

CENTRAL PLANNING COMMISSION MEETING  
20 OCTOBER 2020 6:30 PM  
CENTRAL TOWN HALL – CONFERENCE ROOM  
1067 WEST MAIN STREET, CENTRAL, SC 29630

## Minutes

### Call to Order

### Roll Call

- Justin Rakey (Present)
  - Carissa Hood-Pope (Zoom)
  - Ted Balk (Zoom)
  - Daniel Bare (Zoom)
  - Curt Edsall (Present)
  - Paige Bowers (Zoom)
  - Tripp Brooks (Zoom)
1. Standing items:
    - a. Approval of minutes of previous meeting
      - i. Motion offered, seconded and approved unanimously
    - b. General updates from Paige regarding town operations (5 mins)
    - c. General updates from Curt regarding Main Street Program and other active projects in the town (5 mins)
  2. Old business:
    - a. Discussed outcomes of Council Work Session review of Main Street District overlay zoning proposal. Council wanted to review map prior to placing on the agenda for meeting in November.
    - b. Discussed outcomes of Council Work Session and Meeting regarding 503.3 proposal. 503.3 proposal was tabled. Many concerns from Council and feedback from residents regarding lack of affordable housing and gentrification.
    - c. Reviewed application for re-zoning parcel 4066-00-40-0877 to Agricultural. Parcel is contiguous to another agricultural parcel. Verified that the single dwelling proposed in the application meets agricultural zoning requirements. Motion to approve application offered, seconded and approved.
  3. New business:
    - a. Election of Secretary for the Commission
      - i. Tripp Brooks volunteered. All members present voted in favor of Tripp to have the role of Secretary.
    - b. Master Plan
      - i. Discussion of state requirements for Master Plan to be reviewed every 10 years by the Commission. Current Master Plan was created in roughly 2007. It is available at Town Hall. Commission will review current Master Plan at subsequent meetings. Discussed other sources for input to Master Plan such as outside firms.

- ii. Discussion of Mission Statement for Commission. Members agreed that it is of great importance to have a mission statement stating the guiding principles and goals for the Commission. Daniel Bare offered to research some mission statements from other similar bodies for use in constructing a draft. Item will be reviewed at next meeting.
- 4. Wrap-up items:
  - a. Updated zoning maps may be available for members from Town Hall.
  - b. Next Meeting - Tuesday 17 November 2020