



CENTRAL PLANNING COMMISSION
SEPTEMBER 17TH 2024 6:30 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL, SC 29630

Meeting Minutes

NO QUORUM WAS ESTABLISHED SO NO VOTES WERE TAKEN. ALL ITEMS WERE DISCUSSION ONLY.

Tripp Brooks (chairman) NOT PRESENT	David Vaughn (member) PRESENT
Lynne Chapman (Deputy Council Advisor) PRESENT	Justin Rakey (Vice Chair) PRESENT
Lauren Queen (member) NOT PRESENT	Paige Bowers (Council Advisor) PRESENT
Daniel Bare (member) PRESENT	Jennifer Vissage (Zoning Admin) PRESENT

Mr. Rakey opened the meeting at 6:30 PM. He welcomed the newly appointed members Cindy Burke and Derek Hoerath. He asked everyone on the board and staff to introduce themselves to the new board members.

It was established that the new board members would only be observing and would not be voting tonight. A quorum was not established so the board would only be having discussions only.

Meeting Minutes

The August 27th, 2024 meeting minutes will be reviewed and approved at the next meeting.

New Business (Discussion Only):

Sign Regulations Text Amendments

Mr. Rakey stated that Mrs. Vissage shared with the commission the three areas of the zoning ordinance that could cause confusion for real estate development signs. Ms. Vissage and other staff recommended that the town allow these temporary off-premises signs to help with the marketing of the new developments. Staff feels that the town wants to help not hurt these developers to get the homes sold.

Mr. Rakey stated that allowing these signs will create problems because the Town is having numerous new developments coming or under construction. He feels that there should be no preferential treatment for one type of business. Mr. Rakey felt that off premises signs are not likely coming to beneficial to sell the houses, especially with the internet.

Mr. Bare stated that these signs do help the potential buyer find the houses. He can see both sides of the issue with the developer wanting to market the product but also the town not wanting so many signs everywhere. He just doesn't want to be an anti-builder.

Mr. Rakey stated that they can still have signs on property and feels that it would not be beneficial for marketing for the developers.

The board will have to discuss and vote on this at the next meeting.

Tree Canopy Text Discussion

Mr. Rakey presented his idea for tree canopy regulations. He wants to protect the trees and needs to decide if the proposed amendments need to be in the Land Development Regulations and/or the Zoning Ordinance. He feels that if developers need to cut down trees they need to be enforced to replenish them. He thought that maybe the town could provide incentives to replenish the trees. He would also like to see this enforced on small developments like one or two single family lots as well.

Mr. Vaughn has had concerns since everything that happened on Lawton Road development and the cutting of trees on the required buffer. He feels that the text amendments need to be in the Land Development Regulations but wants to know how they will be enforced.

Mr. Rakey stated that it would be most beneficial in the LDRs because it would address the big developments.

Mr. Horeath proposed a requirement that would be based on the square footage. A certain percentage of the square footage must have vegetation and trees would be required to remain or replaced. There will need to be some exceptions such as where the house may need to be located.

Ms. Burke stated that the City of Savannah required the percentage rule. She stated that enforcement would be needed.

Mr. Rakey stated that Charleston is another good example.

Mr. Horeath asked if the town's zoning ordinance has a list of specific trees that are allowed/not allowed. Mr. Bare stated he knew that the state just passed regulations about trees but does not think it is listed in the zoning ordinance.

PUD Text Discussion

Mr. Rakey stated that many issues in the PUD regulations have arisen since the 18 Mile Road PUD proposal. He feels that the regulations are outdated, and the system of approval needs to

be revised. The current regulation has the preliminary plan submitted to the Planning Commission for review. The Planning Commission then makes a recommendation to council who then send it back to the Planning Commission for final review. Any minor changes after the final plan will be reviewed by staff and any major changes must be approved by council. Mr. Rakey feels that these need to be better aligned and maybe have the council resend its approval of major changes to the planning commission.

Mr. Rakey also stated that there needs to be a high level of information/more details with each plan. He wants to include information on things like amenities and how each lot will be landscaped.

Mr. Vaughn wanted to make sure the comprehensive plan is incorporated into every proposed plan for large developments. If a large development comes into town, he wants to see everything, not just piece by piece. He wants the planning commission to work with the developers through partnerships.

Councilperson Bowers stated that future resources that the town is working on could give us other options. She suggested that the board members look at other towns like Woodruff to see about the Flexible Review District that could be a new and more up to date way to address mix use developments.

Planning Resource

Councilperson Bowers stated she has been working with the council on hiring a planning consultant to help with the PUD developments and other things as needed. She has some ARPA funds left, and she can use some of it to hire a consultant. The town has agreed to hire Michael Forman to work on the PUD and other items as needed. He will work with Ms. Vissage on these items.

Capital Improvement Plan

Mr. Rakey wants to know how to create a Capital Improvement Plan for the Town. He wants to know if it is a council request of the planning commission to take on and is there a type of study to get the completed. He feels that it needs to be done because of it being mentioned in the comprehensive plan.

Old Business (Discussion Only)

Camper Text Amendments

Councilperson Bowers was not at the meeting where the planning commission voted on the camper/rv regulations. When it came to council, she had it tabled because of some confusion in the wording. She stated that points 1 and 3 go against each other. One states that no campers/rvs can be store in the front or side yards while number 3 says it cannot be parked for more than 3 days.

Mr. Horeath stated that people will use the words of stored and parked to get around the regulations. These items need to be defined better.

Mr. Rakey stated he would look into changing the wording and have it for the next meeting.

Mr. Vaughn asked if the town could have conversation between Clemson, Central, Seneca and Pendleton. It would be to discuss developments and transportation issues in each town. Mr. Rakey asked if Pickens County had requested a regional planning commission. Ms. Vissage stated that no cities wanted to participate but that a group of planners and administrators do meet once a month to discuss development and issues. If there are issues or proposed regulations in those meetings, they are taken back to the council and commissions.

Council member Bowers stated that she felt the Planning Commission may need to have two meetings in October with so many items on the agenda including the PUD review and a rezoning. The next meeting is scheduled for October 15th, 2024. We could have two meetings and separate for one to be just concerning the PUD. We could have two dates or just have two meetings on the 15th starting earlier. She asked the planning commissioners to look at their calendars to see if that would work.

Mr. Rakey adjourned the meeting at 7:30 PM.