

**TOWN OF CENTRAL
COUNCIL INFORMATION MEETING
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, May 04TH, 2026 – 7:00PM**

“AGENDA”

Call to Order – Mayor Ken Dill

Invocation

1. Review of previous minutes – Mayor, Ken Dill
 - a. Council Information Meeting – April 13th, 2026
 - b. Regular Council Meeting Minutes – April 13th, 2026
 - i. was held on the same evening due to Easter holiday

2. Budget Update – Phillip Mishoe

3. Fire Department Discussion

4. Discussion of appearance of citizens at regular council meetings
 - a. ORDINANCE #12-09-2024 AMENDMENT
 - i. Section 2-58
 1. See attachment

5. Petition for Annexations
 - a. Youngblood – 100%
 - i. 4074-00-35-5969; 4074-00-36-6483; 4074-00-36-8027

6. Impact Fee Study – Phillip Mishoe

7. Adjourn

Approved: 

Date: 5/1/26

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

Present: Mayor, Ken D. Dill, Lynne Chapman, Doug Barry, Robert Griffin, Curtis Peek, Phillip D. Mishoe, Isaiah Reynolds, Fire Chief, Ed Reynolds, Tom Cloer, and Town Clerk Jessica Rowland. All those requesting the agenda and members of press were notified Friday, April 10th, 2026 at 4:19 PM.

The meeting was called to order by Ken D. Dill.

Mayor Ken D. Dill rendered the invocation.

Minutes Review: Council Information Meeting & Retreat Minutes from March 02nd, 2026 and Regular Council Meeting Minutes from March 09th, 2026.

If corrections needed, instructed by Mayor Ken D. Dill to give to Town Clerk, Jessica Rowland.

Proposed Resolution – Appointment of liaison to the friends on Green Crescent Trail

Requested for item to be added to April agenda (immediately following this Council Information Session).

CAT Bus Agreement – Phillip Mishoe

Town of Central and City of Clemson / July 2026-June 2027

Discussion of QR code to increase public communication – Phillip Mishoe

Discussion was had between council members in reference to adding a QR code to water bill that is distributed by the town on a monthly basis that links the newsletter and ways to pay

Budget Update – Phillip Mishoe

Update was provided that budget appointments with Council Members would be scheduled in the coming days

Petition for Annexations

4065-15-73-4180; 126 Meridian Avenue

Town Clerk was instructed to add to upcoming agenda

4075-10-27-6126 to be combined with 4075-10-27-7016; Simms School Road rezoning

Town Clerk was instructed to add to upcoming agenda

With no objections, Mayor Ken Dill adjourned the meeting at approximately 6:32 PM.

Respectfully submitted,

Jessica H. Rowland
Town Clerk

Approved: _____



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

Present: Mayor, Ken Dill; Council Members, Curtis Peek, Doug Barry, Robert Griffin, Lynne Chapman; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Police Chief Steve Thompson: Officer Ashley Brito, Isaiah Reynolds, Kayla Thompson, Russell Oglesby, Mike McClung, Michael McClung, Justin Rakey, Leslie Reams, Rena Gordon, Samantha Hoover, William Hoover, Shannon Knight, Mark Schmidt, Ben Schmidr, Jay Bennett, Wanda Stephens, Elena Plon, Gregory Norman, Paul Anthony W., Luis Perez, David Vaughn, Town Clerk Jessica Rowland. All those requesting the agenda and members of press were notified Friday, April 10th, 2026 at 4:19 PM.

The regular meeting of the Central Town Council was called to order by Mayor, Ken Dill.

Invocation and Pledge

The invocation had been conducted during the prior information session.

The Pledge of Allegiance and the Pledge of Civility were recited in accordance with the South Carolina Municipal Association initiative.

Special Recognition

Council recognized the following Central / Clemson League basketball teams for outstanding achievement:

- **10U Girls All-Stars** – 2026 South Carolina Athletic Programs State Championship
- **14U Boys All-Stars** – 2026 South Carolina Athletic Programs State Championship

Certificates of recognition were presented to players and coaches. Pictures were also documented and taken.

Approval of previous Meeting Minutes

- Work Session Minutes - March 2, 2026

Motion	Second	Vote
Councilmember Mayor Ken Dill	Councilmember Curtis Peek	Unanimous

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34

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- Regular Council Meeting Minutes - March 9, 2026

Motion	Second	Vote
Councilmember Curtis Peek	Councilmember Doug Barry	Unanimous

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37

38 ***Public Session***

39 The following individuals addressed Council:

- 40 • **Justin Rakey** – Spoke in support of appointing Paige Bowers to the Planning
41 Commission.
- 42 • **David Vaughn** – Addressed the importance of community capacity and experienced
43 leadership.

