



CENTRAL PLANNING COMMISSION
SPECIAL CALLED MEETING
AUGUST 27th, 2024, 6:30 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL, SC 29630

Meeting Minutes

Tripp Brooks (chairperson) PRESENT	David Vaughn (member) PRESENT
Lynne Chapman (Deputy Council Advisor) PRESENT	Justin Rakey (Vice Chair) PRESENT
Lauren Queen (member) PRESENT	Paige Bowers (Council Advisor) PRESENT
Daniel Bare (member) PRESENT	Jennifer Vissage (Zoning Admin) PRESENT

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

Meeting Minutes

Chairperson Brooks asked the board members to review the previous meeting minutes from July 16th and August 7th. Mr. Brooks made a motion to approve the July 16th meeting minutes and Mr. Vaughn seconded the motion. The board voted 5-0 to approve the July 16th meeting minutes.

Chairperson Brooks asked to make a change on the August 7th Meeting Minutes and then made a motion to approve as amended. Ms. Queen seconded the motion, and the board voted 5-0 to approve the August 7th meeting minutes.

Public Comment

Chairperson Brooks opened the meeting for public comment. He stated the rules for public comment were three minutes per person, must be an item on the agenda, and public comment would not be longer than thirty minutes total. Chairperson Brooks made a motion to approve the public comment rules and Mr. Rakey seconded the motion. The board voted 5-0 to approve the public comment rules.

Jack Queener's biggest concern is the traffic on 18 Mile Road. There are already traffic issues on the road and this proposed development will make it worse. He would suggest that road improvements be

managed before construction begins. He has been told that this development will have access through Chapman Hill Road to alleviate traffic at both phases. He believes that no one is going to cut through either phase and the access will not help. Mr. Queener asked how many officers will need to be added to manage this growth. He asked if the Planning Commission had met with the developer.

Joseph Bradford has concerns about the children in the area and construction noise from the development. He stated that there would be lots of traffic issues. He also stated that the public should be given more than three minutes to speak. Chairperson Brooks asked Mr. Bradford to make clear which area he was speaking about, and Mr. Bradford said he had concerns about both Cannon Mills and the 18 Mile PUD, but he lives near Cannon Mills, so he was mostly concerned with the Cannon Mills Rezoning.

Tereasa Young lives in the downtown area and travels through 18 Mile Road daily. She chose to live in Central not Greenville. She has concerns about the infrastructure because the town cannot provide good infrastructure to the current residents so how are going to provide more houses?

Rachelle Beckner has concerns about the Lawton Road Development and Great Southern Homes. She stated that the natural buffer that was promised has been clear cut. She feels that is a breach of trust between the citizens and the town. The buffer no longer exists and who will be accountable for this. She is requesting that developers be required to help the community with sidewalks and with the Green Trail. She stated that the town needs a full time planner to monitor all development.

New Business:

Cannon Mills SE/Side Aiken Street Rezoning

Tax Map Number 4065-11-75-2539

Chairperson Brooks opened the meeting for New Business which included a rezoning request for a vacant property on Aiken Street from RM-16 (multi family) to R20 (single family). Chairperson Brooks asked if the applicant wanted to present anything and he did not. Chairperson Brooks stated that it would be divided into three lots for three estate single family lots. He felt that this rezoning would be a less intensive use and would not have to go through the LDRs process.

Chairperson Brooks made a motion to approve the rezoning request and Mr. Rakey seconded the motion. Mr. Bare asked is a Natural Zone district would be better for this and Chairperson Brooks stated that no because there is not subdivision/development plan so R20 would be the best bet.

The board voted unanimously to recommend the rezoning request from RM-16 to R20.

Old Business:

18 Mile Development PUD Plan Review

Chairperson Brooks stated that a PUD application is a master plan community that does not meet any of the zoning districts of a municipality. The plan is unique and will become its own zoning. A pre-application conference was held, and a preliminary plan was submitted to be reviewed by staff and the planning commission chairperson. After the preliminary plan is submitted for the PUD, the council holds a Public Hearing to obtain public input on the proposed PUD development. After the public hearing, the plan comes to the Planning Commission for recommendations and then another two readings through council. After the council has two readings, the Planning Commission will begin the process of regulations.

Chairperson Brooks stated that the 18 Mile Road PUD development is Phase II of the Grange. It could be seventeen units per acre.

He asked if anyone representing the developer would like to speak. River Stillwater, Land Use Attorney, ask to speak. He stated that the 18 Mile Road is a SCDOT road and they SCDOT will have to weigh in with what improvements can and need to be done with this development. He understands that his proposed project is a big deal to the town with over 1000 new neighbors. These new neighbors will need the school and traffic improvements just as much as the current residents.

Chairperson Brooks stated the PUD plan must be in line with the elements of the comprehensive plan. It must be consistent with the goals listed in that plan. He said there was confusion about which plan to be reviewing and ask staff to clarify. Ms. Vissage asked if a the planner for the developer could clarity and Cassidy Michan was asked to clarify. He stated that the plan that was submitted last was the correct one.

Chairperson Brooks asked each board member to take time to review the packet and plans and then would ask for feedback from each.

Mr. Vaughn had concerns about the master development plans. He wants it to be addressed on all plans and not piecemeal it together. He is all for development but wants sound and smart development.

Ms. Queen agreed with the piecemeal development. She understands it is going to happen but wants smart and efficient growth. She wants to make sure the goals of the comprehensive plan are met.

Mr. Rakey is in favor of this type of development because it offers several types of densities. However, he feels that he has not been given enough information and that the preliminary plan is too vague. He called other planners in the area, and they all felt that more detail is needed before approving. He likes the fact that there are innovative and creative features which the Town does not have currently. He wants to see past works of the developer and the standards that were met. He felt that the Statement of Intent does not meet regulations for road improvements. He is excited about the this for the Town but just needs more information.

Mr. Bare stated that the development is going to happen but needs it to be innovative. He does not want to ram things through and not look at the needs and wants of the community.

Chairperson Brooks feels that the developer has not provided enough information. He feels that the plans do not align with the comprehensive plan. He does recognize the value of innovative plans. He feels that if the Planning Commission wants to allow this type of development there are some things that need to be addressed including public amenities and traffic issues. The comprehensive plans asked for master plan communities with trade offs for the good of the public.

Mr. Rakey made a motion to deny a recommendation for the PUD as presented. Mr. Vaughn seconded the motion. Mr. Bare stated that we need a better plan. Mr. Rakey stated that growth is vital, but we must advocate for the community. He felt that more information needs to be provided. He is not asking for the master plan but needs to confirm future plans. He stated that every checklist and regulations are met before a final approval.

The board voted 5-0 to not recommend the 18 Mile PUD plan as presented.

Other Business:

Next Meeting –Tuesday September 17th, 2024, 6:30 PM. Chairperson Brooks stated he would not be able to attend and asked if any others would not be able to attend. No one else stated that could not attend.

Chairperson Brooks adjourned the meeting at 7:36 PM.