

**TOWN OF CENTRAL
COUNCIL INFORMATION MEETING
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, APRIL 13TH, 2026 – 6:00PM**

“AGENDA”

Call to Order – Mayor Ken Dill

Invocation

1. Review of previous minutes – Mayor, Ken Dill
 - a. Council Information Meeting & Retreat Minutes – March 02nd, 2026
 - b. Regular Council Meeting Minutes – March 09th, 2026

2. Proposed Resolution – Mayor, Ken Dill
 - a. Appointment of liaison to the friends of Green Crescent Trail

3. CAT Bus Agreement – Phillip Mishoe
 - a. Town of Central and City of Clemson / July 2026 -June 2027

4. Discussion of QR Code to increase public communication – Phillip Mishoe

5. Budget Update – Phillip Mishoe

6. Petition for Annexations
 - a. 4065-15-73-4180; 126 Meridian Ave
 - b. Simms School Road

7. Adjourn

Approved: ARM

Date: 4/10/26

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING
1067 WEST MAIN STREET, CENTRAL, SC 29630
MONDAY, APRIL 13TH, 2026 – 6:45 PM**

AGENDA

Call to Order – Mayor Ken Dill

Invocation

Call to Order

Pledge of Allegiance

Pledge of Civility

*Recognition of the Central/Clemson 10U Girls and 14U Boys basketball teams for
winning the South Carolina Athletic Programs State Championship*

1. Review of previous Meeting Minutes
 - a. Work Session Minutes – 03.02.2026
 - b. Regular Council Meeting Minutes – 03.09.2026
2. Public Session – 30 minutes
3. Receipt and Disposition of Petitions – 15 Minutes – Phillip Mishoe
4. Reports from Council Committees:
 - a. Finance and Marketing – Daniel Evatt
 - b. Streets and Public Safety – Joe Moss

- c. Enterprise – Lynne Chapman
 - d. Recreation – Robert Griffin
 - e. Planning – Curtis Peek
 - i. Appointment of Planning Commission Representative
 - ii. Appointment of Boards and Zoning Appeals Representative
 - f. Tourism and Economic Development – Doug Barry
5. New Business
6. Old Business
7. Introduction and consideration of new Ordinances, Policies, Proclamation and Resolutions
- a. PARCEL # 4065-15-73-4180
 - i. 126 Meridian Ave, Central South Carolina 29630
 - b. ORDINANCE #05-11-2026 – 1st Reading – Rezoning of Simms School Road
 - i. 4075-10-27-6126 to be combined with 4075-10-27-7016
 - c. RESOLUTION #04-16-2026 The Maw Bridge Sewer Replacement
8. Consideration of Ordinances and Policies already in the possession of Council
- a. ORDINANCE # 04-13-2026 MID – 2ND Reading - (Municipal Improvement District)

b. ORDINANCE #04-13-2026 – 2ND Reading - Comprehensive Plan

i. An ordinance to amend the comprehensive plan – future land use map of the Town of Central, South Carolina

9. Reports / Comments from the Administrator and Mayor

a. Administrator:

b. Mayor:

10. Action Items

11. Adjourn

Approved: PDM
Date: 4/10/26

45 **Mayor Dill proposed that publishing of complete Council packets with agenda (online /**
46 **website) be made into a policy.**

47 After discussion, item was requested to be added to the upcoming Council Meeting agenda

48

49 **Tom Cloer proposed that the concession stand located at Bolick Field in Central be named in**
50 **memoriam of Susan Abercrombie**

51 Item was requested to be added to the March Council meeting agenda

52

53 **Letter of Commendation – Chief Steve Thompson**

54 A letter of commendation for Officer K. Stelline and K9 “Niko” was brought before Council
55 members. After discussion, the Letter of Commendation for both Officer K. Stelline and K9
56 “Niko” will be drafted, signed, and presented at the March Council meeting. Item added to
57 agenda.

58

59 **Notice of a community garden was provided to Council to help spread the word about an**
60 **exciting community involvement opportunity that will take place on the property of Mullinax**
61 **Tree Service.**

62

63 **A reminder was noted that Statement of Economic Interest is due by March 30th, 2026 at**
64 **12:00PM.**

65

66 With no objections, Mayor Pro-Tem, Ken Dill adjourned the meeting at approximately 9:26 PM.

67

68 Respectfully submitted,

69

70

71

72 Jessica H. Rowland

73 Town Clerk

74

75 Approved: _____

76

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, MARCH 09TH, 2026 – 7:00PM**

Present: Mayor, Ken Dill; Council Members, Curtis Peek, Doug Barry, Robert Griffin, Joe Moss, Lynne Chapman, Daniel Evatt; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Police Chief Steve Thompson: Officer Keagan Stelline and K-9 Niko, Officer Sam Freeman, Josh Addis, Sam Walters, Jack Queener, Paul Brown, Danielle O’Neil, Alec Salem, Kabi Martin, Brandon Norris, Mike Burns, Katrina Heise, Ann Warmuth, Justin Rakey and Town Clerk Jessica Rowland. All those requesting the agenda and members of press were notified Friday, March 06th, 2026 at 3:11 PM.

The meeting was called to order by Mayor, Ken Dill

Mayor Ken Dill rendered the invocation

Invocation and Pledge

An invocation was delivered, followed by the Pledge of Allegiance, led by Mr. Peak. Council and attendees also recited the Civility Pledge in accordance with the South Carolina Municipal Association initiative.

Approval of Agenda Amendment

A motion was made to amend the agenda by moving Agenda Item #9 to Item #3 and allowing Mr. Alex Salem (Walmart Store Manager) to speak prior to public session.

Motion	Second	Vote
Councilmember Mayor Ken Dill	Councilmember Joe Moss	Unanimous

Special Recognition

- **Commendation – Officer Stelline and K-9 “Niko”**

Mayor Dill presented a Letter of Commendation to Officer Stelline and K-9 “Nico” for their actions on January 2, 2026, when they successfully located a missing woman who had attempted self-harm and ensured she received life-saving medical assistance.

A motion was made to enter the Commendation Letter into official Meeting Minutes.

32 [See attached letter]

Motion	Second	Vote
Councilmember Mayor Ken Dill	Councilmember Joe Moss	Unanimous

33

34 ***Walmart Store Renovation Update***

35 Mr. Alex Salem, Store Manager of the Central Walmart, provided an update on the store's
36 renovation.

37 Key highlights included:

- 38 • \$9 million investment in the Central store
- 39 • Updated signage and displays
- 40 • Expanded product selections
- 41 • Improvements to online pickup and delivery services
- 42 • Pharmacy redesign with privacy areas
- 43 • Installation of digital shelf labels
- 44 • Addition of a Dunkin' Donuts location
- 45 • Renovation of Clemson and Southern Wesleyan apparel sections
- 46 • Commitment to keeping community donations focused within Central

47 Mr. Salem also committed to restoring a community-themed mural in the store and announced
48 participation by regional Walmart leadership at upcoming community events.

