

CENTRAL PLANNING COMMISSION MEETING
21 SEPTEMBER 2021 6:30 PM
CENTRAL TOWN HALL, CONFERENCE ROOM
1067 W. MAIN ST, CENTRAL, SC 29630

AGENDA

1. Call to Order
2. Roll Call - Justin Rakey, Erin Ash, Daniel Bare, Tripp Brooks, Paige Bowers (Council Representative)
- present
3. Public Comments and Responses. 5 Minutes per speaker; 30 minutes total.
 - a. Marshall Collins - For the Lawton Rd. development, want Commission to consider two entrances for development. Both should not be on Lawton Rd. Rakey provided basic overview of Land Development Regulation to Mr. Collins and explained that the process will have more opportunities for public comment for specific aspects. Requested that all stakeholders continue to share feedback with Council and Planning.
 - b. Janie Collins - For the Lawton Rd development, specifically do not want both entrances to development off Lawton Rd. Request that a buffer along Lawton Rd. be incorporated into design. Brooks asked if buffer or sidewalk would be preferable; both sidewalk and buffer is her request.
 - c. Andrew Beckner - Requested more information on the Land Development Review Board. Rakey provided an overview of the general function of the review board and advised Mr. Beckner to obtain a copy of LDR from town hall to obtain specifics on members of the board or further details.
 - d. Rachelle Beckner - Reiterated Mrs. Collins request that the Lawton Rd. development incorporate both sidewalks and buffers along Lawton Rd. Does not want to look at the back of houses when walking along Lawton Rd - doesn't have the same feel as walking near the woods. Wants to understand how development and/or developer are improving the town as a whole. The walkability is a big issue in the rest of the town. Rakey mentioned steering meetings for Comprehensive Plan and thanked all citizens for input.
4. Standing items:
 - a. Approval of minutes of previous meeting - no amendments or discussion offered. Motion to approve minutes offered, seconded. Motion carried unanimously.
 - b. General updates from Paige regarding town operations (5 mins.) - moved discussion to items 5a & 6a. Brooks offered that item regarding Main St. had been removed but that Main St. program had recently taken on responsibility for Railroad Festival, scheduled for 16 Oct. Main St. program is also looking for other events such as fall movie night, Lighting celebration at the Caboose and Christmas markets.
5. Old business:
 - a. Review of current Comprehensive Plan. Planning for revision process including opportunities for public comment. Summary of progress to date. Discussion on ways to distribute notifications & surveys for planning process. Bare, Bowers, Rakey offered

summary of Steering Committee kick off meeting in August; meeting went well; drive around town; looking at properties with potential for development such as American House Spinning. Blake seems willing to share knowledge and is concerned about a good outcome. Flyers will start going up in town announcing the website and survey. Input sessions will be held at SWU, Library, Town Hall. Additional sessions should be planned due to timing of advertisement of meeting times. Discussion regarding additional methods of notification such as door-to-door specifically for folks without mobility, internet. Bowers mentioned she will go door to door with flyers on 25 Sept and will be at Town hall at 1pm. Survey will be open through 31 October. More steering committee meetings in late October or early November.

6. New business:

- a. Report on codes enforcement actions to date specifically within Main St district overlay. Review of any challenges and opportunities. Status of codes enforcement officer. Status of Zoning Official. Bowers offered a summary of tickets issued to date within Main St. District. Update regarding role of Curt Edsall and Jennifer Vissage, contracted through ACOG to provide support for day-to-day activities in zoning administration.
- b. Discussion regarding vacant building registry; review of some model legislation from other municipalities. Brooks provided copies of model legislation from City of Columbia and literature from public domain regarding purpose of vacant building registries. General discussion regarding timeliness and ability of the Town to staff additional enforcement action. Question from Bare regarding difference between vacant building registry and Main St. District anti-warehousing provisions. Discussion of specific and targeted actions to address vacancy as opposed to general statements within current Main St. District zoning. Consensus to table discussion. Brooks offered to provide a template to Police Chief's office to provide a summary of enforcement actions to commission.
- c. Potential amendments to Article X for Annexation process clarification. Rakey stated that the goal is that Council hears initial feedback on any annexation request; 100% freeholder applications require only one hearing. The changes were made to address concerns that we were trying to apply zoning prior to actual parcel incorporation. New process is that after annexation is approved, owner has to file a standard re-zoning request. There is a lack of clarity between sections of the updated code and prior verbiage on annexation that needs addressed. Specific text is not available; further discussion tabled. May be a need for special called meeting if annexation requests arise prior to next meeting.

7. Adjourn

Next Meeting Date: 19 October 2021 - tentative -