



**TOWN OF CENTRAL  
SPECIAL CALLED MEETING – PUBLIC HEARING MINUTES  
MONDAY, JANUARY 2, 2006 - 6:30 PM  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET  
CENTRAL, SC 29630**

The meeting was called to order by Mayor Harrison R. Holladay, Jr.

Mayor Holladay rendered the invocation.

1. Discussion to amend the Zoning Ordinance Section 508 CC, Core Commercial District, Sub-section 508-2, Sub-paragraph (i) to read “cultural and community centers, including libraries, theaters, neighborhood recreation centers”; churches and other religious facilities has been removed from Sub-Paragraph (i). Remove Sub-Paragraphs (L) clinics, nursing and convalescence homes, and (P) funeral homes from Sub-section 508-2; sub-paragraph (Q) has been amended to read “parking lots and parking garages.” Sub-paragraph (T) facilities of the Pickens County School System or other Public Service Districts, this sub-paragraph is to be removed from the Zoning Ordinance.

Public Comments:

Council Member Stan Thompson requested to comment as a member of the public and not Council. He expressed his appreciation to the Planning Commission for their efforts in reviewing the ordinance. Mr. Thompson stated he had given the matter a lot of thought; prayed about it a little bit and lost a little sleep over it. He wanted his opinion to go on record. To some degree it made sense to suggest eliminating churches from the Core Commercial District, in as much as one would think the Commercial District is intended to promote commerce and give individuals an opportunity to establish and run a business and make a lively hood. At the same time, he would hope that people would realize that making money is not the most important thing in life. If he was a member of Council and voted in favor of this change and if the proposal should pass, he would not want to be one of those who voted to kick God off of Main Street. Also, in thinking of what was going on in China, where the government suppresses the free exercise of religion, and practically eliminates all houses of worship. He hoped Central would not be likened to Communist China, and regulate where people could worship. There is some danger in this ordinance, if it were to pass. He would have a very difficult time approving this recommendation – that churches be eliminated from Core Commercial. He also stated that next week when the newly instated Council has an opportunity to have first reading, that those of the body who are members of faith would see likewise and bring themselves not to vote in favor of this change.

David Donald stated he felt the Planning Commission has done a wonderful job, but he also felt there are more businesses permitted in this Core Commercial area that shouldn't be. He understands Council Member Thompson's concerns, and being a Christian himself and attending church regularly, he feels there are places for churches and places that churches shouldn't be. He also stated he resented Mr. Thompson's comparing Central to Communist China, because we are a long way from that.

Gary White reported that the Planning Commission felt the Core Commercial area was small and that was the reason for taking some businesses out which included churches. ly churches require a larger area and if the Core Commercial area were larger, the churches would not have been eliminated.

Mayor Holladay stated that churches already established are exempt, but the new ones such as the one in the old hardware store, is out of place. The buildings were built for businesses and not for steeples on them.

2. Discuss adding Section 727 Lighting Standard to the Town of Central's Zoning Ordinance, to read as follows: SECTION 727 Lighting Standards: The following lighting requirements apply to Architectural lighting, parking area, site lighting, security lighting, and the illumination of outdoor storage and merchandise:
  - A. Cutoff Fixtures: All outdoor lighting fixtures rated 5,500 Lumens or more shall be full cut-off or fully-shielded fixtures as indicated below:
    1. Light glare and trespass: With the exception of streetlights, all lighting fixtures shall be designed, located, and installed to avoid casting direct light onto adjacent properties and streets or creating glare in the eyes of motorists and pedestrians.
    2. Floodlights: Floodlighting is discouraged, and if used, must be shielded to prevent disability glare for drivers or pedestrians, light trespass beyond the property line, and light above 90 degree, horizontal plane. (Unshielded wallpack type fixtures are not permitted.)
    3. Height: The height of the light shall not exceed twenty (20) feet above grade.
    4. Gas Station/Convenience Store Canopies: Light fixtures for canopies shall be positioned so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.
3. Discuss closing Green Street.

Council Member David Donald expressed his appreciation for the efforts the Planning Commission put forth, but personally would have preferred the height be 18 feet instead of 20 feet. Council member Gary White stated that the 20-foot pole was the more standard height. He researched this in catalogs, the internet, and several ordinances from other locations.

Public Comments:

Mr. Ernest Clifton McAlister, Jr., 464 Gassaway Street, owner of the property requested closing the street. He stated this street has been used as a public garbage disposal. Other people have used it to dump trees, brush, and trash. Also, it is used as a “courting” site. Mr. McAlister paid \$200 to have old limbs removed 2 weeks ago.

Chief Gibbs has contacted the Town attorney and he will have a formal answer by the next Council meeting. He met with Mr. McAlister on two different occasions and agrees no one will benefit by keeping the street open. He has proposed a large gate covering the road to close it off. Mr. McAlister as well as the Town will have a key to this gate. The Town has some manholes on the property. The police department supports the closing of this street.

Administrator Thompson stated, according to State law, the Town must run an advertisement in the local paper for 3 weeks. After the Council votes on this in February, it will be sent to the Circuit Court Judge for final approval.

Council Member Gary White asked if the road would belong to the Town or Mr. McAlister. Mr. Thompson said the Town never owned the street. Mr. White asked who would pay for the purchase of the gate. Mr. Thompson stated it has not been discussed yet.

Mac Martin made a motion to adjourn; this was seconded by Gary White.

Respectfully submitted,

Sandra L. Brown, Town Clerk