49

50 ***Public Session***

51 **Wreaths Across America – Annual Report, Ms. Ann Warmuth**

- 52 • Approximately 250 volunteers participated
- 53 • 1,036 veterans honored
- 54 • Projected 1,090 veterans for 2026
- 55 • Request for \$1,496 from the Town to sponsor 202 wreaths

56 Council will review the request during a future Council Information Meeting.

57

58 **Planning Commission Report – Mr. Justin Rakey**

59 Planning Commission Chair, thanked council for:

- 60 • Funding a contract planner
- 61 • Supporting zoning administration through Appalachian Council of Governments
- 62 • Allocating funds for a Code Enforcement Officer

63 He also expressed appreciation for the leadership of the Town Administrator.

64

65 ***Ordinances and Policies already in possession of Council***

- 66 • *Ordinance 03-09-2026*; Second Reading; Annexation of 232 Central Landfill Road
- 67 (Parcel 4075-00-1065)

Motion	Second	Vote
Councilmember	Councilmember	4 – Yes
Mayor Ken Dill	Joe Moss	3 – No

68

69 Motion Carried

- 70 • *Ordinance 03-09-2026*; Second Reading – Annexation of Parcel 4074-00-55-4422; 1754
- 71 Eighteen Mile Road

Motion	Second	Vote
Councilmember	Councilmember	Unanimous
Curtis Peek	Joe Moss	

72

73 Motion Carried

- 74 • *Ordinance 03-09-2026*; Second Reading; Returning of Broad Street near Herd Street to a
- 75 two-way traffic pattern

76

Motion	Second	Vote
Councilmember Lynne Chapman	Councilmember Joe Moss	Unanimous

77

78 Motion Carried

79

- 80 • *Ordinance 03-09-2026; Second Reading; Renaming of Work Session to Council*
 81 **Information Meeting** to improve transparency.

Motion	Second	Vote
Councilmember Curtis Peek	Councilmember Daniel Evatt	Unanimous

82

83

84 ***New Ordinances and Resolutions***

85

- 86 • *Resolution 03-09-2026; Notice of Public Hearing for the Eighteen Mile Redevelopment*
 87 *Plan (TIF District).*

88 Purpose:

- 89 • Begin statutory process
 90 • Notify Pickens County and Pickens County School District
 91 • Schedule public hearing for May 11, 2026

Motion	Second	Vote
Councilmember Lynne Chapman	Councilmember Curtis Peek	Unanimous

92

93 Motion Carried

94

- 95 • *Ordinance 04-13-2026*; First Reading – Municipal Improvement District (MID)
- 96 ○ Related to the redevelopment project.

97 Purpose:

- 98 • Provide financial security for infrastructure bonds
- 99 • Require developer participation in infrastructure costs

Motion	Second	Vote
Mayor Ken Dill	Councilmember Joe Moss	Unanimous

100

101 Motion Carried; Town Clerk instructed to add to April’s agenda for second reading.

102

- 103 • *Ordinance 04-13-2026*; First Reading – Comprehensive Plan Update (Future Land Use
- 104 Map)

105 Purpose:

- 106 • Update map to include recently annexed properties south of Highway 123.

Motion	Second	Vote
Councilmember Curtis Peek	Councilmember Joe Moss	Unanimous

107

108 Motion Carried; Town Clerk instructed to add to April’s agenda for second reading.

109

- 110 • *Ordinance 04-13-2026*; 1st Reading – Rezoning of 400 Sims School Road (R20)

111 Discussion was had with individual whom was present that filed petition. Petition was proposed
 112 for RM-8; however, after reviewing (see Work Session Meeting Minutes from 03.02.2026), a
 113 decision was made to vote on R20. Individual expressed frustration. Mayor Dill then proposed to
 114 vote for RM-8.

Motion	Second	Vote
Councilmember Curtis Peek	Councilmember Lynne Chapman	1 – Yes 6 - Opposed

115
 116 Motion failed.

- 117
- 118 • *Policy 03-09-2026; Publication of Council Packets*
 - 119 o Council packets will now be made publicly available:
 - 120 • Online through the town website
 - 121 • In the Town Hall lobby

Motion	Second	Vote
Councilmember Lynne Chapman	Councilmember Curtis Peek	Unanimous

122
 123 Policy adopted.

- 124
- 125 • *Resolution 03-09-2026; Naming of Bolick Field Concession Stand in Memoriam*
 - 126 o “The Susan Abercrombie Memorial Concession Stand”

Motion	Second	Vote
Councilmember Doug Barry	Councilmember Lynne Chapman	Unanimous

127

128 Motion carried.

129

130 Council issued an official proclamation recognizing April as Sexual Assault and Child Abuse
131 Prevention Month, encouraging support for local advocacy organizations.

Motion	Second	Vote
Mayor Ken Dill	Councilmember Lynne Chapman	Unanimous

132

133 Motion carried.

134

135 ***Approval of Meeting Minutes***

- 136 • Work Session - February 3, 2026

Motion	Second	Vote
Mayor Ken Dill	Councilmember Curtis Peek	Unanimous

137

- 138 • Regular Council Meeting - February 9, 2026

Motion	Second	Vote
Mayor Ken Dill	Councilmember Curtis Peek	Unanimous

139

140

141 ***Committee Reports***

142

143 *Finance & Marketing – Councilmember D. Evatt*

144 Discussion between Council, Josh Addis - Finance and Philip Mishoe – Administrator took place
145 with concern of water and sewer revenue fluctuations and accounting adjustments

146

147 *Streets & Public Safety – Councilmember J. Moss*

148 • Fire Department: 60 calls in February

149 • Police Department: 259 stops

150 • Code Enforcement: 14 cases

151

152 *Utilities – Councilmember L. Chapman*

153 • 117 work orders completed

154 • 67 disconnection notices issued; 49 reconnected

155

156 *Recreation – Councilmember R. Griffin*

157 • Two Central youth basketball teams won state championships

158 • Spring sports registration totals:

159 ○ 21 flag football teams

160 ○ 27 baseball teams

161 ○ 5 softball teams

162 *Planning – Councilmember C. Peek*

163 • Public meetings scheduled for the Unified Development Ordinance (UDO):

164 • March 12

165 • March 26

166

167 *Tourism & Economic Development – Councilmember D. Barry*

168 • Upcoming events:

169 ○ Depot events – Spring concerts

170 ○ Easter Egg Hunt

- 171 ○ Unity in the Community event
- 172 ○ Fourth of July planning for America 250 / Central 150 celebration

173 _____

174 ***Administrator’s Report***

175 Town Administrator reported:

- 176 • Water line installation planned along Eighteen Mile Road
- 177 • Proposal to contract with Jeff Shaker for an impact fee study and sewer capacity policy

Motion	Second	Vote
Mayor Ken Dill	Councilmember Lynne Chapman	Unanimous

178 _____

179 _____

180 ***Mayor’s Report***

181 Council members were reminded to file Statements of Economic Interest with the Ethics
182 Commission by **March 30, 2026**

183 _____

184 ***Executive Session***

185 Council entered Executive Session at approx. 8:53PM pursuant to South Carolina Code §30-4-
186 70(A)(1) to discuss the Town Administrator’s contract.

Motion	Second	Vote
Mayor Ken Dill	Councilmember Lynne Chapman	Unanimous

187 _____

188 _____

189 ***Meeting Adjourned to Executive Session***

190 At approx. 9:30PM Councilmembers returned from Executive Session.

191

192 *Action Items*

193 Council stated that they had reached a number concerning the renewal of the Administrator's
194 Contact – extension granted for 22 months in the amount of \$153,000.00.

