed ordinance. Removed any references to churches or religious institutions. Re-added section regarding residential structures so that they may remain residential structures if a change of ownership occurs. Reviewed the new Temporary Hardship Exemption process and discussed that this process coupled with the initial 120 days, allows up to 16 months for properties to become compliant. Council may wish to adjust those timelines; however, the Planning Commission is in unanimous agreement that

any such exemptions must be of a temporary nature with a set and reasonable time of expiration.

- ii. Following these adjustments, a motion was offered to approve the document in its current form. Motion was seconded and the ordinance approved by unanimous vote.
- c. Re-zoning request for Parcel #4066-00-40-40-6501 and #4066-00-30-2137 – R-20 to AG
 - i. This will need to come back for a vote at the next meeting. Corrected application identifying parcels will be transmitted to Planning Commission for review at our next meeting.

Wrap-up items:

- d. Next Meeting – Tuesday, October 20, 2020