

CENTRAL PLANNING COMMISSION MEETING
23 FEBRUARY 2021 6:30 PM
CENTRAL TOWN HALL – CONFERENCE ROOM
1067 WEST MAIN STREET, CENTRAL, SC 29630

MINUTES

1. Call to Order
2. Roll Call - Justin Rakey, Carissa Hood-Pope, Tripp Brooks, Daniel Bare, Ted Balk (present); Paige Bowers (Zoom). Council/ Staff present- Philip Mishoe, Lynn Chapman
3. Public Comments and Response- 5minutes per person. 30 minutes maximum. None Requested.
4. Discussion / Proposal for Natural Space Residential District (this has been called cluster zoning).
 - a. Question on mechanics- is this an R12 zone or is it a unique category?
 - b. This seems more like an overlay.
 - c. The setback negotiations that have been had on other recent proposals were contentious. Minimum setbacks seem to be desired.
 - d. Side setbacks vs. min spacing between structures.
 - e. Should there be an affordability requirement?
 - i. Probably can't be done with this option.
 - ii. Definitely needs to go in Comprehensive Plan.
 - f. Should be more clearly laid out as an overlay - doesn't seem clear as it is worded currently.
 - g. Add restricted deed verbiage to Natural/ Undisturbed area.
 - h. Do we have enforcement? Who maintains the Natural Area?
 - i. For the restoration of the Natural Space that's been disturbed, should there be more specifics around what restoration is required?
 - i. Ability to assess and enforce specific tree size is a concern for Council.
 - ii. Can we just say "Shall remain undisturbed?"
 - iii. Are there benefits to permitting walking paths? How large should paths be?
 - iv. There are exceptions for walkign paths in the current proposal.
 - v. Can the paths be restricted to six feet?
 - j. CAn we share the Natural Space Residential doc as-is on Google docs or similar to allow edits offline?
 - k. Can we have another special called meeting on 2nd March?
 - l. Side setbacks may be min of 5ft and still require 15ft min between structures.
 - m. Accessory use - lot sizes for this development are 7500-10000 sqft. Assuming some front setback, etc. the provisions for accessory use in R12 may be sufficient.
5. Annexation request for parcels adjacent/adjoining SWU. Parcels:
4065-16-93-5865, 4075-09-15-3081, 4065-12-96-8076, 4075-09-25-2937, 4075-09-16-2020,
4075-09-06-3298, 4075-09-05-6908, and 4075-09-06-2856.
 1. Are all parcels contiguous with current Univeristy District? Yes

2. This will allow Central PD to respond to calls at bike trail and on areas not currently on campus.
 3. These will have University District zoning.
 4. Motion to adopt offered. Motion Seconded. Unanimously approved.
6. Adjourn

Next Meeting - Special Called Meeting 2 March 2021