Motion	Second	Vote
Councilmember Lynne Chapman	Councilmember Daniel Evatt	6 – Yes 1 - No

195

196 Motion carried

197

198 **With no further business, Mayor Ken Dill adjourned the meeting at 9:34 PM.**

199

200

201

202

Approved: _____

203

Date: _____

TOWN OF CENTRAL

FY 2025-2026

DETAIL ACCOUNT INQUIRY BY ACCOUNT NUMBER

03/01/2026 TO 03/31/2026

				BAL FORWARD	YTD AMT	ACCT BAL	
10-1010-0000 CASH C & S GENERAL				1,301,945.99	-437,596.85	864,349.14	
DATE	MOD	REFERENCE	JE # or VOUCHER#	CHECK#	DEBIT	CREDIT	BALANCE
		BALANCE FORWARD					1,007,974.77
03/02/2026	CC	G06 PARK USE			50.00		1,008,024.77
03/02/2026	CC	G09 BUILDING PERMIT FEES			24.00		1,008,048.77
03/02/2026	CC	GBUSLI BUSINESS LICENSE			4,925.87		1,012,974.64
03/03/2026	FL	G FUND \$ TO BLHOLDING	12489			13,660.48	999,314.16
03/03/2026	CC	G06 PARK USE			50.00		999,364.16
03/03/2026	CC	G09 BUILDING PERMIT FEES			7,551.00		1,006,915.16
03/03/2026	CC	G11 PLAN REVIEW FEE			3,640.50		1,010,555.66
03/03/2026	CC	G12 PERMIT TREE DEPOSIT			300.00		1,010,855.66
03/03/2026	CC	GBUSLI BUSINESS LICENSE			1,800.35		1,012,656.01
03/04/2026	CC	G06 PARK USE			100.00		1,012,756.01
03/04/2026	CC	G14 MUNICIPAL COURT FINES			9,930.50		1,022,686.51
03/04/2026	CC	GBUSLI BUSINESS LICENSE			708.08		1,023,394.59
03/04/2026	CC	BUSLI BUSINESS LICENSE INSURA			0.04		1,023,394.63
03/04/2026	CC	GBUSLI BUSINESS LICENSE			334.36		1,023,728.99
03/04/2026	CC	GMISC\$ MISCELLANEOUS INCOME			664.90		1,024,393.89
03/04/2026	CC	GTEL TELE COMMUNICATION LICE			4,264.76		1,028,658.65
03/05/2026	AP	DETAIL/SUMMARY CHECK POSTING				84,295.33	944,363.32
03/05/2026	CC	G09 BUILDING PERMIT FEES			40.00		944,403.32
03/05/2026	CC	GBUSLI BUSINESS LICENSE			2,469.99		946,873.31
03/06/2026	CC	G06 PARK USE			200.00		947,073.31
03/06/2026	CC	G11 PLAN REVIEW FEE			401.00		947,474.31
03/06/2026	CC	GBUSLI BUSINESS LICENSE			1,452.47		948,926.78
03/06/2026	CC	GMISC\$ MISCELLANEOUS INCOME			2,294.37		951,221.15
03/06/2026	CC	GBUSLI BUSINESS LICENSE			183.00		951,404.15
03/09/2026	FL	PR TAX DEPOSITS	12497			16,577.14	934,827.01
03/09/2026	FL	GF PAYROLL DEPOSIT	12499		24,569.05		959,396.06
03/09/2026	AP	DETAIL/SUMMARY CHECK POSTING				55,828.74	903,567.32
03/09/2026	CC	GBUSLI BUSINESS LICENSE			16,863.84		920,431.16
03/09/2026	CC	GMISC\$ MISCELLANEOUS INCOME			10.00		920,441.16
03/10/2026	CC	GBUSLI BUSINESS LICENSE			489.24		920,930.40
03/10/2026	FL	G FUND \$ TO BLHOLDING	12501			23,812.09	897,118.31
03/11/2026	AP	DETAIL/SUMMARY CHECK POSTING				133.48	896,984.83
03/11/2026	CC	G09 BUILDING PERMIT FEES			2,028.10		899,012.93
03/11/2026	CC	GBUSLI BUSINESS LICENSE			1,596.17		900,609.10
03/12/2026	AP	DETAIL/SUMMARY CHECK POSTING				33,011.59	867,597.51
03/12/2026	CC	G06 PARK USE			125.00		867,722.51

TOWN OF CENTRAL

FY 2025-2026

DETAIL ACCOUNT INQUIRY BY ACCOUNT NUMBER

03/01/2026 TO 03/31/2026

				BAL FORWARD	YTD AMT	ACCT BAL	
10-1010-0000 CASH C & S GENERAL				1,301,945.99	-437,596.85	864,349.14	
DATE	MOD	REFERENCE	JE # or VOUCHER#	CHECK#	DEBIT	CREDIT	BALANCE
03/12/2026	CC	G09 BUILDING PERMIT FEES			40.00		867,762.51
03/12/2026	CC	GBUSLI BUSINESS LICENSE			622.42		868,384.93
03/13/2026	CC	G06 PARK USE			125.00		868,509.93
03/13/2026	CC	GBUSLI BUSINESS LICENSE			1,197.22		869,707.15
03/13/2026	CC	GMISC\$ MISCELLANEOUS INCOME			671.87		870,379.02
03/13/2026	CC	GBUSLI BUSINESS LICENSE			175.80		870,554.82
03/16/2026	CC	G06 PARK USE			125.00		870,679.82
03/16/2026	CC	GBUSLI BUSINESS LICENSE			1,997.44		872,677.26
03/17/2026	FL	G FUND \$ TO BLHOLDING	12531			6,078.29	866,598.97
03/17/2026	CC	G06 PARK USE			225.00		866,823.97
03/17/2026	CC	G09 BUILDING PERMIT FEES			135.00		866,958.97
03/17/2026	CC	GBUSLI BUSINESS LICENSE			432.29		867,391.26
03/17/2026	CC	GMISC\$ MISCELLANEOUS INCOME			10.00		867,401.26
03/17/2026	CC	GBUSLI BUSINESS LICENSE			909.28		868,310.54
03/18/2026	CC	G09 BUILDING PERMIT FEES			375.00		868,685.54
03/18/2026	CC	GBUSLI BUSINESS LICENSE			3,248.08		871,933.62
03/18/2026	CC	GBUSLI BUSINESS LICENSE			2,866.02		874,799.64
03/19/2026	AP	DETAIL/SUMMARY CHECK POSTING				38,966.64	835,833.00
03/19/2026	CC	BUSLI BUSINESS LICENSE INSURA			364.50		836,197.50
03/19/2026	CC	G09 BUILDING PERMIT FEES			100.00		836,297.50
03/19/2026	CC	GBUSLI BUSINESS LICENSE			2,163.24		838,460.74
03/19/2026	CC	GBUSLI BUSINESS LICENSE			1,121.94		839,582.68
03/20/2026	CC	G06 PARK USE			125.00		839,707.68
03/20/2026	CC	GBUSLI BUSINESS LICENSE			2,207.65		841,915.33
03/20/2026	CC	G07 VEHICLE TAX			5,719.14		847,634.47
03/20/2026	CC	G08 REAL PROPERTY TAX			1,038.79		848,673.26
03/20/2026	CC	GBUSLI BUSINESS LICENSE			336.00		849,009.26
03/20/2026	CC	GRF FUEL RURAL FIRE			1,252.71		850,261.97
03/20/2026	CC	GTAXPY TAX PRIOR YEAR				215.26	850,046.71
03/20/2026	FL	PD CAR LEASE	12553			3,339.41	846,707.30
03/23/2026	FL	PR TAX DEPOSITS	12534			16,696.86	830,010.44
03/23/2026	FL	GF PAYROLL DEPOSIT	12536		26,083.93		856,094.37
03/23/2026	AP	DETAIL/SUMMARY CHECK POSTING				54,085.25	802,009.12
03/23/2026	CC	G09 BUILDING PERMIT FEES			496.01		802,505.13
03/23/2026	CC	GBUSLI BUSINESS LICENSE			4,680.38		807,185.51
03/23/2026	CC	GMISC\$ MISCELLANEOUS INCOME			384.00		807,569.51
03/23/2026	CC	GBUSLI BUSINESS LICENSE			127.16		807,696.67