44

45 ***Receipt and Disposition of Petitions***

46 Two petitions were received and will be addressed later in the meeting per Administrator, Phillip
47 Mishoe.

48

49 ***Reports from Council Committees***

50

51 Finance and Marketing – Councilmember Daniel Evatt

- 52 • Absent

53

54 Streets and Public Safety – Councilmember Joe Moss

- 55 • Absent

56

57 Enterprise – Councilmember Lynne Chapman

- 58 • 105 work orders completed in March
- 59
- 60 • 45 disconnections for non-payment; 39 reconnections completed
- 61
- 62 • Sanitation services operated on normal schedule
- 63

64 Recreation – Councilmember Robert Griffin

- 65 • 21 flag football teams, 27 baseball teams, 5 softball teams
- 66
- 67 • Central selected to host 2027 Diamond Youth Baseball State Championship
- 68

69 Planning – Councilmember Curtis Peek

- 70 • Motion was made to table Planning Commission and Board of Zoning Appeals
- 71 appointments until May meeting

Motion	Second	Vote
Councilmember Curtis Peek	Councilmember Doug Barry	Unanimous

72

73 Tourism and Economic Development – Councilmember Doug Barry

74 Councilmember Barry provided reports on recent and upcoming community events, including
75 Special Olympics and disc golf tournament. Stated that upcoming events can be reviewed via
76 Facebook throughout the upcoming weeks as well as the Central Newsletter that is distributed to
77 those that are subscribed.

78

79 *New Business*

80 None

81

82 **New Business**

83 None

84

85 ***Introduction and consideration of new Ordinances, Policies, Proclamations, and Resolutions***

86

87 *Annexation – Parcel 4065-15-73-4180 (126 Meridian Avenue)*

- 88
- Requested to be re-zoned Neighborhood Commercial

Motion	Second	Vote
Councilmember Doug Barry	Councilmember Curtis Peek	Unanimous

89

90 *Ordinance #05-11-2026; 1st Reading; Rezoning of Simms School Road*

- 91
- 4075-10-27-6126 to be combined with 4075-10-27-7016
- 92
- Going from UD to RM8

Motion	Second	Vote
Councilmember Curtis Peek	Councilmember Lynne Champman	Unanimous

93

94 Town Clerk instructed to add to May agenda for second reading.

95

96 *Resolution #04-16-2026; The Maw Bridge Sewer Replacement*

Motion	Second	Vote
Mayor Ken Dill	Councilmember Doug Barry	Unanimous

97

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

99

100 *Ordinance # 04-13-2026 MID (Municipal Improvement District; 2nd Reading*

Motion	Second	Vote
Mayor Ken Dill	Councilmember Lynne Chapman	4 – Yes 1 - No

101

102 *Ordinance # 04-13-2026 Comprehensive Plan; 2nd Reading*

103 ***Second reading postponed due to advertisement requirements. A public hearing has to be**
104 **advertised at least 30 days prior to the reading. Moved to June agenda due to time-frame.**

105

106 ***Administrator’s Report – Phillip Mishoe***

- 107 • Sewer replacement project expected to begin within approximately six weeks
- 108
- 109 • Walking/biking trail project bid returned under budget; verification ongoing

110

111 ***Mayor’s Report***

- 112 • Recognition of Community Garden project and contributors
- 113
- 114 • Appreciation for Unity in the Community event
- 115
- 116 • Announcements:
 - 117 ○ Southern Wesleyan University Giving Day
 - 118 ○ State of Central Luncheon (May 12) at SWU; 11:30AM
 - 119 ○ “Coffee with the Mayor” event
- 120
- 121 • Discussion of initiatives to assist residents with utility payment challenges

122

123 ***Meeting Adjourned***

124

125 With no further business, Mayor Ken Dill adjourned the meeting at approx. 7:46 PM.

126

127

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130

Approved: _____

Date: _____

COPY

Page 1 of 2

TOWN OF CENTRAL)
COUNTY OF PICKENS) Ordinance #12-09-2024 AMENDMENT
STATE OF SOUTH CAROLINA) SECTION 2-58

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

WHEREAS, find it necessary to amend the Town Ordinance, Section 2-58 which reads as follows:

