

**TOWN OF CENTRAL  
SPECIAL CALLED MEETING – PUBLIC HEARING  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET - CENTRAL, SC 29630  
MONDAY, MAY 11<sup>TH</sup>, 2026 – 6:45 PM**

**“AGENDA”**

Call to Order - Mayor Ken Dill

Invocation

1. Rezoning of Simms School Road
  - a. 4075-10-27-6126 to be combined with 4075-10-27-7016
2. Public Comments

Adjourn

Approved: PPM  
Date : 5/8/26

TOWN OF CENTRAL  
SPECIAL CALLED MEETING – PUBLIC HEARING  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET - CENTRAL, SC 29630  
MONDAY, MAY 11<sup>TH</sup>, 2026 – 7:00 PM

“AGENDA”

Call to Order - Mayor Ken Dill

Invocation

- a. Public Hearing
  - i. Eighteen Mile Redevelopment Project Area and Eighteen Mile Redevelopment Plan

2. Public Comments

Adjourn

Approved: \_\_\_\_\_

Date : \_\_\_\_\_

*PDM*

*5/8/26*

**TOWN OF CENTRAL  
REGULAR COUNCIL MEETING  
1067 WEST MAIN STREET, CENTRAL, SC 29630  
MONDAY, MAY 11<sup>TH</sup>, 2026 – Immediately Following Public Hearing**

**AGENDA**

Call to Order – Mayor Ken Dill

Invocation

Call to Order

Pledge of Allegiance

Pledge of Civility

*\*Recognition of the Central/Clemson 14U Boys Flag Football Team for winning the Tri-County  
Championship on Saturday - May 02<sup>nd</sup>, 2026\**

1. Review of previous Meeting Minutes
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. Resolution # 05-11-2026 Moratorium Extension
    - ii. Direct Planning Commission to examine impact fees and direct administrator to enter into contract with Tischler Bise

- iii. Planning Commission Application and Board of Zoning Appeals
- 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. Ordinance 06-08-2026 Rezoning Parcel 4074-000-35-5696
  - i. 138 M & M road
- b. Ordinance 06-08-2026 Rezoning Parcel 4074-000-36-6483
  - i. 1620 Eighteen Mile Road
- c. Ordinance 06-08-2026 Rezoning Parcel 4074-000-36-8027
  - i. 1648 Eighteen Mile Road
- d. Ordinance 06-08-2026 TIF Eighteen Mile Redevelopment Project Area
  - i. AN ORDINANCE ESTABLISHING THE EIGHTEEN MILE REDEVELOPMENT PROJECT AREA AS A REDEVELOPMENT PROJECT AREA UNDER SECTION 31-6-10 ET. SEQ. OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED (THE "ACT"); APPROVING AN EIGHTEEN MILE REDEVELOPMENT PLAN FOR THE EIGHTEEN MILE REDEVELOPMENT PROJECT AREA IN ACCORDANCE WITH THE ACT
- e. Ordinance # 06-08-2026 BU
- f. Ordinance # 06-08-2026 BU

8. Consideration of Ordinances and Policies already in the possession of Council

- a. Ordinance 05-11-2026 – 2<sup>nd</sup> Reading – Rezoning of Simms School Road
  - i. 4075-10-27-6126 to be combined with 4075-10-27-7016

9. Reports / Comments from the Administrator and Mayor

- a. Administrator:
- b. Mayor: Main Street Representative

- i. Direct administrator to enter into a contract with Hadiee Stith, Grant Writer
- ii. Citizen recognition

10.Action Items

11.Adjourn

Approved: PJM  
Date: 5/8/26

**TOWN OF CENTRAL  
COUNCIL INFORMATION MINUTES  
1067 WEST MAIN STREET - CENTRAL, SC 29630  
MONDAY, APRIL 13<sup>TH</sup>, 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 10<sup>th</sup>, 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 02<sup>nd</sup>, 2026 and Regular Council Meeting Minutes from March 09<sup>th</sup>, 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 13<sup>TH</sup>, 2026 – 6:45PM**

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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 10<sup>th</sup>, 2026 at 4:19 PM.

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

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***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.

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***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.

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***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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- Regular Council Meeting Minutes - March 9, 2026

Motion	Second	Vote
Councilmember Curtis Peek	Councilmember Doug Barry	Unanimous

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38 ***Public Session***

39 The following individuals addressed Council:

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

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

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

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49 ***Reports from Council Committees***

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Finance and Marketing – Councilmember Daniel Evatt

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- Absent

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

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82 **Old Business**

83 None

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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

<b>Motion</b>	<b>Second</b>	<b>Vote</b>
Councilmember Doug Barry	Councilmember Curtis Peek	Unanimous

89

90 *Ordinance #05-11-2026; 1<sup>st</sup> 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

<b>Motion</b>	<b>Second</b>	<b>Vote</b>
Councilmember Curtis Peek	Councilmember Lynne Champman	Unanimous

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

95

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

<b>Motion</b>	<b>Second</b>	<b>Vote</b>
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; 2<sup>nd</sup> Reading**

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

101

102 **Ordinance # 04-13-2026 Comprehensive Plan; 2<sup>nd</sup> 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.**

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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

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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