TOWN OF CENTRAL
 DETAIL ACCOUNT INQUIRY BY ACCOUNT NUMBER
 03/01/2026 TO 03/31/2026

10-1010-0000 CASH C & S GENERAL				BAL FORWARD	YTD AMT	ACCT BAL	
				1,301,945.99	-437,596.85	864,349.14	
<u>DATE</u>	<u>MOD</u>	<u>REFERENCE</u>	<u>JE # or VOUCHER#</u>	<u>CHECK#</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
03/24/2026	CC	G06 PARK USE			50.00		807,746.67
03/24/2026	CC	G09 BUILDING PERMIT FEES			50.00		807,796.67
03/24/2026	CC	G11 PLAN REVIEW FEE			513.50		808,310.17
03/24/2026	CC	GBUSLI BUSINESS LICENSE			920.65		809,230.82
03/24/2026	CC	GMISC\$ MISCELLANEOUS INCOME			10.00		809,240.82
03/24/2026	CC	GBUSLI BUSINESS LICENSE			513.04		809,753.86
03/24/2026	CC	GLOST LOCAL OPT SALES TAX			77,757.62		887,511.48
03/24/2026	FL	G FUND \$ TO BLHOLDING	12537			18,092.04	869,419.44
03/25/2026	CC	G06 PARK USE			125.00		869,544.44
03/25/2026	CC	GBUSLI BUSINESS LICENSE			744.82		870,289.26
03/25/2026	CC	GBUSLI BUSINESS LICENSE			361.96		870,651.22
03/26/2026	AP	DETAIL/SUMMARY CHECK POSTING				12,994.25	857,656.97
03/26/2026	CC	GBUSLI BUSINESS LICENSE			5,811.73		863,468.70
03/26/2026	CC	GBUSLI BUSINESS LICENSE			526.82		863,995.52
03/27/2026	CC	GBUSLI BUSINESS LICENSE			21,086.95		885,082.47
03/27/2026	CC	MFGREI MFG DEP. REIM. PROG			6,686.22		891,768.69
03/30/2026	CC	G09 BUILDING PERMIT FEES			339.00		892,107.69
03/30/2026	CC	G11 PLAN REVIEW FEE			144.50		892,252.19
03/30/2026	CC	GBUSLI BUSINESS LICENSE			4,382.83		896,635.02
03/30/2026	CC	GMISC\$ MISCELLANEOUS INCOME			880.00		897,515.02
03/30/2026	CC	GBUSLI BUSINESS LICENSE			428.98		897,944.00
03/30/2026	FL	FUNDS TRANSFER	12541			880.00	897,064.00
03/31/2026	FL	G FUND \$ TO BLHOLDING	12540			34,601.83	862,462.17
03/31/2026	CC	G09 BUILDING PERMIT FEES			384.60		862,846.77
03/31/2026	CC	GBUSLI BUSINESS LICENSE			1,610.48		864,457.25
03/31/2026	FL	GF BANK REC	12552			108.11	864,349.14
					<u>269,751.16</u>	<u>413,376.79</u>	
					<u>269,751.16</u>	<u>413,376.79</u>	

Incidents

March 2026

Total Incidents	32
Total Arrests	15
Total Drug Charges	2
Total Murders	0
Total Rapes	0
Total Other Sexual Assaults	0
Total Kidnappings	0
Total Domestic Violence	0
Total Date Violence	0
Total Stalking	0

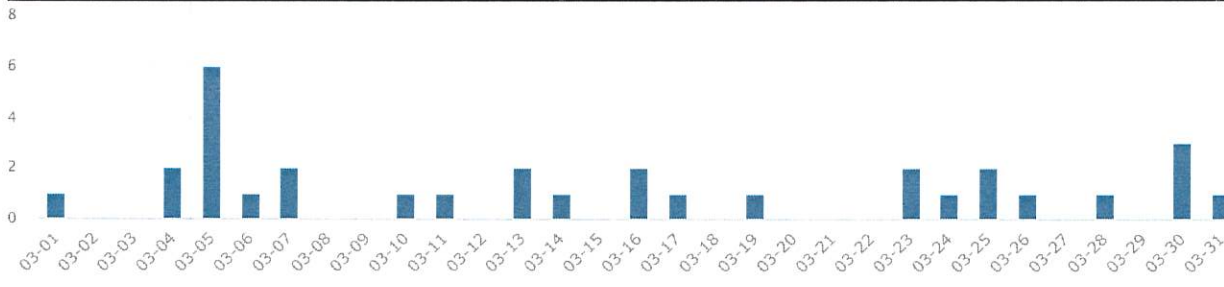
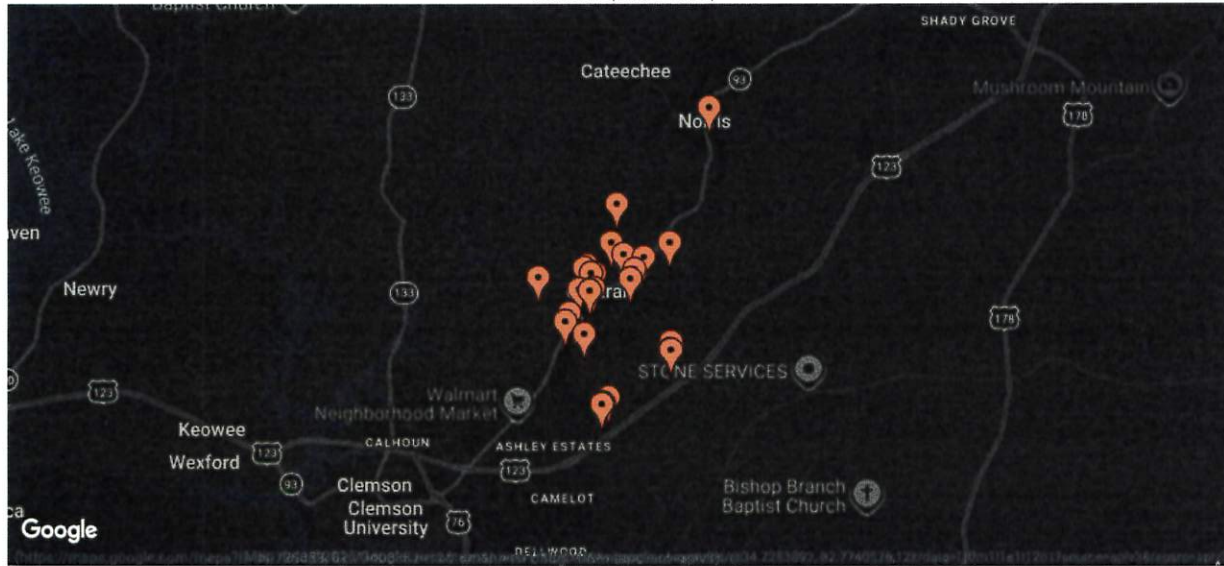
Parties

Individuals	91
Organizations	15
Juveniles	4
Expunged	0
Infectious	0
Quarantined	0
Complainants	21
Victims	39
Suspects	31
Insubs	3
Witnesses	2
Responders	0
Healthcare Professionals	0
Other	29

