



CENTRAL PLANNING COMMISSION MEETING
July 16th, 2024 6:30 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL, SC 29630
Meeting Minutes

Tripp Brooks **Present**
David Vaughn (member) **Present**
Lynne Chapman (Deputy Council Advisor) **Present**
Justin Rakey (Vice Chair) **Present**
Lauren Queen (member) **Absent**
Paige Bowers (Council Advisor) **Present**
Daniel Bare (member) **Absent**
Erin Ash (Member) **Present**
Jennifer Vissage (Zoning Admin) **Present**

Chairperson Brooks opened the meeting at 6:30 PM and stated that a quorum was established. Mr. Brooks asked if everyone had a chance to review the June 2024 meeting minutes. Mr. Brooks made a motion to approve the minutes and Mr. Vaughn seconded the motion. The board voted unanimously to approve the June 2024 meeting minutes.

Chairperson Brooks opened the meeting to public comment. Mr. Brooks wants to make sure that the board gets rules set in place at the next meeting. For now, people that sign in will be allowed to speak for five minutes with no more than thirty minutes allowed for total public comment.

Councilman Curtis Peake asked to share his concerns about the Land Development Regulations that were presented to council at their last meeting. He felt that council did not have enough time to look at

the changes before being asked to vote on them. He has concerns about the definitions of exempt, minor, and major subdivisions. He felt there needed to be more discussion with commission.

Chairperson Brooks stated he was to speak at the work session on August 5th to explain to council the proposed changes.

New Business:

AnMed Health Rezoning Request (4074-00-18-8573)

Chairperson Brooks recused himself from the discussion of the An Men Rezoning and Mr. Rakey took over chairperson responsibilities. Michael Cunningham from An Med spoke about the plans. The two parcels will house a healthcare facility with a freestanding Emergency Room and primary care offices. An Med plans to grow the facility as the community grows and the demand grows.

Mr. Rakey asked if a certificate of need would be needed from the state and Mr. Cunningham stated it is not required.

Mr. Rakey pointed out that if the property is rezoned to General Business, it will be considered conditional use. Ms. Vissage stated that conditional use means that certain criteria would have to be met to be permitted.

Mr. Rakey made a motion to approve the rezoning of the An Med Property and Ms. Ash seconded the motion. The planning commission voted unanimously to approve the rezoning request by AnMed.

Old Business:

A. Manufactured/Mobile Home Amendments

Ms. Vissage shared with the planning commission that she reviewed the entire zoning ordinance again to make sure that every mobile home term was replaced with manufactured home and that the definitions were updated for modular, manufactured, and mobile homes. The zoning ordinance the board received for final review highlighted where all changes were made.

Chairperson Brooks made a motion to approve the text amendments concerning modular and manufactured homes. Mr. Rakey seconded the motion, and the board voted unanimously to approve the manufactured/modular home text amendments.

B. Land Development Regulations

Chairperson Brooks stated that the LDR updates are with the committee, and they have plans to have an amended draft by December. He would like to see how we can connect the LDRs to the county and have the ACOG and others review it. He stated that the current changes that were proposed to council were just a band aid until things could get completed on the overall update.

Adjourn

There was no further business so Mr. Brooks adjourned the meeting at 7:20 PM.