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123 **Meeting Adjourned**

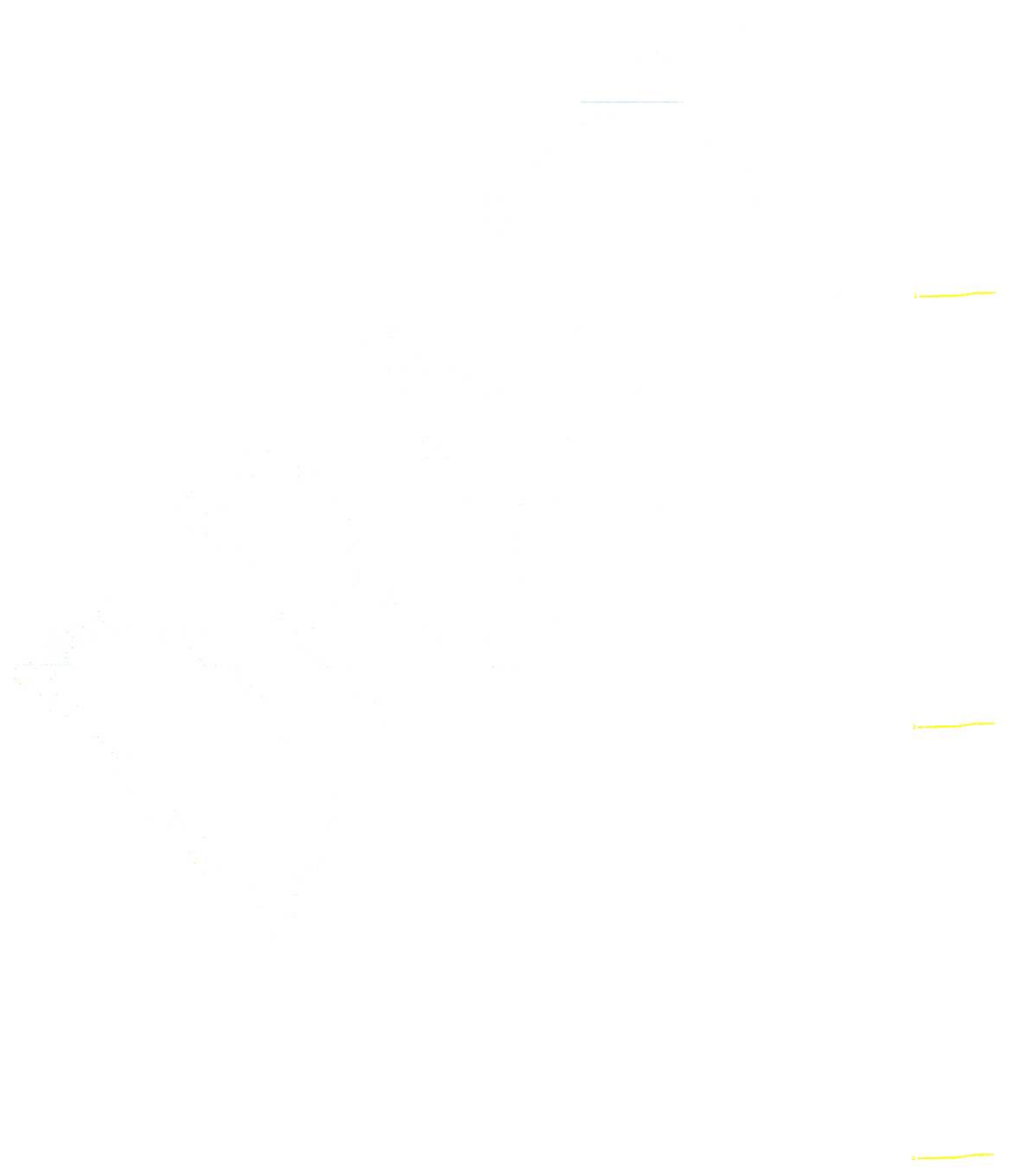
124

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

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Approved: \_\_\_\_\_

Date: \_\_\_\_\_



## **Codes Enforcement Notes**

**April 2026**

**1. 115 Woodson Street**

- a. Complaints of large amount of trash
- b. Went by on 04/01/2026 and was unfounded

**2. Eaton Street**

- a. Burning trash in a can
- b. Went by on 04/01/2026 and was unfounded

**3. Pancho's**

- a. Went by on 04/01/2026 to check on hospitality
- b. Left card with contact; on 04/02/2026, Rosa came into pay outstanding balance

**4. 151 Grange Valley**

- a. Went by on 04/02/2026 and one appears to live there

**5. 114 Woods Street**

- a. Old truck in yard and high grass
- b. Spoke with Mr. Stone (864-633-9280) and he stated that he would take care of problem by 04/08/2026.
- c. Grass has been cut and truck is gone

**6. 113 Foot Street**

- a. Dog problem
- b. Spoke to gentleman on 04/06/2026 and gave warning about K9

**7. Sign on Gaines/Pepper on 04/06/2026**

- a. Drywall and Roofing Company
- b. Spoke to both

**8. Signs – Removed 4 at Walmart and 18 Mile Road**

**9. Apple Tree Apartments – Apartment 4**

- a. Spoke on 04/08/2026 and suspect stated he was moving on 04/10/2026

**10. West Main Street**

- a. Removed 2 signs off W. Main Street on 04/14/2026

**11. Gaines and Watkins**

- a. Removed 2 signs off telephone pole

**12. 101 James Circle – Yard Clean up**

- a. Spoke with Brandon Howard on 04/22/2026
- b. Reviewed progress – yard looked very good

**13. 640 Wesleyan Drive – Grass**

- a. Betty Ann Scott – went by and left card
- b. Letter left on 04/29/2026

**14. 501 Church Street – High Grass**

- a. Letter sent on 04/27/2026 and grass was cut on 05/04/2026

**15. On 04/22/2026, removed sign at Recreation Center and Cross Creek**

**16. Bad Check written – Pancho's**

- a. Spoke with Rosa on 04/22/2026
- b. Supposed to come pay on 04/28/2026 and was paid on 05/01/2026

**17. Removed 4 signs on telephone pole at Gaines and Pepper on 04/27/2026**

- a. Spoke with owners at on 05/06/2026

**18. Removed 1 sign at Walmart on 04/27/2026**

**19. 328 Gassoway – Spoke with Ryan on 04/29/2026 and will check back on 05/06/2026**

**20. 103 Head Street – Dog Complaint**

- a. Spoke with lady of the house and she stated she would tell the owner of the dog

**21. Removed 2 signs in front of Roller Mill and Madden Bridge Road on 04/30/2026**

**22. Removed 2 signs on Highway 93 & Wesleyan Drive on 04/30/2026**

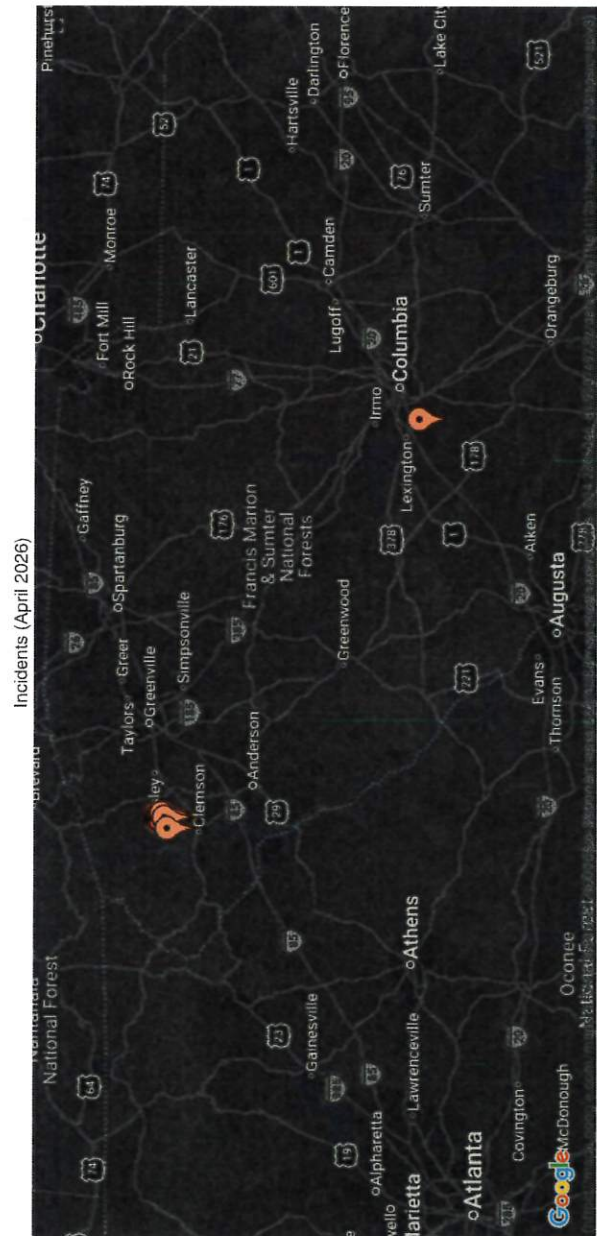
Incidents (April 2026)

Total Incidents	51
Total Arrests	10
Total Drug Charges	3
Total Murders	0
Total Rapes	1
Total Other Sexual Assaults	1
Total Kidnappings	0
Total Domestic Violence	0
Total Date Violence	0
Total Stalking	0

<b>Parties</b>	
Individuals	133
Organizations	18
Juveniles	6
Expunged	0
Infectious	0
Quarantined	0
Complainants	30

Victims	47
Suspects	40
Witnesses	7
Responders	7
Healthcare Professionals	0
Other	46

<b>Arrests</b>	
Juveniles	0
Teens	0
Adults - 20s	4
Adults - 30s	2
Adults - 40s	3
Adults - 50s	1
Adults - 60s	0
Seniors - 65+	0



**Incident Offenses**

Information Only (UDC 91V)	2
Larceny/Theft Offenses - Shoplifting (23C)	1
Driving Under Suspension (UDC 91F)	1
Traffic Stop (UDC 91T)	1
Trespass of Real Property (90J)	1