- a) Any citizen of the municipality, or individual(s) who owns a business within the municipality, may speak at a regular meeting of town council during the public session portion as indicated on each agenda, and as outlined in The Code of the Town of Central, section 2-63, on any matter pertaining to municipal services and operation, except personnel matters, by signing an agenda list maintained by the clerk prior to the meeting stating the subject and purpose for speaking. Each person who gives notice may speak for three minutes during public session once properly recognized by the mayor or presiding member.
- b) Time allotted for public session will be 30 minutes. By a majority vote council may extend the time allotted for public session.
- c) In addition to the public session portion of each meeting of council, any citizen of the municipality, or individual(s) who owns a business within the municipality, may speak also on specific matters under discussion by council as published on the agenda. To do so, citizens of the municipality, or individual(s) who own a business within the municipality, must follow established rules of order; be recognized by the mayor or presiding member prior to speaking; limit comments to three minutes; and keep comments specific to the issue under consideration. Adherence to rules of order, and maintaining civility and proper decorum, shall be expected, whose interpretation shall be determined and enforced by the mayor or presiding officer.

WHEREAS, find it necessary to replace the Town Ordinance, Section 2-58 to read as follows;

- a) Any citizen of the municipality, or individual(s) who owns a business within the municipality, or any citizen of the county that pays a water bill, sewer bill, or a sanitation bill to the Town of Central may speak at a regular meeting of town council during the public session portion as indicated on each agenda, and as outlined in The Code of the Town of Central, section 2-63, on any matter pertaining to municipal services and operation, except personnel matters, by signing an agenda list maintained by the clerk prior to the meeting stating the subject and purpose for speaking. Each person who gives notice may speak for three minutes during public session once properly recognized by the mayor or presiding member. If during the time allotted for Public Session all citizens of the Town of Central or individual(s) who own a business within the municipality or those citizens of the county that pay a water bill, sewer bill, or a sanitation bill to the Town of Central, have addressed Council, others may address Council for the remaining time allotted also in three-minute increments.
- b) Time allotted for public session will be 30 minutes. By a majority vote council may extend the time allotted for public session and for the time of each speaker.

- (c) In addition to the public session portion of each meeting of council, any citizen of the municipality, or any citizen of the county that pays a water bill, sewer bill, or a sanitation bill to the Town of Central or individual(s) who owns a business within the municipality, may speak also on specific matters under discussion by council as published on the agenda. To do so, citizens of the municipality, or individual(s) who own a business within the municipality, or any citizen of the county that pays a water bill, sewer bill, or a sanitation bill to the Town of Central or any other person that addresses Council must follow established rules of order; be recognized by the mayor or presiding member prior to speaking; limit comments to three minutes; and keep comments specific to the issue under consideration. Adherence to rules of order, and maintaining civility and proper decorum, shall be expected, whose interpretation shall be determined and enforced by the mayor or presiding officer.

NOW THEREFORE, be it ordained, by the Mayor and Town Council of the Town of Central, South Carolina on this the 9th day of December 2024.

First Reading: 11/11/2024
Second Reading: 12/09/2024



Andrew J. Beckner, Mayor

Attest



Susan A. Brewer, Town Clerk

Sec. 2-58. - Appearance of citizens.

- (a) Any citizen of the municipality, or individual(s) who owns a business within the municipality, may speak at a regular meeting of town council during the public session portion as indicated on each agenda, and as outlined in The Code of the Town of Central, section 2-63, on any matter pertaining to municipal services and operation, except personnel matters, by signing an agenda list maintained by the clerk prior to the meeting stating the subject and purpose for speaking. Each person who gives notice may speak for three minutes during public session once properly recognized by the mayor or presiding member.
- (b) Time allotted for public session will be 30 minutes. By a majority vote council may extend the time allotted for public session.
- (c) In addition to the public session portion of each meeting of council, any citizen of the municipality, or individual(s) who owns a business within the municipality, may speak also on specific matters under discussion by council as published on the agenda. To do so, citizens of the municipality, or individual(s) who own a business within the municipality, must follow established rules of order; be recognized by the mayor or presiding member prior to speaking; limit comments to three minutes; and keep comments specific to the issue under consideration. Adherence to rules of order, and maintaining civility and proper decorum, shall be expected, whose interpretation shall be determined and enforced by the mayor or presiding officer.

(Ord. No. 97-03-02, § 8, 4-14-97; Ord. No. 08-08-2022, 8-8-22)

Daniel Youngblood - 864-417-4204

Zoning: PUD-R

100 PERCENT PETITION FORM

TO THE MAYOR AND COUNCIL OF THE TOWN OF CENTRAL:

The undersigned, being 100 percent of the free holders 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).

