



CENTRAL PLANNING COMMISSION  
SPECIAL CALLED MEETING  
NOVEMBER 7<sup>th</sup>, 2024, 6 PM  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET, CENTRAL, SC 29630

### Minutes

Tripp Brooks (Chairperson) <b>PRESENT</b>	Justin Rakey (Vice Chairperson) <b>PRESENT</b>
David Vaughn (member) <b>PRESENT</b>	Lauren Queen (member) <b>PRESENT</b>
Daniel Bare (member) <b>PRESENT</b>	Cindy Burke (member) <b>PRESENT</b>
Derek Horeath (member) <b>ABSENT</b>	Paige Bowers (Council Representative) <b>PRESENT</b>
Lynne Chapman (Council Representative) <b>PRESENT</b>	Jennifer Vissage (staff) <b>PRESENT</b>
Michael Forman (Planning Consultant) <b>PRESENT</b>	

Chairperson Brooks opened the meeting at 6 PM and a quorum was established. Mr. Brooks asked that the board members review the meeting minutes from October 15<sup>th</sup>, 2024, and to request any changes. None were received and the Chairperson made a motion to approve the minutes. Mr. Rakey second the motion and the board voted 5-0 to approve. Mr. Brooks abstained from voting since he was not present at the meeting.

### 18 Mile Road PUD Review

Chairperson Brooks asked Michael Forman to introduce himself and then present the staff report for the 18 Mile Road PUD Review. Mr. Forman gave a brief introduction and presented the staff report. It is for Phase I of the 18 Mile Road owned and developed by Youngblood Development. It will be located at the intersection of SC Highway 88 and 18 Mile Road. There will be 293 units, which is a mix of townhomes and single-family homes.

Mr. Forman listed the sections that the documents/plans were compliant with the zoning ordinance:

Section 512.6 includes signage, items to be included on the site map, open space, drainage plan, easements, traffic study and yard dimensions. The documents are compliant with all requirements of the zoning ordinance.

Sections 512.8, 512.9, 512.10, and 512.11 are compliant. Items include sidewalks and common areas.

Section 512.12 were addressed and compliant. Items included utilities.

Section 512.13 are compliant which included the setbacks between residential buildings.

Staff recommends approval with conditions that all non-complaint issues will be brought into compliance before the November 19<sup>th</sup>, 2024 planning commission meeting.

Chairperson Brooks suggested that the board review each element of the PUD review before making a final decision and vote.

#### 1) Green Space/Public Space/Stormwater Ponds

Chairperson Brooks asked Cassidy Michaux of DPR Design explain the public amenities and green space. Mr. Michaux showed a map with open space and public amenities would be located. Public amenities could include pavilions, gardens, playgrounds, walking trails, clubhouse, and pool.

Mr. Rakey asked what level of commitment there is on these amenities. He wanted to know if this was the bare minimum at this time.

Mr. Michaux stated that the amenities would depend on which builder was chosen for this development.

Chairperson Brooks asked if the amenities are just for Phase I and Mr. Michaux stated that Phases I and 2 will share amenities.

Chairperson Brooks asked if the stormwater pond for Phase I was off site and if so, who would oversee the maintenance.

Mr. Forman stated that the pond is off site, however it is the same owner so it should not be an issue to have a maintenance agreement. He stated DHEC will have a maintenance covenant that will be permanently recorded.

Chairperson Brooks asked what would happen if a new owner came if the HOA took over.

Mr. Forman stated that a new owner/HOA would be responsible for all stormwater pond maintenance.

Jonathan Nett of CivilSD stated that a recordable easement could ensure all future maintenance.

Mr. Brooks stated that he would like a condition of the final review of the PUD be that an easement or legal mechanism be in place for ongoing maintenance of the stormwater pond which can be conveyed to the future HOA. He requests that this be resolved before the subdivision review.

#### 2) Entrance and Exit of Development

Mr. Vaughn has issues with one entrance and exit of the development. Chairperson Brooks stated that traffic flow issues are going to need to be addressed and agrees with Mr. Vaughn that one entrance/exit will create issues. He stated that it will be addressed with the

subdivision review because the town's LDRs would require more based on the number of units proposed.

Mr. Rakey stated that he flew a drone over the proposed entrance/exit from 5:30 to 6:30 PM. He stated that SCDOT states that a vehicle needs 7.5 seconds of unimpeded opening to turn from a minor road to a major road. He provided a table of the traffic and it showed a lot of blocked traffic. He feels that one entrance/exit is making a current issues an even more major safety concern. He suggested looking at either an additional entrance or movement of the proposed entrance/exit.

Mr. Rakey stated that he had previously expressed his opinion in the pre-conference meeting that placing the primary entrance/exit on Hwy 88 vs Road 18 made the most sense to him. It is flat, straight, has 1/2 the traffic volume of Road 18, and has no backups which block the areas where an intersection could go. Mr. Bare stated that previous drawings which had been shared with the Commission showed the only entrance/exit on Hwy 88, so we know they have at least considered it and don't know why that was scrapped.

Mr. Vaughn stated that the big picture needs to be looked concerning the traffic. He stated that the connection at 18 Mile Road is going to be problematic and needs to look at the overall not just piecemeal. He wants to see all traffic concerns and how they will be addressed for all Phases, not just Phase I.

Mr. Michaux stated that a traffic engineer was hired, and a traffic study was completed and submitted. It accounted for peak hours of traffic and a left turn lane will be added per SCDOT recommendations. He stated that the future development cannot be predicted because plans change.

Chairperson Brooks stated that the applicant can only commit/comment on Phase I. He asked that the condition of the final plan be that the location of the primary entrance be reviewed and another entrance will be considered.

### 3. HOA covenants/short term rentals/nonconforming uses

Chairperson Brooks stated that the sample HOA covenants state that the maximum number of residences is based on local laws. However, because this is based on the PUD language, there are no local laws to go by. Therefore, the sample HOA stated that no more than three unrelated people can live in a unit or home.

Mr. Rakey had concerns about solar panels not being allowed in the front of the house per the proposed HOA covenants. He stated that there is a legislative bill being reviewed to remove solar panel restrictions in HOA covenants. Mr. Michaux stated that it would have solar panel restrictions removed from HOA covenants.

Chairperson Brooks asked if there were any general requests from board members concerning the PUD review. Mr. Vaughn asked if the current building code would be what the builders would follow. Mr. Forman stated that the building code would be whatever the latest that the Town has adopted when building permits were filed.

Mr. Vaughn has concerns about the floodplains and how it would be addressed. Would the development follow the current FEMA maps or would the new ones that are currently updating be the ones that are followed? Mr. Nett stated there are no floodplains on the property per the current FEMA maps. Ms. Vissage sent Mr. Nett the proposed flood plains for him to review for the development. Mr. Nett stated that any floodplain issues would be addressed with culverts.

Chairperson Brooks made a motion to approve the final PUD of 18 Mile Road with the following conditions:

- 1) A legal mechanism with suitable language regarding the future maintenance of Stormwater Pond B and Stormwater Pond C must be provided at the time of preliminary subdivision review.
- 2) A second ingress/egress point will be required at the time of preliminary subdivision review as per the Town of Central Land Development Regulations. This may affect the location of the ingress/egress point as shown.
- 3) A note to be added to the Final Development Plan stating that private solar panels may be allowed, subject to local, state, and federal regulations.

Mr. Rakey seconded the motion, and the planning commission voted unanimously to approve the Final PUD plans with condition.

The next meeting is scheduled for November 19<sup>th</sup>, 2024, at 6:30 PM.

There were no further business and Chairperson Brooks adjourned the meeting at 7:17 PM.