**Initial Classifications**

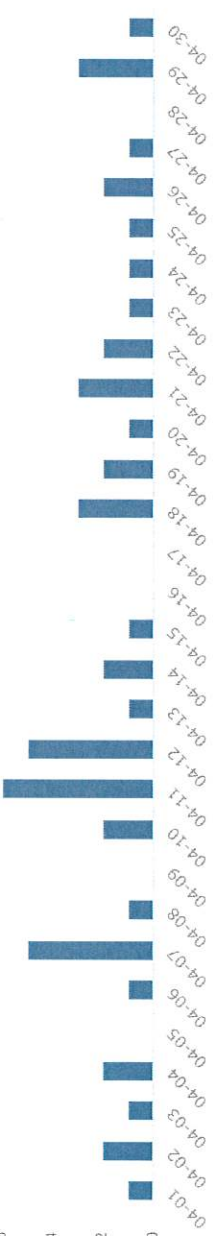
Shoplifting (6649)	1
Traffic Stop (6530)	1
Disturbance (6517)	1
Suspicious Person (9019)	1
Larceny (6648)	1

**Criminal Activity**

No Gang Involvement \*\*CANNOT be used with J or G\*\* (N)  
 Distributing/Selling (Includes Possession With Intent to Distribute) (D)

**Notifications**

none.



Arrest Race



ACTIVITY	BRITO	WEISS	COOPER	CULBERTSON	FREEMAN	HAMILTON	McCALL	O'SHIELDS	POPE	PRICE	PURNELL	THOMPSON	ROBERTS	SEXTON	SEIGLE	STELLINE	SHULIK	COUCH	WELBORN
Accident	1		1				2								1		1	1	2
Animal	1	1		1	2		1											1	2
Alarm- Business/911/Open		1		1	2												1		2
Assist/Mutal Aid/EMS/Escort	20	12	6	10	24		5		3		3		1	3	9	3	29	18	21
Burglary/Breakin/Prowler																	1	1	1
Business Check/Property	53	227	45	3	483		219								35		153	3	294
Cards Placed	10						6												1
Disturbance/Threats/DV/AST	10	3		6	4		1		1								7	1	5
Extra Patrol	33	124	29		252		100								13		142		12
Fight/Fire/Bomb/Discharge	1				1							1						1	
Follow Up	2			3	1												1		2
Foot Patrol	36	2	3		41		27								3				10
Hit and Run				1	1														2
Harassment/CSC	1	1																	1
Handle by phone		2	1	3	4		2										1		1
Intoxicated Driver/Person				1															
Larceny/Breach of Trust		1	1	2	4												1		
Malicious Damage	1																1		
Lost/Found Property/Fraud		1	1		1										1	1			4
Public Service/BOLO	5	1	2		5		4		1						1		3	1	3
Reckless Driving	1			1													1		1
Suicide/Death/Threat Harm	2																		2
Susp/Missing Person	2	3		4			1											1	1
Suspicious Vehicle/Activity	4	1		4	3												1	1	1
Trespassing	1						1										1		
Traffic Stop	2	23		2	22		8	1	2		1				6		3	51	19
Warrant Service/Transport	1				3														1
Welfare Check	1	2					1										1		2
Citations/Parking Issued	1	1		1	9		2		2							1	1	47	20
Total Warnings Issued	1	11			17		8								3		1	23	17
Arrest/Bench Warrants																			
Arrest Warrants Served																			
TOTAL CALLS BY OFFICER	190	417	89	43	879	0	388	1	9	0	4	1	1	3	72	5	350	150	427

3059

# **MEMO**

**To: Council Member Lynne Chapman**

**From: Phillip Mishoe**

**Date: April 2026**

## **WATER, SEWER, & SANITATION**

**For the month of February, the Water and Sewer Department completed 193 work orders. The meters were read on April 14th. Rechecks were done on the 15<sup>th</sup>.**

**32 customers were on the disconnection list for non-payment and of these 28 reconnected.**

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

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

RESOLUTION # 05-11-2026  
MORATORIUM EXTENSION

“RESOLUTION”

**A RESOLUTION OF THE TOWN OF CENTRAL EXTENDING THE MORATORIUM DATED 02-09-2026;**

**WHEREAS**, the Town Council previously adopted Resolution No. 09-08-2025 MORATORIUM on 02-09-2026 establishing a moratorium for large scale residential subdivisions as documented in ORDINANCE # 09-08-2025 MORATORIUM; and

**WHEREAS**, the circumstances justifying the original moratorium, specifically still exist and require more time to be fully addressed; and

**WHEREAS**, the Town Council has determined that an extension is necessary to protect the public health, safety, and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Central, South Carolina:

1. **Extension of Moratorium:** The moratorium on established by Ordinance 09-08-2025 is hereby extended for an additional period of three (3) months.
2. **New Expiration Date:** The moratorium shall now expire in three months’ time on August 11<sup>th</sup>, 2026.
3. **Application:** During this extension, no applications, permits, or approvals will be accepted or processed;
4. The provisions of this moratorium ordinance do not apply to property either currently under consideration by the Town or by property protected by vested rights as provided in the South Carolina Code section 6-29-1510, et seq., as applicable; and

**PASSED AND ADOPTED** this 11<sup>th</sup> day of May 2026.

**SIGNED:**

\_\_\_\_\_  
Mayor Kenneth D. Dill

**ATTEST:**

\_\_\_\_\_  
Town Clerk, Jessica H. Rowland

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: from GC to PUD-R

By: \_\_\_\_\_ Date: \_\_\_\_\_



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.

ZONING PERMIT # \_\_\_\_\_

# 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 <del>1648 EIGHTEEN MILE RD</del>	LOT # E RD	TAX MAP # 4074-00-36-6483 4074-00-36-8027
	OWNER 18 M LLC	MAILING ADDRESS 1909 E Main Street Easley, SC 29640	PHONE 864-306-2995
2	APPLICANT	MAILING ADDRESS	PHONE
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:

\_\_\_\_\_

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

ORDINANCE # 06-08-2026  
Rezoning of Parcel 4075-00-35-5696  
138 M AND M ROAD

**AN ORDINANCE TO REZONE PARCEL 4075-00-35-5969 FROM GENERAL  
COMMERCIAL (GC) TO PUD-R**

**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 Youngblood Land Company, LLC to rezone certain property identified as **Tax Map Number 4075-00-35-5696**,

**WHEREAS**, the property is currently zoned **GC (General Commercial)** under the Town of Central Zoning Ordinance; and

**WHEREAS**, the applicant has requested the property be rezoned to **PUD-R** for the proposed use; 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 **May 11<sup>th</sup>, 2026** and **June 08<sup>th</sup>, 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 identified as **Tax Map Number 4075-00-35-5696**, from **GC (General Commercial)** to **PUD-R**

**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.

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**First Reading:** \_\_\_\_\_

**Second Reading:** \_\_\_\_\_

**ADOPTED this** \_\_\_ **day of** \_\_\_\_\_, **2026.**

\_\_\_\_\_  
Mayor, Kenneth D. Dill

**ATTEST:**

\_\_\_\_\_  
Town Clerk, Jessica H. Rowland

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

ORDINANCE # 06-08-2026  
Rezoning of Parcel 4074-00-36-6483  
1620 Eighteen Mile Road

**AN ORDINANCE TO REZONE PARCEL 4074-00-36-6483 FROM GENERAL  
COMMERCIAL (GC) TO PUD-R**

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**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 Youngblood Land Company, LLC to rezone certain property identified as **Tax Map Number 4074-00-36-6483**,

**WHEREAS**, the property is currently zoned **GC (General Commercial)** under the Town of Central Zoning Ordinance; and

**WHEREAS**, the applicant has requested the property be rezoned to **PUD-R** for the proposed use; 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 **May 11<sup>th</sup>, 2026** and **June 08<sup>th</sup>, 2026**, and provided an opportunity for public comment.

