



CENTRAL PLANNING COMMISSION MEETING
February 20th, 2024
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL, SC 29630
DRAFT

Meeting Minutes

Call to Order

Chairperson Brooks opened the meeting at 6:30 PM and stated that a quorum was established.

Roll Call

Tripp Brooks (Chair) Present	David Vaughn (member) Present
Justin Rakey (Secretary) Present	Lauren Queen (member) Absent
Paige Bowers (Council Advisor) Present	Daniel Bare (Vice Chair) Present
Erin Ash (Member) Present	Jennifer Vissage (Zoning Admin) Present
Lynn Chapman (Council Advisor) Present	

Approval of January 16th, 2024, Meeting Minutes

Chairperson Brooks asked if everyone had reviewed the meeting minutes from the January 16th, 2024, meeting. The board reviewed the meeting and made a few revisions including the date of the meeting, the requirement of special studies including a traffic impact study and misspellings. Ms. Vissage will make the revisions. Mr. Rakey made a motion to approve the meeting minutes as amended and Mr. Bare seconded the motion. The commission unanimously voted to approve the meeting minutes from January 16th, 2024.

Old Business:

a. Small Box Discount Stores Moratorium

Mr. Rakey shared that with Councilperson Bowers, they gave a presentation about the moratorium for Small Box Discount Stores to council at their last meeting. Council passed the moratorium unanimously and now the Planning Commission has twelve months to work on the ordinance concerning Small Box Discount Stores.

Mr. Rakey reminded the board that at the last meeting, there was discussion about the limitation of these store types by zones versus distance. He thinks that it would be easier in a small town like Central to limit distance instead of zones. He feels that the board needs to decide if the ordinance should state no more than two (2) store types or no more than one (1) type. He feels comfortable with either because the town has at least five (5) others small box discount stores within a few miles of the town limits.

Mr. Bare asked what type of benefits this town gets from these businesses. Mr. Rakey stated that it would be the same as any other business and it would include business license, sales tax, and sewer fees.

Chairperson Brooks wanted to clarify that the grandfathered clause will cover the existing two (2) businesses. Mr. Rakey stated there is a general grandfather clause in the zoning ordinance that will cover these existing businesses. Chairperson Brooks recommended that a specific grandfather clause be added to the section concerning small box discount stores.

Councilperson Bowers stated that one of the questions that came up with council was the \$10 price limitation. Councilperson Chapman stated that the Dollar General does have a few items that are more than \$10 and wanted to make sure that did not throw them out with the definition given. Mr. Rakey clarified by stating it is the average cost of goods is less than \$10.

Chairperson Brooks suggested that a smaller group of the planning commission could discuss this ordinance and discuss the list of items that need to be addressed. He would like to limit it to three people- Ms. Ash, Mr. Rakey, and Mr. Vaughn volunteered. The list of items to discuss are one versus two locations, dollar amount limitation, benefits to the town, grandfather clause, and retail establishment definition.

b. Manufactured/Modular Home Definitions

Ms. Vissage reminded the board of the definition of modular and manufactured home that was discussed at the last meeting. Mr. Vaughn wanted to make sure that the definitions were clearer with which code they followed and to make sure that a permanent foundation does not make a manufactured home a modular home. The modular homes follow IBC code, and the manufactured home follows the HUD code. Mr. Rakey would also like to add that a mobile home or manufactured home must be titled in the South of South Carolina.

Mr. Rakey found the definition by Dillon County and shared it with the board. He recommended using their wording to make the definitions little clearer:

Mobile home and manufactured home mean a vehicle or structure that is designed to be movable on its own chassis for conveyance on public thoroughfares and designed without a permanent foundation. A manufactured home may consist of one or more components that can be disassembled for towing purposes or two or more units that can be towed separately but designed to be attached as one integral unit. The Department of Housing and Urban Development must inspect all manufactured homes produced since June 15, 1976, during the manufacturing process and display an emblem of approval on the manufactured home. No manufactured home produced before June 15, 1976, shall be brought into, and located in the county. The term "mobile home" also means a single-family dwelling that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards, June 15, 1976.

Mr. Bare asked if tiny homes should be included in this list of definitions. Mrs. Vissage stated that she receives calls about tiny homes a lot and they need to be addressed. The State of South Carolina states that tiny homes are anything under four hundred square feet. The board would like to see a definition for tiny homes to address at the next meeting as well as clearer definitions of mobile homes, manufactured homes, and modular homes. Chairperson Brooks would also like to look at the areas in the zoning ordinance to see if there are places to permit these types, especially when addressing affordable housing.

New Business:

a. Land Development Regulations

Mrs. Vissage and Chairperson Brooks shared that they went over the changes he recommended at the last meeting. The changes will be included as changes in the current LDRs and will be presented to the board at the next meeting. They were also included in the new LDRs. These changes will help the process move along while the board is working on the revisions.

Mrs. Vissage stated that the draft LDRs that were given to the board for review were just a base to get started. She used the format from another town in the Upstate that she felt was easier to read and follow. It is a base for the board to get started on the revisions. Mr. Rakey asked what town and if it was successful. Mrs. Vissage stated it came from Lyman and they it had been used for the last five years with much success.

Chairperson Brooks recommended that a smaller committee to review the new regulations might be the best option. He stated that adding a council member or two as well as some from the public might be a good option. Councilperson Bowers stated that she would like to get the majority of the work done before bringing the public into it. Chairperson Brooks agreed and stated the committee would be discussed at the next meeting.

Mr. Brooks also suggested that PUDS and the natural space zoning district be moved in to the LDRS from the Zoning Ordinance.

b. Updates from Council

Tarrant Street Rezoning

Council held a public hearing, and no one attended. Council voted to approved the final reading on the rezoning.

Sign Ordinance Amendments

The council voted 7-0 to adopt the new sign ordinance regulations for final review after a public hearing was held.

Small Box Discount Store Moratorium

Council had a few questions including the pricing of items and the types of businesses. No one on council was against it and voted unanimously to place a moratorium on these types of businesses for twelve months.

Wrap-up items:

Next Meeting –Tuesday March 21st, 2024. Chairperson Brooks and Mrs. Vissage may have scheduling conflicts for this date. They will discuss other options and let the board know soon.

Adjourn

Chairperson Brooks made a motion to adjourn the meeting and Mr. Bare seconded the motion. The board voted unanimously to adjourn the meeting at 8:05 PM.