

CENTRAL PLANNING COMMISSION MEETING
DECEMBER 19th, 2023 6:30 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL, SC 29630

Minutes

1. Call to Order
2. Roll Call
 - Tripp Brooks Daniel Bare Justin Rakey Lauren Queen David Vaughn
 - Erin Ash Jennifer Vissage (Zoning Admin) Paige Bowers (Council Advisor)
3. Approval of October and November 2023 Meeting Minutes
 - a. Approved unanimously (David Vaughn was not yet present)
4. New Business
 - a. Rezoning Application: 508 Tarrant Street
 - i. Presentation: Report from Zoning Administrator stated that this application is resulting from a staff error/omission and there are three options to fix it, including the rezoning application on the table. Jennifer stated that the requested property totals nearly two acres and described the various pieces of property at hand, confirming that the single residence on the corner of Tarrant and Wesleyan (504 Tarrant St) is not included in the application but the larger parcel with the storage building that lies between 504 and 508 is part of the application. Daniel asked whether the adjacent property with a mobile home was included as well and Jennifer stated that it was not.
 - ii. Discussion: The primary concern raised was spot zoning. It was pointed out that Timberland Crossing is an existing and large multi-family development adjacent to the property within the application. Additional discussion was shared regarding Wesleyan Drive serving as a potential good candidate for increased density development that can benefit both SWU and downtown as part of the goals of the Comprehensive Plan. The group also had an opportunity to review a draft site plan.
 - iii. Public Comment: Mr. Peak asked what the opinion was of the neighbors of the property at hand. Chairman Brooks reminded Mr. Peak that additional public input could be shared at the subsequent Council meetings, however, there were no other members of the public present at the meeting. Justin asked when the property would be posted with notice and Jennifer stated it would be posted prior to the Council reading, per the Zoning Ordinance. ‘
 - iv. Vote: Motion to recommend approval of application was made, seconded and approved with five voting in favor and one against.
 - b. Dollar Store Moratorium:
 - i. Justin stated that the intent of the exploration was to protect and promote small business development within downtown and the significant negative impact that such stores can have on local and small businesses. He briefly discussed how he learned about the topic and said that he would send the

materials to the entire group to prepare for further discussion. Chairman Brooks clarified that this exploratory discussion was not directed at a single corporation, but at the concept. Justin went on to discuss some of the reported negative impacts and stressed that this should be a two-part measure. A temporary moratorium passed by Council while a formal ordinance that is tailored for our town is considered and developed by the Planning Commission. Promoting resiliency through smaller and local based businesses was also discussed. Justin stated he would send the materials to the group for future discussion.

- c. Market Rate/Affordable Housing:
 - i. Tripp discussed several possible topics for consideration early next year related to this topic. Those included clarifying regulations that apply to mobile homes vs pre-manufactured and site assembled homes, improvements to the LDR's that could be handled by the Planning Commission while a more comprehensive revision is studied or conducted, and identifying areas that are good candidates for development or redevelopment for higher density. These efforts are centered around exploring options to expand more attainable housing as mentioned in the Comprehensive Plan. Additional future topics suggested by the group included updates regarding the traffic study at the underpass. Administrator Mishoe stated that the Town of Central is switched to the Anderson County Metropolitan Planning Organization (MPO) and that the intersection is #8 on their list to address, but noted that improvements could be 5-7 years away, or more. Also mentioned that SCDOT could act sooner, but has declined to so far.

5. Wrap-up items:

- a. Next Meeting –January 16th, 2024
- b. Please add to all future agendas as standing/recurring topics:
 - i. Notification of any changes the zoning map or additions
 - ii. Report from staff regarding any known land development
 - iii. Updates regarding Pickens County Unified Development Standards Ordinance
- c. Please add to next meeting agenda:
 - i. Traffic study update
 - ii. Continued discussion on promoting and protecting small businesses
 - iii. Officer elections

Adjourn