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**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 identified as **Tax Map Number 4074-00-36-6483**, from **GC (General Commercial)** to **PUD-R**

**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, Kenneth D. Dill

**ATTEST:**

\_\_\_\_\_  
Town Clerk, Jessica H. Rowland

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

ORDINANCE # 06-08-2026  
TIF  
EIGHTEEN MILE REDEVELOPMENT PROJECT AREA

AN ORDINANCE ESTABLISHING THE EIGHTEEN MILE REDEVELOPMENT PROJECT AREA AS A REDEVELOPMENT PROJECT AREA UNDER SECTION 31-6-10 ET. SEQ. OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED (THE "ACT"); APPROVING AN EIGHTEEN MILE REDEVELOPMENT PLAN FOR THE EIGHTEEN MILE REDEVELOPMENT PROJECT AREA IN ACCORDANCE WITH THE ACT; AND OTHER MATIERS RELATING THERETO

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CENTRAL, SOUTH CAROLINA, AS FOLLOWS:

The Town Council (the "Council") of the Town of Central, South Carolina (the "Town"), after study, hereby finds and determines:

(a) The Town is an incorporated municipality located in Pickens County, South Carolina (the "County"), and as such possesses all powers granted to municipalities by the Constitution and general laws of the State of South Carolina (the "State").

(b) Pursuant to Section 31-6-10 *et seq.* of the South Carolina Code of Laws 1976, as amended (the "Act"), the governing bodies of the incorporated municipalities are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted.

(c) The Town has prepared the Eighteen Mile Redevelopment Plan (the "Redevelopment Plan"), a copy of which is attached hereto as Exhibit A and incorporated herein by reference, which provides a plan for the redevelopment of certain parcels of property located in an approximately 521 acre area in the southern portion of the Town (the "Redevelopment Project Area"). The Town hereby finds that the Redevelopment Project Area is an "agricultural area" or "conservation area" as defined in the Act because redevelopment and sound growth therein is impaired by a combination of the following factors: (i) lack of necessary transportation infrastructure; (ii) lack of water or wastewater; and (iii) lack of storm drainage facilities.

(d) In accordance with the Act, the Town provided notice of the Redevelopment Plan to the County and to the School District of Pickens County, South Carolina (the "School District" and, together with the Town and the County, the "Taxing Districts") on March 13, 2026. Further, in accordance with the Act, on April 15, 2026, the Town published a notice of a public hearing in The Pickens County Courier, a newspaper of general circulation in the County, regarding a public hearing on the Redevelopment Plan conducted by the Council on May 11, 2026.

(e) Council hereby finds that it is unlikely that private initiatives will alleviate the conditions that qualify the Redevelopment Project Area as an agricultural area or conservation area without substantial public assistance, and that without public intervention, property values in the Redevelopment Project Area are likely to remain static. Additionally, Council hereby finds that the redevelopment of the Redevelopment Project Area is in the interest of the health, safety, and general welfare of the citizens of the Town.

(t) A map of the Redevelopment Project Area is included as Exhibit A-2 to the

Redevelopment Plan and is attached hereto as Exhibit B, and a listing of the parcels of real property in the

Redevelopment Project Area is included as Exhibit A-1 to the Redevelopment Plan and is attached hereto as Exhibit C. The Redevelopment Project Area includes all right of ways adjacent to any of the parcels depicted on the map and included in the listing of the real property in the Redevelopment Project Area.

(g) The Redevelopment Plan is expected to have no negative impact on the existing revenues of the Taxing Districts. The Taxing Districts will forego a portion of incremental tax revenues (as calculated in accordance with the Act) paid on behalf of real property located in the Redevelopment Project Area for the duration of the Redevelopment Plan. Further, the Redevelopment Plan will have no impact on personal property taxes collected within the Redevelopment Project Area. However, the Town anticipates that the undertaking of the redevelopment projects in connection with the Redevelopment Project Area will encourage private investment both within and outside of the Redevelopment Project Area. Accordingly, tax revenues of the Taxing Districts attributable to private investment located both inside and outside of the Redevelopment Project Area are expected to increase as a result of the accomplishment of the objectives of the Redevelopment Plan. Further, the use of incremental real property tax revenues and other legally permissible sources to repay redevelopment project costs incurred by the Town, including debt service on TIF Bonds (as defined below), for public improvements is of benefit to the Taxing Districts, inasmuch as such Taxing Districts would not likely derive the benefits of an increased assessment base without the implementation of the Redevelopment Plan.

(h) The Redevelopment Plan provides for several redevelopment projects (to the extent permitted by the Act) as follows: (a) public parks, trails, open spaces and outdoor recreational areas, as well as related supporting facilities and infrastructure, (b) roadways and related improvements, including, but not limited to connector and secondary roads, bridges, bike lanes, turn lanes, off-site traffic improvements, signalization, signage, landscaping, sidewalks, lighting, street trees and other streetscape improvements, (c) fire station and other public safety infrastructure and equipment, (d) water facilities, (e) sewer facilities, (f) buildings and other improvements, including buildings to be owned by the School District, (g) storm drainage facilities, and (h) wastewater treatment plant and related infrastructure.

All redevelopment projects (as defined in the Act) to be undertaken in connection with the Redevelopment Plan and the Redevelopment Project Area will be publicly-owned. The total estimated costs of these redevelopment projects is \$68,212,000 and is a projection only. The actual costs of the redevelopment projects will vary from such estimate because of general economic and design factors that cannot be known at this time, and such estimate is not a limit on the amount that may be spent on the total cost of the redevelopment projects. Further, certain redevelopment projects may be undertaken utilizing funds other than (or in addition to) tax increment finance revenues, or may not be undertaken at all, depending on general economic, design and development factors that cannot be known at this time.

(i) A variety of sources of funds are anticipated to be used to meet the costs of the redevelopment projects in the Redevelopment Project Area. Incremental real property tax revenues generated in the Redevelopment Project Area will be used to (i) pay debt service on tax increment bonds ("TIF Bonds") issued by the Town in one or more series from time to time to finance redevelopment project costs, (ii) pay installment payments on installment purchase revenue bonds ("IPRBs") issued in one or more series from time to time by one or more nonprofit corporations affiliated with the Town, and (iii) pay directly for redevelopment project costs on a pay-as-you-go basis. Additionally, funds from entities involved with the redevelopment projects, other private entities, the Town, other public entities (including proceeds of grants), or any other legally-available source may also be used to pay the costs of the redevelopment projects. The most recent equalized assessed valuation of all real property in the Redevelopment Project Area as of January 1, 2025 is \$16,890. The estimated cumulative tax increment revenues to be used for the purposes set forth above, during the term of the Redevelopment Plan total approximately \$87,058,792. The estimated equalized assessed valuation of all real property in the

Redevelopment Project Area after completion of the estimated development uses and excluding any increases in value over time, is \$33,859,318, resulting in an estimated incremental increase in real property assessed value of \$33,842,428. The estimated tax increment revenues and estimated equalized assessed value after completion of the estimated development uses are projections only, and the actual tax increment revenues and actual assessed value may vary from the estimates provided. The estimated tax increment revenues and equalized assessed value at completion of the estimated development uses shall in no way be interpreted as a limitation on the actual amount of incremental tax revenues that may be collected by the Town in connection with the Redevelopment Project Area. There is a need for proceeds of TIF Bonds or IPRBs and incremental tax revenues attributable to the real property in the Redevelopment Project Area to be used for redevelopment projects in connection with the Redevelopment Project Area in order to advance the objectives of the Redevelopment Plan.