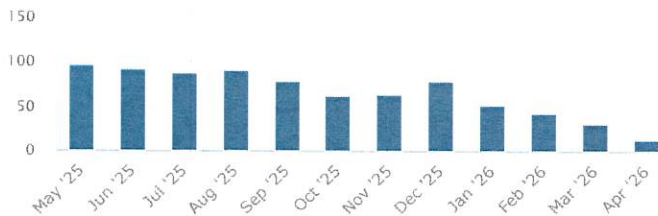
Arrests

Juveniles	1
Teens	1
Adults - 20s	4
Adults - 30s	6
Adults - 40s	2
Adults - 50s	1
Adults - 60s	0
Seniors - 65+	0

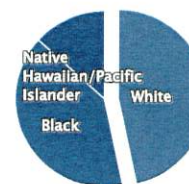
Incidents (March 2026)



Incident History (last 12 months)



Arrest Race



Incident Offenses

Information Only (UDC 91V)	1
Disorderly Conduct (90C)	0
Assault Offenses - Simple Assault (13B)	0
All Other Offenses (90Z)	0
Trespass of Real Property (90J)	0

Initial Classifications

Disturbance (6517)	0
Malicious Damage - Property (9011)	0
Shoplifting (6649)	0
Larceny (6648)	0
Traffic Stop (6530)	0

Criminal Activity

No Gang Involvement **CANNOT be used with J or G** (N)
 Using/Consuming (U)
 Possessing/Concealing (includes Simple Possession) (P)

Notifications

none.

ACTIVITY	BRITO	WEISS	COOPER	CULBERTSON	FREEMAN	HAMILTON	McCALL	O'SHIELDS	POPE	PRICE	PURNELL	THOMPSON	ROBERTS	SEXTON	SEIGLE	STELLINE	SHULIK	COUCH	WELBORN	
Accident	3		2		3		1		1		1					1	2	3		17
Animal	1	1			1												1	1		5
Alarm- Business/911/Open	1	1	1		2					1		1				2	3	1		13
Assist/Mutal Aid/EMS/Escort	20	17	8	2	19	1	3		3	2	15	1		5	12	15	12	17	14	166
Burglary/Breakin/Prowler	2																	1		3
Business Check/Property	62	1	140		585		158										100		2	1048
Cards Placed	16				16		5													37
Disturbance/Threats/DV/AST	3	10	1	1	1	1	3			2	1			1	1	7	5	1	1	39
Extra Patrol	23		64		229		109		1							1	100		1	528
Fight/Fire/Law/Discharge	1						1										1		1	4
Follow Up	2		3	3	2		3									1	1	1	5	21
Foot Patrol	37		9		59		28										9			142
Hit and Run																			1	1
Harassment/CSC	1				1		2		1							1				6
Handle by phone	3	2	1	1			2			1	1							1		12
Intoxicated Driver/Person			1		1											1				3
Larceny/Breach of Trust	1		1		1					1						1	1			6
Narcotics/Overdose		1																		1
Malicious Damage					1				1											2
Recovered Property/Fraud					1		1							1	2					5
Public Service/BOLO	5	2	3		2		2		1	1					1		4	1	1	22
Reckless Driving	1	1	1	2											1	3	1	2		12
Suicide/Death/Threat Harm							1										2			3
Susp/Missing Person	1				5		1		1								1	1	1	11
Suspicious Vehicle/Activity	3	2	2		2		2		1								2		1	15
Trespassing												1								1
Traffic Stop	5	9	1		20		12	17				2				12	1	50	14	143
Warrant Service/Transport	1	1			3		2		1		1				1		1		3	14
Welfare Check		1	2	1	1				1						1		2		1	10
Total Citations Issued	3	1	2	1	3		8	8								17		42	4	89
Total Warnings Issued	3	13						12				2		1			1	27	10	69
Arrest/Bench Warrants																				17
Arrest Warrants Served																				16
TOTAL CALLS BY OFFICER	198	63	242	11	958	2	344	37	12	8	19	7		7	17	64	250	149	60	2481

Central Fire Department

March 2026 Activity Report

Activity Summary

During the month of March 2026, the Central Fire Department responded to a total of **33 calls for service**. Below is a detailed breakdown of the types of incidents handled by department personnel.

Call Breakdown

- **Structure Fires: 3**
 - **Assist EMS: 7**
 - **Motor Vehicle Accidents: 3**
 - **Public Service Calls: 5**
 - **Fire Alarms: 5**
 - **Grass/Woods Fires: 9**
 - **Other Incidents: 1**
-

Summary

Grass and woods fires accounted for the highest number of calls during the month due to the burn ban in affect, followed by EMS assists and public service calls. The department also responded to several structure fires and motor vehicle accidents, demonstrating the wide range of emergency services provided to the community.

The Central Fire Department remains committed to protecting life and property through rapid response, professional service, and community engagement.

Codes Enforcement Notes

March 2026

1. 822 W Main Street; 03-02-2026

- a. Mr. Gaines cut some weeds away on 03-01-2026. Spoke with Mr. Gaines and informed him that it could not keep going on as it has been

2. 822 W Main Street; 03-12-2026

- a. Spoke with EPA Tick Welboro
- b. Called Mr. Gaines on 03-12-2026 and 03-16-2026. On 03-16-2026, Mr. Gaines came into Town Hall to get permit for demolition of house.

3. On 03-18-2026 spoke with Mrs. Gaines and told her that the permit(s) were ready. I also spoke with Teco Manley with the company that is demolishing the house. On 03-25-2026 the house was torn down.

4. **03-02-2026**; picked up three signs off of Mauldin Road.

5. **03-02-2026**; picked up one sign off Cross Creek Road.

6. 114 Wood Street

- a. Owner has passed away; working on who is responsible for property due to truck needing to be moved

7. 03-05-26; picked up two signs off 18 Mile Road

8. Checked on sign at Walmart, Tire Shop, and Car Rental

9. 108 Madden Bridge Road

- a. work being completed. No issues being noted

10. 501 Church Street; Dog problem

- a. Spoke with owner on 03-23-2026 and all should be good

11. 1500 South Main Street; License issue

- a. Work being completed; spoke on 03-27-2026 to owner and all should be taken care of

12. Mauldin Road; 03-30-2026

- a. Removed sign off telephone pole

13. Apple Tree Apartment #2; 03-31-2026

- a. Dog problem

TOWN OF CENTRAL)
COUNTY OF PICKENS)
STATE OF SOUTH CAROLINA)

RESOLUTION # 04-13-2026
THE MAW BRIDGE ROAD
SEWER REPLACEMENT

“RESOLUTION”

**Tentative Award Resolution for
The Maw Bridge Road Sewer Replacement**

BE IT ORDAINED by the Mayor and Town Council of the Town of Central being duly assembled;

WHEREAS, in reference to the project known as “The Maw Bridge Sewer Replacement”; and

WHEREAS, the bids were opened on Tuesday, March 31st, 2026; and

WHEREAS, the Mayor and Town Council tentatively awarded **Fifth Construction** the project known as “The Maw Bridge Sewer Replacement” in the amount of **\$1,389,822.00**; and

WHEREAS, the bid came within the budget set by Town Council; and

NOW, THEREFORE, BE IT RESOLVED, and adopted by the Town Council on this the 13th day of April, 2026.

SIGNED:

ATTEST:

Mayor Kenneth D. Dill

Town Clerk, Jessica H. Rowland

MEMO

To: Council Member Lynne Chapman

From: Phillip Mishoe

Date: March 2026

WATER, SEWER, & SANITATION

For the month of March, the Water and Sewer Department completed 105 work orders. The meters were read on March 17th. Rechecks were done the 18th through the 26th.

45 customers were on the disconnection list for non-payment and of these 39 reconnected.

The Sanitation Department, both residential and commercial, ran normal schedules for the month of March.