4074-00-35-5969
4074-00-36-6483
4074-00-36-8027

The territory to be annexed is described as follows: _____,
as shown on Pickens County GIS map and shown as Exhibit "A" attached.

Signature:  _____

Signature: _____

138 M AND M RD
1620 EIGHTEEN MILE RD

Street Address: 1648 EIGHTEEN MILE RD, Central, SC 29630

Date: 4/24/2026

FOR MUNICIPAL USE:

Petition received by: _____ Date: _____

Description and ownership verified by: _____ Date: _____

Recommendation: Council to annex property into Town of Central

to be zoned: _____

By: _____ Date: _____

EXHIBIT A

Preliminary Plat Showing the Land to be Annexed under this Petition

All that certain piece, parcel, or lots of land lying, being and situate in Pickens County, South Carolina, South Carolina designated as 7.33 +/- acres as shown on plat of survey entitled - **Annexation Plat for Sara F. Kelly Estate & James M. Kelly** - prepared by Jay Dunn Land Surveyor, dated March 24, 2026.

JAY DUMM Land Surveyor
Professional Land Surveyor # 24226
P.O. Box 1033
1845 E. Highway 101
Enterprise, South Carolina 29644
Office (864) 858-1358
jaysurvey@earthlink.net

BOUNDARY SURVEY FOR ANNEXATION - PROPERTY OF
SARA F. KELLY ESTATE
(C/O JAMES M. KELLY)
& **JAMES M. KELLY**

Property Designation: TMS# 4074-00-35-5983, 4074-00-38-6483 & 4074-00-38-8027
[JTB#]
1820-1848 18 MILE ROAD & 156 MAM ROAD, CENTRAL, SC
Deed Book Reference: 2587/350, 478/18

State: SOUTH CAROLINA County: PICKENS
Legend:
▲ Nail Set
▲ Iron Pin Set 1/2" PH (Found)
● Iron Pin Found
■ Plat, Utilm (Delineate Natural)
■ Cont. Mark (C)
Scale: 1" = 60'
Date: 03/24/26
Graphic Scale: 0 30 60 Feet

Bobby Jay Dumm, P.L.S. No. 24226

SURVEY NOTES:

1) FOR PLYING FOR 6-8 (EXISTING MILE ROAD). SEE EXISTING DEED BOOK PAGES 16-19 DATED 09/09/26
2) IT IS MY PROFESSIONAL OPINION AND BELIEF THAT THE PARCEL SHOWN HEREIN AS TRACT 2 - 0.07 AC. WAS CREATED
ACCIDENTALLY IN THE YEARS AFTER THE ORIGINAL SURVEY OF THE KELLY ESTATE. THE PARENT PROPERTY OF THE SARA F.
KELLY ESTATE WAS SURVEYED BY JAY DUMM, P.L.S. IN 2026. THE ORIGINAL SURVEY OF THE SARA F. KELLY ESTATE
SURVEYOR, ILL FIND THE OLD ORIGINAL PLAT SEE ORIGINAL DEED DESCRIPTION IN DEED BOOK 478/18. THE DESCRIPTION
BEGAN AT THE INTERSECTION OF THE HIGHWAY AND THE FARM ROAD. THE ORIGINAL PLAT FOR TMS# 4074-00-35-5983 IS
LOCATED AT THE INTERSECTION OF THE HIGHWAY AND THE FARM ROAD. THE ORIGINAL PLAT FOR TMS# 4074-00-38-8027 IS
LOCATED AT THE INTERSECTION OF CENTRAL HIGHWAY AND THE FARM ROAD. THE ORIGINAL PLAT FOR TMS# 4074-00-38-6483
WAS ORIGINALLY PART OF THE KELLY ESTATE.