(j) In accordance with the Act, the sources of funds available for the repayment of any tax increment finance obligations include: (i) portions (as set forth in Table C in the Redevelopment Plan) of the tax increment revenues from all taxing districts which overlap the Redevelopment Project Area which have not objected to the Redevelopment Plan (or which consent thereto in accordance with one or more intergovernmental agreements) that result from the increase in the assessed value of the real property within the Redevelopment Project Area; (ii) special assessment revenues generated from a municipal improvement district (the "MID") authorized by Title 5, Chapter 37, Code of Laws of South Carolina, 1976, as amended; and (iii) potentially other sources including, but not limited to, utility system revenues and revenues derived from one or more redevelopment projects. The Town's commitment for the repayment of TIF Bonds will be limited to the special tax allocation fund (as described in the Redevelopment Plan) and, only if chosen by the Town, any other revenues specifically pledged at the issuance of such obligations, potentially including special assessment revenues resulting from a potential MID, or pledged by the Town at a later point in time. The Town has made no commitment to, nor is it under any requirement to, pledge another source of revenue to secure the anticipated debt obligations.

(k) The total principal amount of indebtedness to be incurred, in one or more series, to finance the costs of acquisition and construction of the redevelopment projects shall not exceed \$60,000,000 (inclusive of costs of issuance, capitalized interest and reserves, as applicable, and exclusive of the principal amount of any refunding bonds); however, the actual amount of indebtedness incurred (if any) will depend on numerous factors including, but not limited to, the amount and timing of actual private development in the Redevelopment Project Area, inflation, the particular redevelopment projects financed and the timing of construction thereof, availability of alternative funding sources for the redevelopment projects, market conditions relating to private development and/or the issuance of bonds, and then-current interest rates. All TIF Bonds or IPRBs shall have a final maturity that extends no later than the termination of the Redevelopment Plan.

(l) Council now intends to utilize and implement the provisions of the Act in order to achieve the public purposes set forth in the Act in the Redevelopment Project Area. By approving the Redevelopment Plan and undertaking the redevelopment projects in connection with the Redevelopment Project Area, the Town intends to accomplish the objectives set forth in the Redevelopment Plan, including, but not limited to:

1. Enhance quality of life through preserving open spaces for recreational uses and protecting environmental resources;
2. Create opportunities for residential uses and commercial activities to locate within the Town;
3. Control sprawl through investing in infill efforts to steer growth into a high-density, mixed use

node;

4. Enhance transportation and mobility in the Town through the provision of infrastructure to support walking, biking, and transit as safe and appealing modes of travel for all users;
5. Broaden and increase the tax base of the Town and other overlapping taxing districts; and
6. Provide public infrastructure, including streets and streetscapes, water and sewer infrastructure and storm drainage infrastructure, to help accomplish the objectives above.

(m) All prerequisites having been accomplished, it is now appropriate and necessary in order to proceed further that: (1) the Redevelopment Project Area be designated as a redevelopment project area as defined in the Act; and (2) the Redevelopment Plan be approved as a redevelopment plan as defined in the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Central, South Carolina:

SECTION 1. Confirmation of Findings and Determinations. Council confirms all of the findings and determinations contained in the recitals of this Ordinance.

SECTION 2. Conservation Area or Agricultural Area. Council does hereby expressly find that the Redevelopment Project Area is a "conservation area" or an "agricultural area" within the meaning of the Act due to the following factors: (i) lack of necessary transportation infrastructure; (ii) lack of water or wastewater; and (iii) lack of storm drainage facilities. Council does hereby expressly find that private initiatives are unlikely to alleviate the conditions that characterize the Redevelopment Project Area as a conservation area or agricultural area without substantial public assistance, property values in the Redevelopment Project Area would likely remain static without public intervention, and redevelopment is in the interest of the health, safety, and general welfare of the Town's citizens.

SECTION 3. Designation of Redevelopment Project Area. The Redevelopment Project Area is hereby designated as a "redevelopment project area" as defined in the Act. A map of the Redevelopment Project Area is attached to this Ordinance as Exhibit B, and a listing of parcels in the Redevelopment Project Area is attached to this Ordinance as Exhibit C. The identification of the parcels of property included in the Redevelopment Project Area (including adjacent right of ways) set forth in the Redevelopment Plan, the map attached as Exhibit B, and the parcel listing attached as Exhibit C, are approved, and are incorporated herein by reference as if fully stated or described herein.

SECTION 4. Approval of Redevelopment Plan. The Council does hereby state that there is a need for proceeds of TIF Bonds or IPRBs and incremental tax revenues attributable to the Redevelopment Project Area to be used for the redevelopment projects in connection with the Redevelopment Project Area in order to advance the objectives of the Redevelopment Plan. The Council does hereby expressly approve and adopt the Redevelopment Plan, attached hereto as Exhibit A, for the redevelopment of the Redevelopment Project Area, which Redevelopment Plan includes or incorporates by reference statements of objectives of the Town with regard to the Redevelopment Plan, identifies the properties that comprise the Redevelopment Project Area, and identifies the redevelopment projects anticipated to be undertaken in connection therewith. The Council does hereby expressly approve the redevelopment projects in connection with the Redevelopment Project Area to be undertaken pursuant to the Redevelopment Plan.

SECTION 5. Approval of Duration of Redevelopment Plan: Approval of Authorized Principal Amount of TIF Bonds: Impact of Redevelopment Plan on Taxing Districts. The duration of the Redevelopment Plan is for the period beginning on the date of enactment of this Ordinance, through the June 30<sup>th</sup> after the 25<sup>th</sup> year of the receipts of tax increment revenues generated in accordance with the Redevelopment Plan. Further, the total principal amount of indebtedness to be incurred, in one or more series, to finance the costs of acquisition and construction of the redevelopment projects shall not exceed \$60,000,000 (inclusive of costs of issuance, capitalized interest and reserves, as applicable, and exclusive of the principal amount of any refunding bonds), and such indebtedness shall have a term that concludes no later than the termination of the Redevelopment Plan. Council expressly finds that there is a need for the issuance of TIF Bonds and the use of incremental real property tax revenues in the Redevelopment Project Area to finance the costs of the redevelopment projects to be undertaken in connection with the Redevelopment Plan. Council reaffirms that the Redevelopment Plan will have a minimal effect on the existing revenues of the Taxing Districts. The Taxing Districts will forego a portion of incremental tax revenues (as calculated in accordance with the Act) paid on behalf of real property located in the Redevelopment Project Area for the duration of the Redevelopment Plan. The Redevelopment Plan will have no impact on personal property taxes collected within the Redevelopment Project Area. The Town anticipates that the undertaking of the redevelopment projects in connection with the Redevelopment Project Area will encourage private investment both within and outside of the Redevelopment Project Area. Accordingly, tax revenues of the Taxing Districts attributable to private investment located outside of the Redevelopment Project Area are expected to increase as a result of the accomplishment of the objectives of the Redevelopment Plan. The Council furthermore determines that the long-term impact of the Redevelopment Plan is expected to be beneficial following the inducement by the Town of substantial private investment in the Redevelopment Project Area as a result of the initiatives undertaken pursuant to the Redevelopment Plan.

SECTION 6. Public Notice. A notice of the enactment of this Ordinance in the form attached hereto as Exhibit D shall be published in The Pickens County Courier after the enactment of this Ordinance.