Recreation Report to Council (Robert Griffin)

April 8th, 2026

- 1: We have 21 Flag Football Teams, 27 baseball teams and 5 girls softball teams.
- 2: Central-Clemson was selected to host the Diamond Baseball State Championship Games in June of 2027. The recreation department will be requesting \$8,500 from the Hospitality Tax Account to cover costs to host this week long event.
- 3: The Indoor Recreation Report will be sent separately.

Mainstreet and Mill Report to Council (Doug Barry)

April 8th, 2026

Updates on events for this year:

1: Report on Unity in the Community from this past weekend, Easter Egg Hunt at Museum had a large crowd of children to attend.

2: Special Olympics at SWU April 17, 930-130pm

3: May 1 Friday night music, band to be announced

4: May 1-3 HUK Central Pro AM Disc Golf Tournament

100 PERCENT PETITION FORM

TO THE MAYOR AND COUNCIL OF THE TOWN OF CENTRAL:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town of Central by ordinance effective as soon as hereafter as possible, pursuant to South Carolina Section 5-3-150(3).

The territory to be annexed is described as follows: 4065-15-73-9180 as shown on Pickens County GIS map and shown as Exhibit "A" attached.

Signature: Patul W. Titus

Signature: Christal E. Lutz

Street Address: 124 Meridian Av, Central, SC 29630

Date: 3/6/2026

FOR MUNICIPAL USE:

Petition received by: Ryann Pagano Date: 3-6-26

Description and Ownership Verified by: Jessica H. Rowland Date: 03-06-26

Recommendation: Council to annex property into Town of Central,

to be zoned: NC

By: Jessica H. Rowland Date: 03-06-26

Planning Commission _____
(Signature)

Approved _____
(Date)

Denied _____
(Date)



Pickens County, SC



Overview



Legend

- Parcels
- 911 Address
- Yearly Sales**
- 2026
- 2025
- 2024
- 2023
- 2022
- 2021
- 2020
- Tax Districts**
- CENTRAL CITY
- CENTRAL
- CLEMSON CITY
- CLEMSON UNIV
- CROSSWELL
- DACUSVILLE
- EASLEY CITY
- EASLEY RURAL
- HOLLY SPRINGS
- LIBERTY CITY
- LIBERTY RURAL
- NORRIS CITY
- PICKENS CITY
- PICKENS RURAL
- PUMPKINTOWN
- ROCKY BOTTOM
- SHADY GROVE
- SIX MILE
- SIX MILE CITY
- SPRINGS
- VINEYARDS
- Roads

Parcel ID	4065-15-73-4180	Account	Residential	Ownership	PRATER	Documents			
Account No	R0065234	Type			PATRICK	Date	Price	Doc	Vacant or Improved
Property	126 MERIDIAN AVE	Class	1 Story		120				
Address	CENTRAL	Acreage	1.42		MERIDIAN	9/10/2012	\$1	1477//333	Vacant
District	A15-Central	LEA	0014		AVE	8/13/2003	\$0	759/238	Vacant
Brief	W/SIDE CHURCH ST TRACT A-1	Code			CENTRAL,				
Tax Description	PLAT 24/602 PLAT 409/12A	Value	\$22,800		SC 29630				

(Note: Not to be used on legal documents)

Date created: 3/6/2026
Last Data Uploaded: 3/6/2026 9:39:11 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



**Application for Rezoning
\$75 Fee**

Applicant

Name Luis Perez

Mailing Address 975 Gardiner Circle Suwanee Ga 30024

Telephone Number 864-541-3539 Email Address LepConstructone@gmail.com

Property Owner (if other than Applicant)

Name Melislucas LLC

Mailing Address 975 Gardiner Circle

Telephone Number 864-541-3539 Email Address Lepconstructone@gmail.com

Property Information

Address 400 Simms School Rd Central

Tax Map NumberPID: 4075-10-27-6126 &BE COMBINED WITH: PID: 4075-10-27-7016 Existing Zoning

Current Use of Property SOUTHERN WESLEYAN University

Acres: 1.334=58,109.04 sqft Lot Dimensions 221 Ft Fr, 429ft Right side , 377ft Lft side, 76 ft bk,

Property Characteristics/Current use:

Empty lot, filled with underbrush

Proposed Zoning: RM8 Proposed Use of Property Duplex

Reasons for request/supporting information and justification to be listed in the staff's report and evaluation

Purchased from Southern Wesleyan and they have first right of refusal on repurchasing the property back if I sell in the future. Upon speaking to the representative they mentioned future growth of students and maybe the need for additional housing. So we would want to be that option for them in the future by going on and building Duplexes to fill that future possible need!

CHECKLIST

\$ 75 Fee
 copy of the current plat of the property

I certify that all of the information presented by me in this application is accurate to the best of my knowledge and belief.

Signature *Luis Perez* Date 02/09/2026

For Office Use Only

Completed Application Received _____	Application Number _____
PC Approved ____ PC Disapproved ____	Date of PC Meeting _____
Fee \$ _____	Date of Public Hearing _____
City Council 1 st Reading _____	
City Council 2 nd Reading _____	
Approval Signature: _____	

Town of Central
PO Box 549
1067 West Main Street
Central SC 29630
864 639 6381

TOWN OF CENTRAL)
COUNTY OF PICKENS)
STATE OF SOUTH CAROLINA)

ORDINANCE # 04-13-2026
Rezoning of 400 Simms School Road

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CENTRAL, SOUTH CAROLINA TO REZONE CERTAIN REAL PROPERTY LOCATED AT 400 SIMMS SCHOOL ROAD, IDENTIFIED AS TAX MAP NUMBER 4075-10-27-6126 AND TO BE COMBINED WITH TAX MAP NUMBER 4075-10-27-7016, FROM UD (UNIVERSITY DISTRICT) TO R-20 (RESIDENTIAL DISTRICT).

WHEREAS, the Town Council of the Town of Central, South Carolina is authorized to amend the official zoning map and zoning classifications pursuant to the zoning and land development regulations of the Town and the laws of the State of South Carolina; and

WHEREAS, a request has been submitted by Melislucas LLC to rezone certain property located at **400 Simms School Road, Central, South Carolina**, identified as **Tax Map Number 4075-10-27-6126**, to be combined with **Tax Map Number 4075-10-27-7016**, consisting of approximately **1.334 acres**; and

WHEREAS, the property is currently zoned **UD (University District)** under the Town of Central Zoning Ordinance; and

WHEREAS, the applicant has requested the property be rezoned to **R-20 (Residential District)** for the proposed use of a **duplex residential structure**; and

WHEREAS, the Town Council has determined that the requested rezoning is consistent with the orderly development of the Town and the intent of the zoning regulations; and

WHEREAS, notice of the public hearing was provided in accordance with applicable state law and local ordinance requirements; and

WHEREAS, the Town Council conducted readings of this ordinance on **March 9, 2026** and **April 13, 2026**, and provided an opportunity for public comment.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CENTRAL, SOUTH CAROLINA:

Section 1. Rezoning Approved

The official zoning map of the Town of Central, South Carolina is hereby amended to rezone the property located at **400 Simms School Road**, identified as **Tax Map Number 4075-10-27-6126**,

and to be combined with **Tax Map Number 4075-10-27-7016**, consisting of approximately **1.334 acres**, from **UD (University District)** to **R-20 (Residential District)**.

Section 2. Zoning Map Amendment

The zoning administrator is hereby authorized and directed to amend the official zoning map of the Town to reflect the change in zoning classification as adopted herein.

Section 3. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining portions of this ordinance.

Section 4. Effective Date

This ordinance shall become effective upon second reading and adoption by the Town Council of the Town of Central, South Carolina.