CURVE TABLE

CURVE	LENGTH	SAMUS	DELTA	BEARINGS	CHORD
U1	3.58	100.00	10.00	S89°17'17.0" W	3.58
U2	4.87	100.00	13.00	S87°24'30.0" W	4.87
U3	2.07	100.00	5.00	S85°31'43.0" W	2.07
U4	1.86	100.00	4.00	S83°38'56.0" W	1.86
U5	5.29	100.00	15.00	S81°46'09.0" W	5.29
U6	4.55	100.00	13.00	S79°53'22.0" W	4.55

LINE TABLE

LINE	LENGTH	BEARINGS
L1	100.00	S89°17'17.0" W
L2	100.00	S87°24'30.0" W
L3	100.00	S85°31'43.0" W
L4	100.00	S83°38'56.0" W
L5	100.00	S81°46'09.0" W
L6	100.00	S79°53'22.0" W

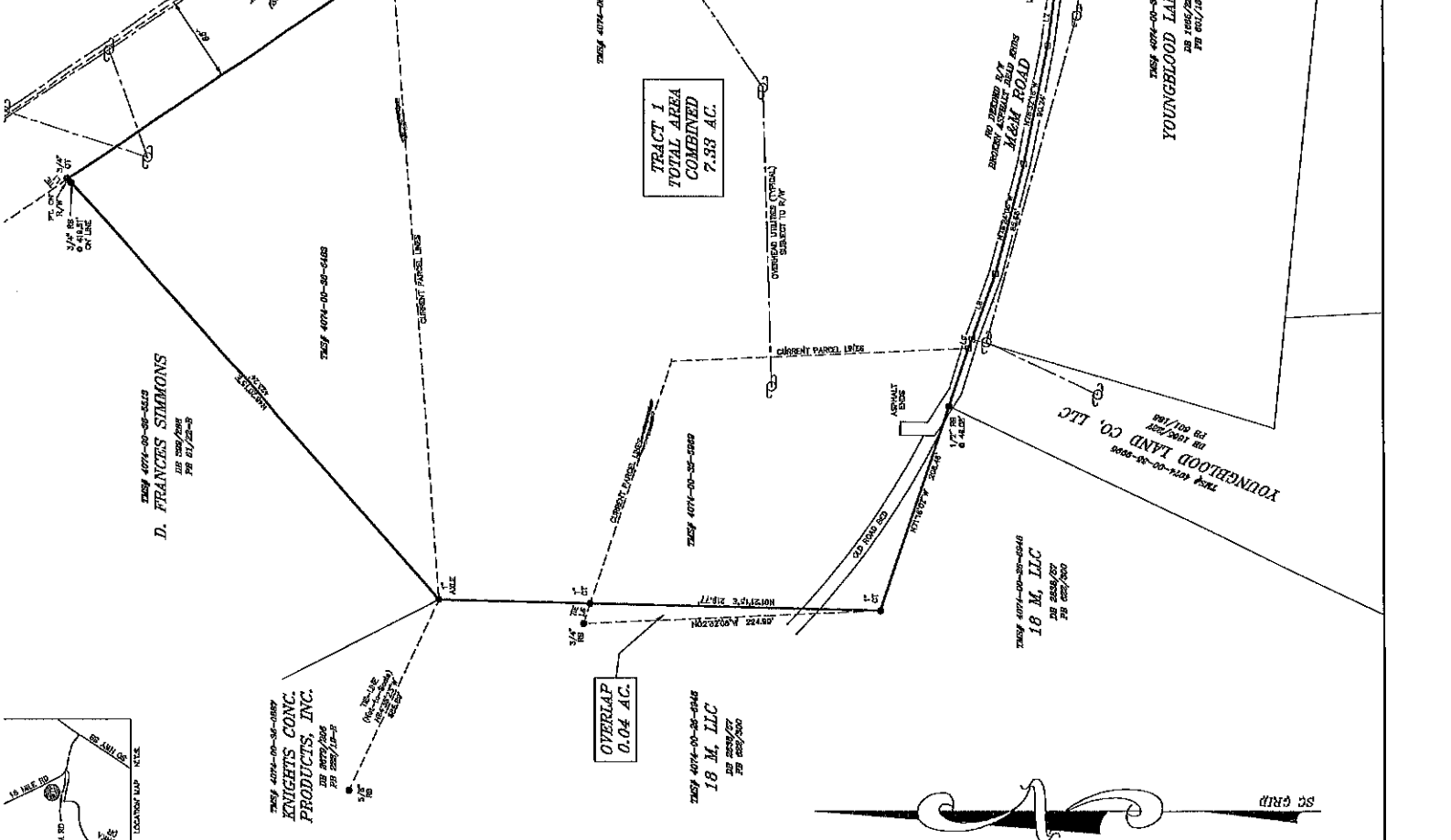
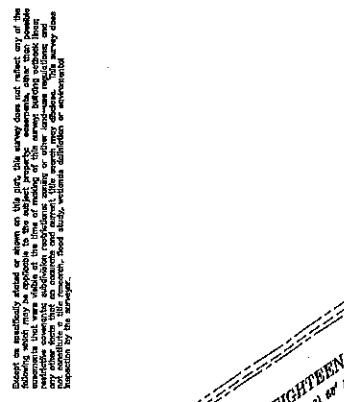


EXHIBIT B

Transfer Rights of Petitioner

[Petitioner] shall have the right to transfer the property to be annexed and this [Annexation Petition] to Youngblood Land Company, LLC.

