

CENTRAL PLANNING COMMISSION MEETING
15 FEBRUARY 2022 6:30 PM
CENTRAL TOWN HALL, CONFERENCE ROOM
1067 W. MAIN ST, CENTRAL, SC 29630

MINUTES

1. Call to Order
2. Roll Call - Justin Rakey, Erin Ash, Daniel Bare, Tripp Brooks. Jennifer Vissage (Staff); Paige Bowers (Council Rep.)
3. Public Comments and Responses. None offered.
4. Standing items:
 - a. Approval of minutes of previous meeting - No amendments offered. Motion to approve, seconded. Motion carries unanimously.
 - b. General updates from Paige regarding town operations (5 mins.) - There will be meetings regarding usage of American Rescue Plan funding in March. No movement on section X amendments in Nov or Dec. Idea is that there would not be a public hearing for annexation as well as zoning - Council will revisit.
5. Old business:
 - a. Review of current Comprehensive Plan and progress on Plan; steering committee. Advisory committee has a rough draft. They are still reviewing data elements; correcting information from County GIS. Steering Committee meeting to be scheduled in next couple weeks. This will be a public meeting. End of last year completed data analysis & most assembly. Brooks requested if we could get an idea of average lot size or density in well established neighborhoods to better inform development and annexation decisions.
 - b. Petition to expand boundaries of Main St District overlay to include parcel 4065-11-57-5083 (417 Gaines St.) - Property Owner will not apply for Neighborhood Commercial. Since there is not an application, Planning cannot recommend to Council that the zoning be altered. Brief discussion regarding application of the overlay as opposed to parcel zoning. The overlay was applied with a traditional application submitted by Planning. Motion to submit an application on behalf of Planning to expand Main St. District to include subject parcel offered; motion seconded. Motion carries unanimously.
 - c. Amendments to article X as discussed in October meeting but not yet submitted to Council. Discussion regarding not having public hearing for annexation request - current ordinance could be read that way but is in conflict with state law. It is important to get the 60 day review and 14 day submission prior to meeting into the ordinance. Past projects have skipped Planning feedback due to the 30 day timing. General discussion on timing of applications and Planning & Council consideration; roles. Brooks questioned if there was some benefit to announcing all annexation requests. Currently have to move quickly to ensure Planning has adequate time to review. Amendments to text offered - remove "Town Council shall..." in 1002.3. Motion to adopt amendments

offered. Discussion regarding whether amendments satisfy council concerns. Motion seconded. Motion carries unanimously.

6. New business:

- a. Elections - Chairman, Vice Chairman & Secretary (per 906.3). Motion to elect Justin Rakey Chair offered; seconded. Carries unanimously. Motion to elect Tripp Brooks Vice Chair offered; seconded. Carries unanimously. Motion to elect Erin Ask Secretary offered; seconded. Carries unanimously.
- b. Proposals & discussion to revise Land Development Regulation. Discussion regarding current LDR and need to revise quickly due to perceived influx of development. Brooks will offer amendments and consult with Jennifer Vissage.
- c. Review of sign regulations within code & zoning ordinance for potential amendment. Discussion regarding enforcement. Need for schedule of fees. Discussion on Great Southern Homes signs for Hidden Valley - should come down. Ash offered that citizens should not have to support removal of developers signs. Admin would like clarity regarding temporary signs for merchants. Can signs be referenced by the nuisance ordinance so that enforcement might be easier for PD. No motion or vote taken.

7. Adjourn

Next Meeting Date: 15 March 2022 - tentative -