

CENTRAL PLANNING COMMISSION MEETING  
OCTOBER 18<sup>th</sup>, 2022, 6:30 PM  
CENTRAL TOWN HALL, CONFERENCE ROOM  
1607 W. MAIN ST, CENTRAL, SC 29630

**MINUTES**

1. Call to Order
2. Roll Call – Present: Justin Rakey, Tripp Brooks, Erin Ash, David Vaughn, Lauren Queen
  - a. Council Member Present: Paige Bowers
3. Approve Minutes
  - a. August 16 minutes approved unanimously.
  - b. September 20 minutes approved unanimously; Tripp Brooks abstains (was not present at meeting).
4. Old Business
  - a. Sign Ordinance
    - i. Continued editing of Sign Ordinance during work session. Will share document so members can use comment feature to make notes for future discussion in session.
  - b. Comprehensive Plan updates
    - i. Passed first reading; Scheduled for second reading at November Council meeting. No discussion or questions raised at Council meeting.
    - ii. Request for document to be posted to Planning and Zoning section of the website and for members to review.
    - iii. Need to take a look at specific actions in the plan to see how they fit with the work of this committee.
5. New Business
  - a. Amendment to Section 515 – University District
    - i. University District created with the intent to be restricted to property owned by SWU. Intended in 2018 or so to put in the amendment, restricting zoning to property owned by SWU. Allow campus to grow without burden to surrounding residential areas.
    - ii. Question about whether current residences would be impacted by this zoning change
    - iii. Residences personally owned in that area. Surrounded by University District.
    - iv. Procedurally, good time to get corrected, especially with next agenda item.
    - v. Motion to add Section 515.6 carries unanimously.
  - b. Rezoning request – Parcels #4076-17-00-9349 and #4076-17-00-7028 (located near intersection of Thomas Lane and SC Hwy 93) from University District to R6.

- i. Clarification of location—going out of town past driving range, field on the right. Plan to develop into neighborhood. Preliminary site plan is for R6 zoning. Right thing to do based on previous item of business.
- ii. Clearly don't intend to use it for University purposes so makes sense. Worst could happen is deal falls through but could apply for change in the future.
- iii. Question of whether traffic will be flowing on 93 in the same way traffic will flow from new development behind Central Academy.
- iv. Noted that the current item is not the proper discussion for re-zoning request.
  - v. Noted that it is a valid question in terms of density.
  - vi. Discussion of traffic, access, possible lights, railroad.
  - vii. Future density.
- viii. Comprehensive Plan – Increase residential opportunity
- ix. Motion to re-zone carries unanimously.

## 6. Adjourn

Next meeting date: November 15<sup>th</sup>, 2022, 6:30