First Reading: _____

Second Reading: _____

ADOPTED this ___ **day of** _____, **2026.**

Mayor

ATTEST:

Town Clerk

TOWN OF CENTRAL)
COUNTY OF PICKENS)
STATE OF SOUTH CAROLINA)

ORDINANCE # 04-13-2026
MID

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH YOUNGBLOOD LAND COMPANY, LLC AND 18 M LLC CONCERNING THE COMMENCEMENT OF CONSTRUCTION OF CERTAIN IMPROVEMENTS IN ANTICIPATION OF THE INCLUSION OF THE AREA WHICH IS IMPROVED IN AN IMPROVEMENT DISTRICT TO BE CREATED UNDER CHAPTER 37 OF TITLE 5 OF THE CODE OF LAWS OF SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CENTRAL, SOUTH CAROLINA, IN COUNCIL DULY ASSEMBLED:

WHEREAS, the Town of Central, South Carolina (the "Town") anticipates that it may, in the future, enact an ordinance to designate an area located in the Town as a redevelopment project area (the "Redevelopment Project Area") pursuant to Chapter 6 of Title 31 of the Code of Laws of South Carolina 1976, as amended (the "TIF Act") in order to facilitate the redevelopment of the Redevelopment Project Area; and

WHEREAS, the Town is considering the preparation of a plan to provide for the undertaking of certain public improvements (the "Improvements") in a portion of the Redevelopment Project Area (the "Improvement District") pursuant to the provisions of Chapter 37 of Title 5 of the Code of Laws of South Carolina 1976, as amended (the "MID Act"); and

WHEREAS, the Improvements are anticipated to qualify as "redevelopment projects" as defined in the TIF Act; and

WHEREAS, Youngblood Land Company, LLC and 18 M LLC, which are the current owners of the privately-owned real property located within the Redevelopment Project Area (collectively, the "Owner"), have expressed their intent to redevelop the Redevelopment Project Area; and

WHEREAS, a portion of the costs of the Improvements may be paid from incremental real property tax revenues generated in the Redevelopment Project Area pursuant to the TIF Act, or obligations issued by or on behalf of the Town to be repaid in whole or in part from TIF Revenues ("Bonds"); and

WHEREAS, the Town also anticipates that debt service on the Bonds may also be repaid, in whole or in part, from special assessments (the "Assessments") imposed on the real property located in the Improvement District;

WHEREAS, it is anticipated that the Owner, as the current sole owner of all privately-owned real property included in the Improvement District, will petition for and thereafter consent to the establishment of the Improvement District so that the Assessments may be imposed on the real property located in the Improvement District to pay the principal and interest on Bonds as they come due to the extent that TIF Revenues are not sufficient therefor; and

WHEREAS, the Town does not intend to undertake any portion of the Improvements, including the issuance of any Bonds, unless and until both the Redevelopment Project Area and the Improvement District are established pursuant to the TIF Act and the MID Act, respectively, in order to allow for the

generation of TIF Revenue, and separately to establish Assessments which are sufficient to pay debt service on Bonds to be issued; and

WHEREAS, under Section 5-37-45 of the MID Act in order to include in an improvement district improvements which have been constructed or are under construction at the time of the establishment of the improvement district, either (i) before the commencement of the construction of these improvements, a written agreement with the owner of the area to be improved must be entered into by the municipality authorizing the construction of the improvements in anticipation of the inclusion of the area which is improved in the improvement district and that such agreement must be authorized by an ordinance of the governing body, notice of which must be given by publication in a newspaper of general circulation within the municipality, at least seven days before the final adoption of the ordinance or (ii) the area proposed for inclusion within the improvement district within three years prior to the date of the adoption of the resolution required by Section 5-37-50, must be subject to a development agreement pursuant to the South Carolina Local Government Development Agreement Act; and

WHEREAS, the Town and the Owner expect that the Owner may commence construction of certain portions of the Improvements prior to the creation of the Improvement District.

NOW, THEREFORE, BE IT ORDAINED by Town Council duly assembled that:

Section 1. It is hereby declared that the facts set forth in the preambles to this Ordinance are in all respects true and correct.

Section 2. The Improvements are anticipated to consist of various publicly-owned capital items that qualify as both "redevelopment projects" under the TIF Act and "improvements" under the MID Act, including, but not limited to, public parks, public buildings, roads and utilities.

Section 3. The Town and the Owner expect that the Owner may commence construction of portions of the Improvements prior to the creation of the Improvement District. Accordingly, the Town Administrator is hereby authorized to execute and deliver the Agreement with the Owner in substantially the form attached hereto as Exhibit A, with such changes thereto as the Town Administrator may approve, the execution thereof by the Town Administrator to be conclusive evidence of the approval of such changes.

Section 4. The Mayor, Clerk, and the Town Administrator are hereby authorized and directed to take any and all such further actions as shall be deemed necessary or desirable in order to carry out the intentions of this Ordinance.

Section 5. All ordinances of the Town, and any part of any ordinance, inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

[EXECUTION PAGE FOLLOWS]

Enacted by the Town of Central, South Carolina, this _____ day of _____, 2026.

First Reading: 03-09-2026

Second Reading: _____

ATTEST:

Ken Dill, Mayor

Jessica H. Rowland, Town Clerk

1
2
3
4
5

EXHIBIT A

[FORM OF AGREEMENT]

AGREEMENT

THIS AGREEMENT (this "Agreement"), dated as of _____, 2026, is made and entered into by and among the TOWN OF CENTRAL, SOUTH CAROLINA, a South Carolina municipal corporation (the "Town"), and YOUNGBLOOD LAND COMPANY, LLC, a South Carolina limited liability company and 18 M LLC, a South Carolina limited liability company (collectively, the "Owner").

RECITALS

WHEREAS, the Owner is the current owner of certain real property located in the Town, and located in an area anticipated to be designated by the Town as a redevelopment project area (the "Redevelopment Property") in accordance with Chapter 6 of Title 31 of the Code of Laws of South Carolina 1976, as amended (the "TIF Act"); and

WHEREAS, the Owner and the Town have discussed a request for the Town to participate in the financing of a portion of certain to-be publicly-owned capital improvements (the "Improvements") in connection with the development by the Owner of the Redevelopment Property by establishing and designating a portion of the Redevelopment Property as an "improvement district" (the "Improvement District") under the provisions of Chapter 37 of Title 5 of the Code of Laws of South Carolina 1976, as amended (the "MID Act"); and

WHEREAS, the Improvements are anticipated to qualify as "redevelopment projects" within the meaning of the TIF Act, and as "improvements" within the meaning of the MID Act; and

WHEREAS, a portion of the costs of the Improvements may be paid from incremental real property tax revenues ("TIF Revenues") generated from the Redevelopment Property pursuant to the TIF Act, or obligations issued by or on behalf of the Town to be repaid in whole or in part from TIF Revenues ("Bonds"); and

WHEREAS, debt service on the Bonds may also be repaid, in whole or in part, from assessments (the "Assessments") imposed on the real property located in the Improvement District in accordance with the MID Act; and

WHEREAS, the Improvements will support the redevelopment of the Improvement District by the Owner, and the Town and the Owner will further identify and describe the Improvements in an Improvement Plan (under the MID Act) to be prepared by the Town, and presented to Town Council for approval; and

WHEREAS, Section 5-37-45 of the MID Act (i) permits a municipality to include within an improvement district an area within the municipality in which the proposed improvements have been constructed or are under construction at the time of the establishment of such improvement district; (ii) provides that prior to the commencement of such construction, the owner of the area to be improved and the municipality must enter into a written agreement authorizing the construction of the improvements in anticipation of the inclusion of the area which is improved in the improvement district upon such terms and conditions as the governing body of the municipality agrees, (iii) provides that any agreement providing for the construction of the improvements before the establishment of the improvement district must be authorized by an ordinance of the governing body of the municipality, notice of which must be given by publication in a newspaper of general circulation within the municipality, at least seven days before the final adoption of the ordinance approving such agreement, and (iv) provides further that the provisions of

such section requiring a written agreement approving the commencement of construction do not apply to any area proposed for inclusion within an improvement district which, within three years prior to the date of the adoption of the resolution required by Section 5-37-50, is subject to a development agreement pursuant to the South Carolina Local Government Development Agreement Act; and

WHEREAS, the Owner has requested that it be permitted to commence construction of the Improvements prior to the creation of the Improvement District pursuant to the MID Act;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. Authorization of Commencement of Construction of the Improvements. The Town hereby authorizes the commencement by the Owner of construction of the Improvements in anticipation of the designation and establishment of the Improvement District as an "improvement district" pursuant to the MID Act.