SECTION 7. Repeal of Conflicting Ordinances or Resolutions. All ordinances or resolutions, or parts of ordinances or resolutions inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 8. Further Authorization. The Mayor of the Town (or in the absence of the Mayor for any reason, the Mayor Pro-Tempore of the Town), the Town Administrator of the Town, and the Municipal Clerk of the Town are fully empowered and authorized to take such further action and to execute and deliver such additional documents as may be reasonably requested to effect the approval of the Redevelopment Plan and all other matters contemplated hereby and thereby, and the action of such officials in executing and delivering any of such documents, in such form as the officers executing such documents shall approve, is hereby fully authorized.

SECTION 9. Effectiveness of Ordinance. Codification. This Ordinance shall be in full force and effect from and after its adoption as provided by law. This Ordinance shall be forthwith indexed by title and a summary thereof codified in the Code of Town Ordinances in the manner required by law and shall be made available for public inspection at the office of the Municipal Clerk of the Town.

[EXECUTION PAGE FOLLOWS]

**EXHIBIT A**  
**EIGHTEEN MILE REDEVELOPMENT PLAN**

[See attached]

# **TOWN OF CENTRAL, SOUTH CAROLINA EIGHTEEN MILE REDEVELOPMENT PLAN**

## **I. Introduction**

The Town of Central, South Carolina (the "Town") desires the use of tax increment financing to assist in the funding of public infrastructure for a development area generally surrounded by Highway 123, Eighteen Mile Road and Highway 88. This redevelopment plan (the "Eighteen Mile Redevelopment Plan" or the "Redevelopment Plan") is the basis for using the statutory authorization for tax increment financing.

The approval of a "redevelopment plan" by ordinance by the Town Council of the Town of Central, South Carolina (the "Town Council"), is required for the Town to utilize tax increment financing. The Eighteen Mile Redevelopment Plan constitutes a "redevelopment plan" as defined in "Tax Increment Financing Law" for municipalities, codified as Title 31, Chapter 6, Code of Laws of South Carolina, 1976, as amended (the "City TIF Act").

The Town's objectives are described in Section II. The redevelopment project area is described and defined as the "Redevelopment Project Area" in Section III. The qualifications of the Redevelopment Project Area for the use of the City TIF Act are described in Section IV. The general land uses expected within the Redevelopment Project Area are described in Section V. The redevelopment projects are described and defined as the "Redevelopment Projects" in Section VI. The estimated redevelopment project costs are described and defined as the "Redevelopment Project Costs" in Section VII. A description of proposed financings, including the sources of repayment for the proposed financings, are described in Section VIII. A description of the estimated impact on revenues from this Redevelopment Plan is described in Section IX.

## **II. Statement of Objectives**

Through the implementation of the Redevelopment Plan, the Town intends to assist in the redevelopment of the property within the Redevelopment Project Area and to enhance the tax base of taxing districts which extend into the Redevelopment Project Area. Specifically, the Redevelopment Plan will assist in the elimination of the conditions which qualify the Redevelopment Project Area as an Agricultural Area or Conservation Area, as defined in the City TIF Act as detailed below in Section IV.

Specifically, the Town believes that the Redevelopment Plan will assist with the following Town objectives:

- Enhance quality of life through preserving open space for recreational uses and protecting environmental resources;
- Create opportunities for residential uses and commercial activities to locate within the Town;
- Control sprawl through investing in infill efforts to steer growth into a high-density, mixed-use node;
- Enhance transportation and mobility in the Town through the provision of infrastructure to support walking, biking, and transit as safe and appealing modes of travel for all users;

- Broaden and increase the tax base of the Town and other overlapping taxing districts; and
- Provide public infrastructure, including streets and streetscapes, water and sewer infrastructure and storm drainage infrastructure, to help accomplish the objectives above.

The current owners of certain real property within the Redevelopment Project Area, and their related entities (together, the "Owner"), and the Town anticipate working cooperatively together to accomplish the objectives specified above.

The duration of this Redevelopment Plan is for the period beginning on the date of enactment of the ordinance of Town Council that provides for its approval, through the June 30th after the 25th year of the receipts of the tax increment revenues generated in accordance with this Redevelopment Plan.

### **III. Description of the Redevelopment Project Area**

The Redevelopment Project Area shall consist of the real property parcels and adjacent public rights of way (to the extent located within the Town limits) specified on **Exhibit A-1**. The Redevelopment Project Area is generally described below and shown visually on **Exhibit A-2**.

The Redevelopment Project Area is generally made up of real property that is located southeast of Highway 123, southwest of Eighteen Mile Road, northwest of Highway 88 and northeast of certain privately owned parcels of real property extending from Highway 123 to Highway 88.

The Redevelopment Project Area excludes the parcel(s) of property on which is currently located the Pickens County Wastewater Treatment Plant at the termination of Willy Wonka Drive. The Redevelopment Project Area includes Willy Wonka Drive.

The Redevelopment Project Area is approximately 521 acres, excluding the publicly-owned rights of way. The entire Redevelopment Project Area is located within both the Town and Pickens County, South Carolina.

There are no persons currently residing in the Redevelopment Project Area, and therefore the Redevelopment Projects (described below) will not displace any persons residing in the Redevelopment Project Area.

#### **IV. Qualification of the Redevelopment Project Area**

Town finds that there exist conditions that cause the Redevelopment Project Area to be classified as an "Agricultural area" or "Conservation area" as defined in Section 31-6-30 the City TIF Act. Particularly, the Town finds that areas within the Redevelopment Project Area are characterized by the following factors:

- Lack of necessary transportation infrastructure;
- Lack of water or wastewater;
- Lack of storm drainage facilities.

Redevelopment, sound growth and a growing tax base are impaired by a combination of the factors noted above, which shall be reduced through the execution of this Redevelopment Plan.

#### **V. General Land Uses to Apply in the Redevelopment Project Area**

Currently, the allowed land uses in the Redevelopment Project Area are primarily provided by a planned unit development plan (the "PUD") which the Town has approved. The PUD generally allows for a mixture of residential and commercial development throughout the governed land area and organizes the real property subject to the PUD into seven "development areas," each of which have specific zoning expectations and restrictions. Additionally, a limited amount of real property in the Redevelopment Project Area is zoned as "General Commercial" land, which is governed by a Town zoning ordinance.

The following land uses are planned in the Redevelopment Project Area, all of which are allowed under the PUD and the existing zoning statuses:

- Public parks, trails, open green spaces;
- Residential, including for sale and for rent uses;
- Commercial, including retail, food & beverage and office uses;
- Retirement / assisted living uses;
- Parking;
- Public right-of-way, including pedestrian and cyclist assets.

Other land uses shall be allowed, in accordance with the PUD, as it may be amended, replaced or modified from time to time.

The Owner has provided the Town with the anticipated land uses and the estimated quantities thereof to be constructed within the Redevelopment Project Area, a summary of which is shown below in **Table A**. The Owner has indicated that its estimates of the land uses are allowed by the PUD and the relevant zoning regulations.

**Table A**  
**Estimated Land Uses in the Redevelopment Project Area**

General Land Use	Estimated Units/ Square Footage
Residential <sup>1</sup>	2,486 ( <i>Units</i> )
Commercial <sup>2</sup>	317,000 ( <i>SF</i> )

1 - Includes 300 independent living units within a proposed continuing care facility.

2 - Includes approximately 159,000 square feet within a proposed continuing care facility.

The anticipated land uses, and estimated quantity of units and square footage specified in **Table A** above may adjust in response to market conditions or other factors. The quantities specified above will not serve as a minimum or a limit to the types or quantity of the land uses. Additional land uses may also occur.

