

CENTRAL PLANNING COMMISSION MEETING  
16 FEBRUARY 2021 6:30 PM  
CENTRAL TOWN HALL – CONFERENCE ROOM  
1067 WEST MAIN STREET, CENTRAL, SC 29630

## Minutes

1. Call to Order
2. Roll Call- Carissa Hood-Pope, Daniel Bare, Tripp Brooks, Curt Curz-Edsall (present). Ted Balk, Paige Bowers (Zoom).
3. Public Comments and Responses
  - a. Janie Collins-Has anyone looked at Easley or Greenville developments that have used this cluster type zoning?
  - b. There is a proposal to put about 100 homes on less than 24 acres-why would anyone want this density
    - i. Developer needs a certain number of homes on the site to make housing affordable but remain profitable.
    - ii. Density is a trade-off for less disturbed area, less impermeable area, less wildlife disturbance.
  - c. Would like to see trees between the homes.
  - d. What keeps the builder from developing the natural space
    - i. The ordinance (both proposed and existing - covenant/ restriction of green space discussion)
  - e. The plan has two entrances on Lawton Rd.
    - i. Several plans reviewed; none are final. Traffic on Lawton is a concern.
  - f. Feels as if several members of community have poured out their hearts and have not been heard. The process is moving forward too quickly. Needs a community survey.
    - i. Portions of the process have timing requirements. Community comment is a part of all milestones associated with the project.
  - g. Is there a way to have remote meeting attendance - Clemson Council does this.
    - i. Discussion of different roles of Planning and Zoning vs Council. Central Council meetings are not remote.
  - h. It is difficult to find agendas online.
    - i. Email to the town Clerk will get anyone on the distribution list for meeting agendas.
4. Standing items:
  - a. Approval of minutes of previous meeting. Motion offered to adopt minutes. Motion seconded. Approved unanimously.
  - b. General updates from Paige regarding town operations.
    - i. Request from Council to create Vision Statement for the Town. Discussion on specifics of the request and lack of specificity. The vision statement does touch on several of the required elements of the Comprehensive Master Plan.
    - ii. Discussion of link or address of a survey to be placed on the information line of the water bill.

- c. General updates from Curt regarding Main Street Program and other active projects in the town.
  - i. Curt has proposed a part-time code enforcement officer to identify non-conformances and work with PD on Codes enforcement. There are other housing developments in the works. There is currently an officer with codes in his scope, but lacks related training/ experience. Ideally candidate is part-time or shares roles across departments.
  - ii. Continuing submittal to DOT for cross walks.
  
- 5. Old business:
  - a. Main Street District proposal & posting. There is a public hearing before next Council Meeting (8 March).
  - b. Mission & Vision Statements for Commission. General feedback that draft statements are OK. Daniel is continuing to make adjustments.
  - c. Review of current Master Plan. We need to be thinking about how to gather information. The grad student has been approved with tentative start in August. The 2007 plan has been converted to digital format. We will need to prioritize which elements need to be addressed first. There may be portions of the 2007 plan that are roughly applicable as-is.
  - d. Cluster Zoning Proposal. There has been some confusion on this as we have called it several things. Natural Space Residential Development is the name on the proposal. Concerns and discussion regarding Accessory uses (sheds, etc) after development; traffic; setbacks; want to ensure we're not designing ordinance for one neighborhood; Plantings & curb appeal; Renaturalization of disturbed areas; Is this really affordable housing? (discussion ensued that the ordinance itself doesn't have affordability requirement).
    - i. A Special Called Meeting was requested on 23 Feb. to further discuss so that we can move forward with a proposal quickly.
  
- 6. New business:
  - a. N/A
  
- 7. Adjourn

Next Meeting Date: 23 Feb 2021