

**CENTRAL PLANNING COMMISSION**

**REGULAR MEETING**

**March 18th, 2025 – 6:30 PM**

**CENTRAL TOWN HALL**

**1067 WEST MAIN STREET, CENTRAL SC, 29630**

*Disclaimer: Information contained in the “Background Information” section(s) is intended to provide the public with context regarding agenda topics. It is for informational purposes only and does not represent an opinion or position regarding the topic by the Commission or restrict the discussion of the topic by the Commission to the content contained in the section. The Commission strives to be transparent and keep the public informed of the activities of the Commission so that citizens may be aware when topics under consideration may affect them.*

1. Call to Order
	1. Attendees present
	2. Attendess absent

1. Previous Meeting Minutes Approval
	1. February 18th, 2025 Meeting Minutes
2. New Business
	1. 2025 Commission Goals
		1. Background Information: The Chair has asked for members to compile goals for the Commission to share at the meeting. This discussion will help the Commission focus on longer-term planning purposes and to establish priorities for the year.
		2. Discussion and/or action
	2. Coffee with the Commission Sessions
		1. Background Information: The Chair and Councilwoman Bowers plan to host informal sessions to be conducted at businesses within the Town. These sessions will allow for business owners and citizens to meet and freely discuss issues and opportunities for the Commission to consider. Dates have not yet been set, though likely to occur during late spring and into summer.
		2. Discussion only
	3. Comprehensive Plan Update
		1. Background Information: With a variety of potential projects planned in the southern region of the town limts, the Comprehensive Plan needs to be updated to include this area and outline measures the Town should take to prepare for future development. The Chair is expected to ask Mike Forman to prepare draft revisions for future consideration by the Planning Commission. Any such revisions would ultimately have to be approved by Town Council at a future Council meeting.
		2. Discussion and/or action
	4. SCDOT Delay of Green Crescent Trail Project
		1. Background Information: SCDOT has delayed construction of portions of the Green Crescent Trail. The Commission will review letters to be sent on behalf of the Commission to SCDOT representatives to request the project move forward as planned.
		2. Discussion only
	5. Development Project Updates
		1. Background Information: The Chair will ask for updates regarding various development projects within the Town with an emphasis on project progress and any enforcement actions or any zoning-related citizen complaints received by the Zoning Administrator.
			1. Updates to be received:
				1. Eagle Creek
				2. Lawton Road
				3. 18 Mile Road PUD
	6. Commission Vacancy
		1. Background Information: A seat on the Commission is vacant. Interested applicants must be a resident of the Town and may submit an application to Town Hall. Applicants are appointed to the Commission for a limited term by Town Council.
			1. Discussion only
3. Old Business
	1. Draft Capital Improvement Plan
		1. Background Information: The Chair has asked at recent meetings for the Commission members to provide topics to be added to a draft version of a Capital Improvement Plan. The Commission has provided those suggestions and a draft plan will be considered by the Commission. Town Council is then ultimately responsible for approval, implementation, and oversight of a CIP.
		2. Discussion and/or action
	2. Accessory Apartment Ordinance Update
		1. Background Information. The Commission has previously reviewed a draft of the Zoning Ordinance specific to Accessory Apartment Units. Changes requested at the previous meeting have been incorporated into an updated draft which will be considered by the Commission. Any such ordinance would ultimately have to be approved by Town Council at a future Council meeting.
		2. Discussion and/or action
	3. Tree Ordinance
		1. Background Information: The Planning Commission is considering measures to protect trees and greenery throughout the Town while balancing the needs of property owners to remove trees as needed. Previous discussions on the topic have mentioned a desire to limit clear-cutting entire parcels - particularly for larger-scale developments, the challenges of enforcing such an ordinance, and respecting the rights of property owners. Any such ordinance would ultimately have to be approved by Town Council at a future Council meeting. No draft ordinance is ready for review and the Commission will receive an update about its development.
		2. Discussion only
4. Other Business
5. Wrap-Up Items
	1. Next Regular Meeting – Tuesday, April 15th, 2025 at 6:30 PM
6. Adjourn