**VI. Redevelopment Projects**

The following redevelopment projects (collectively the "Redevelopment Projects", and independently a "Redevelopment Project") are expected to be provided, in whole or in part, through the execution of this Redevelopment Plan:

- Public parks, trails, open spaces and outdoor recreational areas, as well as related supporting facilities and infrastructure;
- Roadways and related improvements, including but not limited to connector and secondary roads, bridges, bike lanes, turn lanes, off-site traffic improvements, signalization, signage, landscaping, sidewalks, lighting, street trees and other streetscape improvements;
- Fire station and other public safety infrastructure and equipment;
- Water facilities;
- Sewer facilities;
- Buildings and other improvements, including buildings to be owned by the Pickens County School District;
- Storm drainage facilities; and
- Wastewater treatment plant and related infrastructure.

In addition, all "Redevelopment projects" as defined in Section 31-6-30 (6) of the City TIF Act may be provided through this Redevelopment Plan. All Redevelopment Projects acquired or financed utilizing incremental tax revenues through the City TIF Act are to be publicly-owned.

The Town and Owner anticipate that the Owner will contribute and convey fee simple title to the real property necessary for all of the Redevelopment Projects located within the Redevelopment Project Area; this excludes the Redevelopment Projects located outside of the Redevelopment Project Area, such as existing publicly owned right of way, the fire station and the wastewater treatment plant and related infrastructure.

The anticipated fire station, which is expected to be located outside of the Redevelopment Project Area, will provide the primary fire protection services in the Redevelopment Project Area and, as such, will provide a direct benefit to the real property within the Redevelopment Project Area. By its approval of this plan, Town Council finds that the anticipated fire station will provide a benefit to the Redevelopment Project Area. Certain other Redevelopment Projects may be located outside of the Redevelopment Project Area to the extent that the Town Council makes specific findings of benefit to the Redevelopment Project Area.

Each of the Redevelopment Projects (specified above) is an allowed "Redevelopment project" as defined in the City TIF Act, in accordance with Section 31-6-30, (6) of the City TIF Act.

The Town anticipates that the Redevelopment Projects will be constructed over the next ten to fifteen years. The Redevelopment Projects may be constructed by private entities prior to a public entity acquisition of the Redevelopment Project. The Town and Owner anticipate that the following Redevelopment Projects will be constructed either by the Owner or through a joint effort by the Owner and Town:

- Roadways and related improvements, including but not limited to connector and secondary roads, bike lanes, turn lanes, off-site traffic improvements, signalization, signage, landscaping, sidewalks, lighting, street trees and other streetscape improvements;
- Water facilities;
- Sewer facilities (not including the wastewater treatment plant and its related infrastructure);  
and
- Storm drainage facilities.

## VII. Estimated Redevelopment Project Costs

The estimated costs of the Redevelopment Projects ("the Redevelopment Project Costs"), as provided in part by the Owner and the City, totaling \$68,212,000, are shown in **Table B** below.

**Table B**  
**Estimated Redevelopment Project Costs**

<u>Redevelopment Project</u>	<u>Estimated Cost</u>
1 - Public parks, trails, open spaces and outdoor recreational areas, as well as related supporting facilities and infrastructure	\$6,000,000
2 - Roadways and related improvements, including but not limited to connector and secondary roads, bridges, bike lanes, turn lanes, off-site traffic improvements, signalization, signage, landscaping, sidewalks, lighting, street trees and other streetscape improvements	\$11,500,000
3 - Fire station and other public safety infrastructure and equipment	\$5,000,000
4 - Water facilities	\$8,600,000
5 - Sewer facilities	\$1,000,000
6 - Storm drainage facilities	\$350,000
7 - Buildings and other improvements, including buildings to be owned by the Pickens County School District	\$2,500,000
8 - Wastewater treatment plant and related infrastructure	<u>\$33,262,000</u>
<b>Total</b>	<b>\$68,212,000</b>

The actual Redevelopment Project Costs will vary from the estimated costs shown in **Table B** above because of general economic and design factors that cannot be known at this time. The estimated costs shown in **Table B** are not limits on the amount that may be spent on the total cost of the Redevelopment Projects. Further, certain Redevelopment Projects identified above may be undertaken utilizing funds other than (or in addition to) tax increment finance revenues, or may not be undertaken at all, depending on general economic, design and development factors that cannot be known at this time.

The costs of the long-term maintenance for certain Redevelopment Projects may be funded, in whole or in part, from the tax increment revenues generated from the Redevelopment Project Area. The costs of the long-term maintenance of such Redevelopment Projects are estimated to range between \$300,000 and \$500,000 annually; however, the actual annual costs of such long-term maintenance are dependent on numerous factors and may vary from the foregoing estimated range.

The responsibility for the maintenance of each Redevelopment Projects will reside with the public entity that takes ownership of such Redevelopment Project and will be an ongoing obligation of such public entity. The long-term maintenance plan for each Redevelopment Project shall be set

by the relevant public entity. The maintenance cost for each Redevelopment Project shall be paid by the relevant public entity.

### **VIII. Funding of Redevelopment Projects and Anticipated Financings**

#### **A. Anticipated Source of Funds to Pay the Redevelopment Project Costs**

Redevelopment Project Costs may be paid from multiple sources, including, but not limited to, the proceeds of tax increment finance debt obligations, direct use of tax increment finance revenues and/or from funds provided by entities involved with the Redevelopment Projects, including the Owner, other private entities, the Town and or other public entities (including proceeds of grants); however, the Town will be under no obligation to utilize a particular source of funds to pay for Redevelopment Project Costs. Consistent with the anticipations specified above, and pursuant to the City TIF Act, the Town may utilize the tax increment finance revenues as a source of funding for the Redevelopment Project Costs as further described below.

Specifically, incremental tax revenues may be pledged to secure debt obligations authorized by the City TIF Act. As further explained below, the Town intends to issue debt obligations authorized by the City TIF Act in order to fund the Redevelopment Project Costs, either by utilizing bond proceeds for the acquisition of Redevelopment Projects previously constructed or installed by other parties, or by providing bond proceeds for the initial construction or acquisition of the Redevelopment Projects. In addition, installment purchase revenue bonds ("IPRBs") may be issued by one or more nonprofit corporations affiliated with the Town, with repayment of such IPRBs to be paid from various sources including, but not limited to, incremental tax revenues.

In accordance with the City TIF Act, the Town may use incremental tax revenues **not** utilized for the payment of debt obligations authorized by the City TIF Act (the "Additional TIF Revenues") to fund, on a "pay as you go" basis, the Redevelopment Projects, by any one or more of the following: (i) funding the initial payment of the Redevelopment Project Costs, (ii) acquiring Redevelopment Projects previously constructed or installed, or in the process of being constructed or installed by other parties, including the Owner, or (iii) making periodic payments to one or more nonprofit corporations affiliated with the Town in order to acquire Redevelopment Projects financed with the proceeds of IPRBs. Additionally, in accordance with the City TIF Act, the Town may use Additional TIF Revenues to refund contributions from other Town sources that are utilized for the payment of debt obligations authorized by the City TIF Act.

Provisions relating to the use of bond proceeds and/or the use of Additional TIF Revenues for the acquisition of previously constructed or installed Redevelopment Projects may be established by one or more agreements entered into by the Town and an entity which agrees to provide and fund a Redevelopment Project(s).

To accomplish the uses specified above, the Town may establish one or more project accounts (including accounts within the special tax allocation fund, as described below) for the accumulation and utility of tax increment finance revenues.

