



CENTRAL PLANNING COMMISSION  
OCTOBER 15th, 2024, 6:30 PM  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET, CENTRAL, SC 29630  
MEETING MINUTES

1. Call to Order
2. Roll Call

Tripp Brooks (Chairperson)	ABSENT	Justin Rakey (Vice Chairperson)	PRESENT
David Vaughn (member)	PRESENT	Lauren Queen (member)	ABSENT
Daniel Bare (member)	PRESENT	Cindy Burke (member)	ABSENT
Derek Horeath (member)	PRESENT	Paige Bowers (Council Representative)	ABSENT
Lynne Chapman (Council Representative)	PRESENT	Jennifer Vissage (staff)	PRESENT
PHILLIP MISHOE (STAFF)	PRESENT		

Mr. Rakey opened the meeting and a quorum was established. Mr. Rakey asked the board members if they had reviewed the meeting minutes from August and September and asked if any changes needed to be made. No changes were received. Mr. Rakey made a motion to approve August 27<sup>th</sup>, 2024, meeting minutes and Mr. Vaughn seconded the motion. The board voted unanimously to approve. Mr. Rakey made a motion to approve September 17<sup>th</sup>, 2024, meeting minutes and Mr. Vaughn seconded the motion. The board voted unanimously to approve.

### **Church Street Rezoning**

Mrs. Vissage asked Fletcher Anderson to present his plans for a rezoning request for 1066 Church Street and the adjoining property. Mr. Anderson lives in the area and purchased the two lots where a vacant mobile home has been removed. The property is currently zoned Neighborhood Commercial with residential uses surrounding it.

Mr. Anderson wants to request a rezoning to R6 with plans to build small homes that would target young professionals. It would meet the needs of the younger group of people that are

not ready to purchase a home but want their own space. He has his own builder license and will build the units.

Mr. Vaughn asked if the building on 1058 Church Street crossed the property line. Mr. Anderson stated that he did a survey, and it is not. The county website is incorrect.

Mr. Rakey stated that the comprehensive plan lists the area as a Neighborhood Commercial zone, but he feels it should have been a combination with residential use. The entire surrounding area is residential and neighborhood commercial does not fit well. He likes the price point and feels that it meets land use goals of the comprehensive plan which includes a mix of housing types and price points.

Mr. Rakey will support this rezoning because the town needs more multifamily options as well as other housing options.

Mr. Rakey made a motion to approve the rezoning and Mr. Vaughn seconded the motion. The board voted unanimously to approve the 1066 Church Street rezoning and the adjoining lot as well. The tax map numbers are listed on the rezoning application.

Old Business:

i. Camper Text Amendments

The board had a discussion at the previous meeting about more changes to camper text amendments. Everyone in the discussion had agreed to changes. The additional change that was made was to add the definition of commercial vehicle.

Mr. Rakey made a motion to recommend the changes and Mr. Vaughn seconded the motion. The board voted unanimously to recommend the text amendment to Camper regulations.

ii. Sign Regulations

The board had a discussion at the previous meeting about changes to off-premises signs. There have been no further changes since September. Mr. Rakey made a motion to recommend the text amendment to off-premises signs and Mr. Rakey seconded. The board voted unanimously to approve the text amendment to off premises signs.

iii. Capital Improvement Plan

Mr. Rakey brought up the need for a capital improvement plan per the comprehensive plan. He wants the planning commission to create a list for the council's approval. His list included improvements to the underpass and housing projects. He has asked the board members to come up with ideas to recommend to the council. Mr. Vaughn suggested plans and services for disasters.

There was no further discussion and Mr. Rakey adjourned the meeting at 7:30 PM.