

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

1. Call to Order
2. Roll Call
 - a. Present: Justin Rakey, Erin Ash, Daniel Bare, Tripp Brooks.
 - b. Council and staff present - Paige Bowers; Curt Curz-Edsall
 - c. Welcome to new member Erin Ash.
3. Public Comments and Responses. 5 Minutes per speaker; 30 minutes total.
 - a. Rachele Beckner - excited to have Erin. She is appreciative of the work that is being done. She was able to watch the Council Meeting last night and is apprehensive about the proposed variance process. See why it's needed but concerned that too much accommodation may be proposed to suit a single developer. She is excited to get involved in Comprehensive Plan process. She wants to bring a lot of people out to provide feedback and excited about the opportunity. She has been made aware of some substandard or unsafe housing conditions within the town. She is not aware if the town currently has "slumlord" ordinances or fines or similar but would support measures to hold landlords accountable for safety and conditions of their properties. She wants to engage "unspoken leaders" in town for feedback.
4. Standing items:
 - a. Approval of minutes of previous meeting
 - i. Motion to approve minutes offered, seconded. Motion approves with 3 yea and 1 abstaining.
 - b. General updates from Paige regarding town operations (5 mins) and progress on Natural Space Residential District.
 - i. Natural Space Residential District passed; there is an amendment for a variance process which passed first reading in special Council session 17 May. Variance process would require plan to be submitted to Planning and to Council. The variance amendment will be re-read at the June Council meeting.
 - ii. Chair believes amendment will provide needed flexibility and will allow for public comment on proposals.
 - c. General updates from Curt regarding Main Street Program and other active projects in the town (5 mins)
 - i. Letters regarding the Main Street overlay zoning have gone out to property owners. Curt has been contacted by several owners to understand the ordinance and any paths to address non-conforming uses. There is also a codes enforcement officer now and the individual has been getting a feel for the Main Street district. No updates regarding the Main Street program.
5. Old business:.
 - a. Mission & Vision Statements for Commission.

- i. Review of Mission and Vision Statements. Motion to adopt offered; motion seconded; motion carried unanimously.
 - b. Review of current Master Plan.
 - i. Budget for help/ grad student passed first reading.
 - ii. Want to create avenues for public engagement
 - 1. Set up conversations at local businesses
 - 2. Farmers Market starting at end of May
 - 3. A general gmail account for Planning Commission has been set up. All emails will be provided to Planning members for review.
 - 4. Tripp to look into open meeting laws to determine if feedback/ discussion sessions will need to be announced if quorum present.
 - c. Proposal to amend Zoning Ordinance section 303 - Annexation.
 - i. Amended version presented. Entirety of amended version read. Motion to recommend section 303, as amended, be sent to Council for approval offered. Motion seconded. Motion carried unanimously.
- 6. New business:
 - a. No new business discussed or voted upon.
 - b. An informational item was offered that funds to build the section of Green Crescent Trail between downtown and SWU have been secured.
- 7. Adjourn

Next Meeting Date: 15 June 2021