2. Obligations of Owner. The Owner shall be responsible for the design, engineering, acquisition, construction and installation of the Improvements commenced prior to the establishment of the Improvement District in accordance with this Agreement and any subsequent related agreements entered into between the Owner and the Town. The Owner shall perform all of its obligations hereunder and shall conduct all operations with respect to the construction of the Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their best efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken. The Owner agrees to provide the Town with a set of any and all plans and specifications relating to the Improvements for review and approval.

3. Obligations of Town. This Agreement creates no obligation on the part of the Town to design or construct the Improvements, or to acquire the expected Improvements from the Owner after the construction thereof by the Owner. Any obligation of the Town to design, construct or acquire improvements constructed by the Owner, thereby allowing such improvements to become the Improvements, will be (a) dependent upon the designation of the Redevelopment Property as a "redevelopment project area" under the TIF Act, and upon the designation of the Improvement District as an "improvement district" under the MID Act, and (b) subject to one or more future agreements between the Town and the Owner, if any, to be approved by Town Council.

4. Approval of this Agreement by Ordinance. The Town Council of the Town has authorized the execution and delivery of this Agreement by the Town by an ordinance duly adopted after two readings, notice of which was given by publication in a newspaper of general circulation within the Town at least seven days before the final adoption of the ordinance.

5. Waivers. Any failure by any party to this Agreement to comply with any of its provisions may be waived only in writing by the other party.

6. Amendment. This Agreement may not be amended or terminated orally but only by writing executed by both parties.

7. Applicable Law. This Agreement is made and shall be construed under the laws of the State of South Carolina.

8. No Third Party Beneficiaries. This Agreement is for the benefit of the parties hereto only and no third party beneficiaries are intended or implied hereby.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

TOWN OF CENTRAL, SOUTH CAROLINA

By: _____

Its: Town Administrator

YOUNGBLOOD LAND COMPANY, LLC

By: _____

Its: _____

18 M LLC

By: _____

Its: _____

TOWN OF CENTRAL)
COUNTY OF PICKENS)
STATE OF SOUTH CAROLINA)

ORDINANCE # 04-13-2026
COMP PLAN – FLU MAP

**AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN – FUTURE LAND USE
MAP OF THE TOWN OF CENTRAL, SOUTH CAROLINA.**

WHEREAS, the Town of Central has deemed it necessary to adopt a Comprehensive Plan to serve as an effective and efficient guide for development in the Town, and

WHEREAS, the Town of Central last completed a Comprehensive Plan in 2022, and since that time the town has experienced extensive growth via annexations; and,

WHEREAS, the annexed properties have not been fully accounted for within the adopted Town of Central Comprehensive Plan – Future Land Use map; and

WHEREAS, the South Carolina Comprehensive Planning Enabling Act of 1994 provides that a Planning Commission may recommend adoption of a Comprehensive Plan as a whole or by element, and any recommendations for amendments to the Plan must be by resolution of the Planning Commission; and

WHEREAS, the Town of Central Planning Commission resolved to study the newly annexed areas to make Future Land Use Map recommendations to Central Town Council with regard to the wise and efficient use of public funds, the future growth, development, and redevelopment of these new areas, and to consider the fiscal impact on property owners; and

WHEREAS, the Planning Commission and Town Council have accepted public input related to planning issues and concerns from the citizens of Central.

THEN, LET IT THEREFORE BE ORDAINED, by the Town Council of Central, South Carolina, that upon review of the Town of Central development issues, patterns and potential, and upon consideration of public input, the recommendation of the Planning Commission to adopt the Comprehensive Plan - Future Land Use map is hereby accepted, and is adopted in full force and effect within the municipal limits of the Town of Central.

Remainder of this Page Blank

Done on this 09th day of March, 2026.

First Reading: 03-09-2026
Public Hearing: _____
Second Reading: _____

Kenneth D. Dill, Mayor

Attest:

Jessica Rowland, Town Clerk

TOWN OF CENTRAL)
COUNTY OF PICKENS)
STATE OF SOUTH CAROLINA)

ORDINANCE # 04-13-2026
Rezoning of 400 Simms School Road

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CENTRAL, SOUTH CAROLINA TO REZONE CERTAIN REAL PROPERTY LOCATED AT 400 SIMMS SCHOOL ROAD, IDENTIFIED AS TAX MAP NUMBER 4075-10-27-6126 AND TO BE COMBINED WITH TAX MAP NUMBER 4075-10-27-7016, FROM UD (UNIVERSITY DISTRICT) TO R-20 (RESIDENTIAL DISTRICT).

WHEREAS, the Town Council of the Town of Central, South Carolina is authorized to amend the official zoning map and zoning classifications pursuant to the zoning and land development regulations of the Town and the laws of the State of South Carolina; and

WHEREAS, a request has been submitted by Melislucas LLC to rezone certain property located at **400 Simms School Road, Central, South Carolina**, identified as **Tax Map Number 4075-10-27-6126**, to be combined with **Tax Map Number 4075-10-27-7016**, consisting of approximately **1.334 acres**; and

WHEREAS, the property is currently zoned **UD (University District)** under the Town of Central Zoning Ordinance; and

WHEREAS, the applicant has requested the property be rezoned to **R-20 (Residential District)** for the proposed use of a **duplex residential structure**; and

WHEREAS, the Town Council has determined that the requested rezoning is consistent with the orderly development of the Town and the intent of the zoning regulations; and

WHEREAS, notice of the public hearing was provided in accordance with applicable state law and local ordinance requirements; and

WHEREAS, the Town Council conducted readings of this ordinance on **March 9, 2026** and **April 13, 2026**, and provided an opportunity for public comment.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CENTRAL, SOUTH CAROLINA:

Section 1. Rezoning Approved

The official zoning map of the Town of Central, South Carolina is hereby amended to rezone the property located at **400 Simms School Road**, identified as **Tax Map Number 4075-10-27-6126**,

and to be combined with **Tax Map Number 4075-10-27-7016**, consisting of approximately **1.334 acres**, from **UD (University District)** to **R-20 (Residential District)**.

Section 2. Zoning Map Amendment

The zoning administrator is hereby authorized and directed to amend the official zoning map of the Town to reflect the change in zoning classification as adopted herein.

Section 3. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining portions of this ordinance.

Section 4. Effective Date

This ordinance shall become effective upon second reading and adoption by the Town Council of the Town of Central, South Carolina.

First Reading: _____

Second Reading: _____

ADOPTED this ____ day of _____, 2026.

Mayor

ATTEST:

Town Clerk