



CENTRAL PLANNING COMMISSION MEETING
APRIL 16th, 2024 6:30 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL, SC 29630
ADOPTED JUNE 18th, 2024

Meeting Minutes

Call to Order

Chairperson Brooks opened the meeting at 6:35 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) Present
Paige Bowers (Council Advisor) Present	Daniel Bare (Vice Chair) Absent
Erin Ash (Member) Absent	Jennifer Vissage (Zoning Admin) Present
Lynn Chapman (Council Advisor) Present	

Approval of February 20th, 2024, Meeting Minutes

Chairperson Brooks asked if everyone had reviewed the meeting minutes from the February 20th, 2024 meeting and gave everyone a few minutes to review. Mr. Rakey made a motion to approve the meeting minutes and Mr. Vaughn seconded the motion. The commission unanimously voted to approve the meeting minutes from February 20th, 2024.

Old Business:

a. Small Box Discount Stores

Mr. Rakey shared that the committee of himself, Ms. Ash and Mr. Vaughn met earlier in the week to discuss the Small Box Discount Ordinance. They group had four major discussions:

- 1) One versus Two stores
- 2) Definitions of grocery stores, variety stores, and large discount stores do not need to be added in the section. The use of these terms was listed to make sure proposed future stores cannot try to side step this ordinance by stating that are a different type of store.
- 3) Grandfathered clause- The group felt that the grandfathered clause is covered already in the Zoning Ordinance in Section 707. There was not a need to repeat the grandfathered clause in this section as well. If there is only one store in the town limits, the dispersal clause would not be needed. This entire ordinance will come into play when there is at least 2 stores in place.
- 4) \$10 or less items

Chairperson Brooks made a motion to recommend approval of the submitted text with no amendments. Mr. Rakey seconded the motion. Chairperson Brooks asked for any further discussion. Ms. Queen wanted a clarification if one of the existing store closes, what is next? Mr. Rakey stated that the ordinance will be null and void when until another store opens. If a store closes and other one comes into the Town Limits, they can open without the following the ordinance regulations. Once more than 2 are opened or proposed, the ordinance must be followed.

There was no further discussion so the board voted 4-0 to approved the submitted text for Small Box Discount Store ordinance.

b. Manufactured/Modular Home Definitions

The Planning Commission met in a work session prior to the regular session meeting and had discussions about manufactured/modular/ tiny homes. Chairperson Brooks would like to get this item on the future agendas in hopes of getting it reviewed and completed within the next few months.

New Business:

a. Land Development Regulations

The Planning Commission met at a work session prior to the regular meeting to discuss the changes that were suggested by Chairperson Brooks. These changes would be a way for staff and the planning commission to have a clearer view of reviewing proposed subdivisions while the Planning Commission works on the overhaul of the entire document. Changes include adding the chairperson of the Planning Commission and the zoning administrator to the Review Committee, having a design review plan process for minor subdivisions, removing a reference to a Section 1008 of the Zoning Ordinance that does not exist, and removing the proportionate allocation formula.

Mr. Rakey made a motion to approved the LDRS changes as submitted and Chairperson Brooks seconded the motion. Chairperson asked for any discussion and there was none so he asked for a vote. The board voted 4-0 to approved the LDRs changes as discussed in the work session.

b. Potters Place Rezoning Request (Tax Map Numbers)

Chairperson Brooks asked Ms. Vissage to present the rezoning request to the Planning Commission. Ms. Vissage stated that Potters Place is numerous parcels of property with two located in the Town Limits and the remainder in the county. Potters Place is a religious institution that has a ministers cottages, a prayer garden and other parts for anyone to use. They are wanting to build five to seven cottages for returning missionaries to use for temporary housing. The organization is looking into rezoning the property from R-20 to AG. AG allows religious institutions to have camps and other uses. They will also be growing fruit trees as part the AG use as well.

Ms. Vissage asked Shannon Schaupp, director of Potters Place, to discuss more about their plans. Ms. Schaupp shared a map of the properties with the commission. She stated that have plans for 5 to 7 cottages for missionaries and their families to have a place to come back to acclimate themselves back into their homes after being away in a foreign country. The construction would not begin immediately because the work and materials are based on donations. The cottages would be located near the meadow which will serve as a natural buffer. She stated that 8000 people have come to visit the property for the prayer cabins and other amenities.

Chairperson Brooks asked why these two specific parcels were chosen for the rezoning request? Ms. Schaupp stated because they were the two located in the city and it would be the best place for the cottages to fit.

Mr. Rakey wanted to know if maybe rezoning to RM8 or RM 16 might be a better option. However, the person per bedroom occupancy regulations could be an issue with families living in the area. Ms. Schaupp stated that the cottages would be 1200 square feet with two bedroom and a flex room.

Ms. Queen asked if the septic would be shared or individual for each cottage. Is sewer and water available at the site? Easley/Central Water is the provider. Councilperson Bowers stated that septic tanks would not be an option because the tanks cannot be more than 300 feet from the property line.

Chairperson Brooks discussed that he felt that a rezoning was not the answer for the development. He doesn't want to completely deny the plans. He wants to work with the property owner to figure out a way to make it work. He volunteered to work with the property owner to find the way to make it work through the land development regulations and/or zoning ordinance. Chairperson Brooks wanted to see if it could be a minor review which would mean that no new roads are created, no new sewer and water would be extended, and no new drainage improvements.

Chairperson Brooks stated that he wanted a motion for the rezoning request to make a formal vote. However, he wanted the property owner to know that a denial won't kill the project. The Planning Commission and staff will figure out a way to make it work but that the rezoning is not the option. Chairperson made a motion to deny the rezoning request and Ms. Queen seconded the motion. There was no further discussion and the board voted 4-0 to deny the rezoning request.

c. Camper Definitions

Mr. Rakey has suggested making some changes to camper definition currently found in the zoning ordinance. He wants to expand the length of campers from 30 to 48 feet.

Chairperson Brooks made a motion to change the definition which is 1100.10 in the zoning ordinance as submitted and Mr. Rakey seconded the motion. Ms. Queen asked why was this change needed and Mr. Rakey stated that anything under 30 feet do not have to follow the regulations which includes living and storing on properties within the town limits. It needs to be increased to cover bigger campers. There was no further discussion so the board voted 4-0 to change the camper definition.

d. Updates from Council

Councilperson Bowers stated the final vote on the sign ordinance was given by council.

Wrap-up items:

Next Meeting –Tuesday May 21st, 2024.

Adjourn

Chairperson Brooks made a motion to adjourn the meeting and Mr. Rakey seconded the motion. The board voted unanimously to adjourn the meeting at 7:45 PM.