Youngblood Land Company, LLC shall have the right to transfer the property to be annexed and this [Annexation Petition] to an entity affiliated with Youngblood Land Company, LLC.

Town of Central

PLANNING & CODES ADMINISTRATION

1067 W. Main St. • Central, SC 29630

Phone (864) 639-6381 • Fax (864) 639-1252 • www.cityofcentral.org

ZONING PERMIT APPLICATION

APPLICANT TO COMPLETE NUMBERED SPACES ONLY.

1	PROPERTY ADDRESS N/side Willy Wonka Dr.	LOT #	TAX MAP # 4074-00-16-4323
2	OWNER 18 M LLC	MAILING ADDRESS 1909 E Main Street Easley, SC 29640	PHONE 864-306-2995
3	APPLICANT	MAILING ADDRESS	PHONE
4	PROPOSED USE SINGLE FAMILY [] DUPLEX [] MULTIFAMILY [] COMMERCIAL [] OTHER [X] PUD-R		
5	DESCRIBE REQUEST REZONE ~ 1.18 AC FROM GENERAL COMMERCIAL TO PUD-R		
6	DOCUMENTS SUBMITTED WITH THIS APPLICATION: PRELIMINARY DEVELOPMENT PLAN AND SOI REVISED (Development Area 1)		

MAJOR REVISION OF PUD-R BOUNDARY AND NUMBER OF UNITS IN DEV. AREA 1

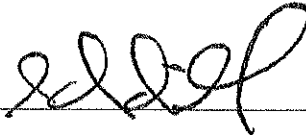
APPROVAL OF A ZONING PERMIT DOES NOT SUPERCEDE REQUIREMENTS FOR ANY OTHER REQUIRED PERMIT.

DESIGNATION OF AGENT: (Complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for a zoning permit.

DATE:

4-27-2026

Owner signature (s)



I certify the information in this request is correct.

DATE: 4-27-2026



Applicant's Signature

Date: _____

Approved.

Disapproved for the following reasons:

Town of Central

PLANNING & CODES ADMINISTRATION

1067 W. Main St. • Central, SC 29630
 Phone (864) 639-6381 • Fax (864) 639-1252 • www.cityofcentral.org

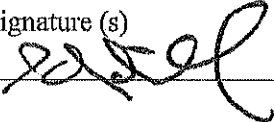
ZONING PERMIT APPLICATION

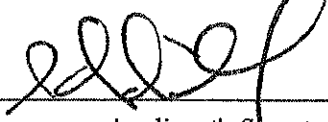
APPLICANT TO COMPLETE NUMBERED SPACES ONLY. 4074-00-35-5969

1	PROPERTY ADDRESS 138 M & M RD 1620 EIGHTEEN MILE RD 1648 EIGHTEEN MILE RD	LOT #	TAX MAP # 4074-00-36-6483 4074-00-36-8027
2	OWNER 18 M LLC 1909 E Main Street Easley, SC 29640	MAILING ADDRESS 1909 E Main Street Easley, SC 29640	PHONE 864-306-2995
3	PROPOSED USE SINGLE FAMILY [] DUPLEX [] MULTIFAMILY [] COMMERCIAL [] OTHER [X] PUD-R		
4	DESCRIBE REQUEST ANNEXATION REZONING ~ 7.33 AC TO PUD-R		
5	DOCUMENTS SUBMITTED WITH THIS APPLICATION: PRELIMINARY DEVELOPMENT PLAN AND SOI REVISED (Development Area 2)		

6 MAJOR REVISION OF PUD-R BOUNDARY, NUMBER OF UNITS, COMMERCIAL SF IN DEV. AREA
APPROVAL OF A ZONING PERMIT DOES NOT SUPERCEDE REQUIREMENTS FOR ANY OTHER REQUIRED PERMIT.

DESIGNATION OF AGENT: (Complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for a zoning permit.

DATE: 4-27-2026 Owner signature (s) 

I certify the information in this request is correct.
 DATE: 4-27-2026 
Applicant's Signature

Date: _____ Approved. Disapproved for the following reasons:
