

CENTRAL PLANNING COMMISSION MEETING  
20 APRIL 2021 6:30 PM  
CENTRAL TOWN HALL – COURT ROOM  
1067 WEST MAIN STREET, CENTRAL, SC 29630

## MINUTES

1. Call to Order
2. Roll Call - Daniel Bare, Ted Balk, Justin Rakey, Tripp Brooks.
  - a. Admin, Council - Paige Bowers, Curt Curz-Edsall, Philip Mishoe
3. Public Comments and Responses. 5 Minutes per speaker; 30 minutes total. None requested.
4. Standing items:
  - a. Approval of minutes of previous meeting. Approved without amendment or discussion.
  - b. General updates from Paige regarding town operations (5 mins)
    - i. interview with grad student starting in fall to help with comprehensive plan. Natural space res dist passed first reading - R12 has been removed, to be revisited.
  - c. General updates from Curt regarding Main Street Program and other active projects in the town (5 mins).
    - i. Farmers market through main street program; planning Memorial day to Labor day; Saturday Mornings at the Caboose. Local Farmers or food sellers encouraged to apply.
5. Old business:.
  - a. Mission & Vision Statements for Commission.
    - i. should be ready to move forward with draft for a vote in next meeting.
  - b. Review of current Master Plan.
    - i. May/ June meeting will include planning for formal feedback sessions
    - ii. Would like to have Planning Commission members and or Council members at farmer's market
    - iii. Need to have some discussions on priority of elements of master plan to visit. May be advantageous to direct the student toward areas that need more help or which may required to enact LDRs.
  - c. Natural Space Residential District Proposal; proposal passed first reading with minor edits as above.
6. New business:
  - a. Proposal to amend Zoning Ordinance section 303 with regards to annexation process.
    - i. Can we actually record the interim zoning prior to the final - yes, we would hold transmission of actual zoning to the County prior to recording the final zoning
    - ii. What rights would the land owner have under the interim zoning - would this create a lawsuit? Some of this should be addressed by Land Development Regulations.

- iii. This should help address some citizen concerns about rushing approvals and lack of transparency.
  - iv. Need to add a piece that talks about application being on file two weeks prior to Planning Commission meeting
  - v. Current proposal does not make it clear that annexation requests should be considered by Planning Commission prior to Council adoption.
  - vi. Justin will make some additions to ensure date requirements for consideration of application and also review by Planning Commission are clear.
  - vii. It sounds as-written like it will go to Council prior to Commission review.
  - viii. Application for annexation shall be submitted at least 14 days prior to the next regularly scheduled Planning Commission meeting.
  - ix. Does this run counter to the feedback that we've gotten on the recent annexation as far as a timeline -
  - x. Do not want the process to be open-ended.
  - xi. Is this a long process? For public comment and review this might take 8 to 9 months.
  - xii. Will bring revisions to May meeting; not ready for a vote as-written.
- b. Suggested revisions to section 514 Agricultural Zoning.
- i. want to remove references to mariculture
  - ii. want to remove line 3 regarding premature housing development
  - iii. In timberland section add section that the land will be used to continue to grow timber - want to prevent clear cutting land
  - iv. 5 acres may be more reasonable for the non-timberland uses
  - v. Animal hospital or boarding facility - provided that the boarding facility does not create a nuisance
  - vi. Strike Eelosynary in favor of charitable
  - vii. remove air strips and gun clubs from conditional uses
  - viii. remove additional requirements paragraph.
  - ix. Motion to approve with amendments as-recorded. Motion seconded; vote to adopt unanimously.

## 7. Adjourn

Next Meeting Date: 18 May 2021 -