## B. Issuance of Tax Increment Finance Obligations

As noted above, the Town intends to issue, potentially in multiple series, debt obligations authorized by the City TIF Act to fund or partially fund the Redevelopment Project Costs. Further, IPRBs may be issued by one or more nonprofit corporations affiliated with the Town to fund or partially fund the Redevelopment Project Costs, with repayment of such IPRBs to be paid from various sources including, but not limited to, incremental tax revenues. Assuming the Town issues debt obligations authorized by the City TIF Act, the Town will pledge the incremental tax revenues deposited in the special tax allocation fund (detailed below) to secure such debt obligations. Additionally, the Town may pledge all or a portion of the Additional Tax Revenues to the payment of Redevelopment Projects on a "pay as you go" basis. All of the debt obligations supported by the incremental tax revenues are expected to have a term that concludes no later than the termination of the Redevelopment Plan. The details of the borrowings shall be prescribed by one or more separate ordinances of the Town Council. The total principal amount of indebtedness to be incurred, in one or more series, to finance the costs of acquisition and construction of the Redevelopment Projects shall not exceed \$60,000,000 (inclusive of costs of issuance, capitalized interest and reserves, as applicable, and exclusive of the principal amount of any refunding bonds); however, the actual amount of indebtedness incurred (if any) will depend on numerous factors including, but not limited to, the amount and timing of actual private development in the Redevelopment Project Area, inflation, the particular Redevelopment Projects financed and the timing of construction thereof, availability of alternative funding sources for the Redevelopment Projects, market conditions relating to private development and/or the issuance of bonds, and then-current interest rates.

In accordance with the City TIF Act, in order for the tax increment finance revenues anticipated by this Redevelopment Plan to be utilized as expected, the Town must issue an initial "Obligation" as defined in Section 31-6-30 of the City TIF Act to finance a Redevelopment Project within ten years of the Town's approval of this Redevelopment Plan.

## C. Sources for the Repayment of Tax Increment Finance Obligations

In accordance with the City TIF Act, the sources of funds available for the repayment of any tax increment finance obligations include: (1) portions (as specified in **Table C** below) of the tax increment revenues from all taxing districts which overlap the Redevelopment Project Area which have not objected to the Redevelopment Plan (or which have consented thereto in accordance with one or more intergovernmental agreements) that result from the increase in the assessed value of the property within the Redevelopment Project Area (as further explained in the following section); (2) special assessment revenues generated from a municipal improvement district (the "**MID**") authorized by as Title 5, Chapter 37, Code of Laws of South Carolina, 1976, as amended; and (3) potentially other sources including, but not limited to, utility system revenues and revenues derived from one or more Redevelopment Projects.

**Table C**  
**Contributions of Taxing Districts**

<u>Jurisdiction</u>	<u>Term</u>	<u>Contribution Percentage</u>
Town of Central	First ten years	80%
	Next five years	75%
	Remaining years	50%
Pickens County*	Entire term	50%
School District of Pickens County	Entire term	50%

\*Pickens County millage includes millage levied for operations, debt service, Tri-County Technical College, library, fire and sewer

With regard to the School District of Pickens County, the tax increment revenues of which 50% shall be contributed shall not include revenues that would otherwise be generated with respect to School District of Pickens County operational millage on owner-occupied residential property but for the property tax exemption granted by S.C. Code Ann. Section 12-37-220(B)(47). Notwithstanding S.C. Code Ann. Section 11-1 1-156(D), no portion of the reimbursement provided to the School District of Pickens County pursuant to S.C. Code Ann. Section 11-1 1-156(A) shall be included in the total tax increment revenues of which 50% shall be contributed, nor shall any such portion thereof be payable to the Town or contributed to the special tax allocation fund for amounts that would have been payable to the special tax allocation fund if the property tax exemption under S.C. Code Ann. Section 12-37-220(B)(47) did not exist.

The Town's commitment for the repayment of the tax increment finance obligations will be limited to the special tax allocation fund (detailed below) and, only if so chosen by the Town, any other revenues specifically pledged at the issuance of such obligation, potentially including special assessment revenues resulting from a potential **MID**, or pledged by the Town at a later point in time. The Town has made no commitment to, nor is it under any requirement to, pledge another source of revenue to secure the anticipated debt obligations.

**D. Annual Calculation of Tax Increment Finance Revenues**

Pursuant to the City TIF Act, following the Town Council of the Town of Central's approval of this Redevelopment Plan by ordinance, the Pickens County Auditor will determine and certify the most recently ascertained assessed value of all taxable real property within the Redevelopment Project Area as of the date of the enactment of the ordinance. For each parcel of real property, this value is the "initial assessed value." The combined total of the "initial assessed value" for all real property within the Redevelopment Project Area will equal the "total initial assessed value."

Pursuant to the City TIF Act, after the issuance of a debt obligation, the increase in assessed value of real property within the Redevelopment Project Area will be calculated on an annual basis for the term of the Redevelopment Plan by Pickens County, by subtracting the total initial assessed value from the total current assessed value of the real property in the Redevelopment Project Area. Pursuant to the City TIF Act, collected *ad valorem* real property taxes resulting from this increase in assessed value will be deposited into a Town-held special tax allocation fund. Pursuant to the City TIF Act, of the amount deposited in the special tax allocation fund, the portions of such revenues contributed by the jurisdictions, as shown in **Table C** in the prior section, shall be pledged to the payment of Redevelopment Projects and to the debt service on any debt obligations issued by the Town and authorized by the City TIF Act (the "Pledged TIF Revenues"), and the remaining portion (the non-contributed portions, if any are received into special tax allocation fund) shall be distributed to the respective taxing districts in the manner required by law in the absence of the adoption of this Redevelopment Plan. Pursuant to the City TIF Act, collected *ad valorem* property taxes resulting from the total initial assessed value will be paid by the Pickens County Treasurer to the respective taxing districts in the manner required by law in the absence of the adoption of this Redevelopment Plan.

The sum of the assessed value of the real property within the Redevelopment Project Area, valued as of January 1, 2025 by the Pickens County Assessor's Office, is \$16,890.00. It is anticipated that, upon the approval of this Redevelopment Plan by ordinance of the Town Council, the initial assessed value of the real property within the Redevelopment Project Area will be based upon such values as of January 1, 2026.

The estimated appraised value for taxing purposes of the real property in the Redevelopment Project Area after the completion of the estimated development uses and excluding any increases in value over time, is \$694,913,630.

The estimated assessed value for taxing purposes of the real property in the Redevelopment Project Area, after the completion of the estimated development uses and excluding any increases in value over time, is \$33,859,318.

Utilizing estimates of appraised values and assessed values referenced in the prior paragraphs, as well as the Owner's estimates for the gradual redevelopment of the real property within the Redevelopment Project Area, and assuming no changes in the assessed values and a constant total millage rate at the 2025 tax year / 2026 fiscal year level for the duration of the Redevelopment Plan, the estimated annual incremental assessed value and the resulting Pledged TIF Revenues are shown in **Table D** below.

**Table D**  
**Estimated Assessed Values & Estimated Pledged TIF Revenues**

<b>Fiscal Year Ending June30</b>	<b>Estimated Cumulative Assessed Value</b>	<b>Estimated Pledged TIF Revenues</b>
2027	\$0	\$0
2028	\$0	\$0
2029	\$747,000	\$99,299
2030	\$1,913,200	\$254,322
2031	\$7,004,488	\$1,110,696
2032	\$11,039,224	\$1,721,271
2033	\$15,092,586	\$2,306,938
2034	\$20,675,814	\$3,133,912
2035	\$23,180,439	\$3,532,049
2036	\$24,559,205	\$3,787,576
2037	\$25,864,825	\$3,898,015
2038	\$27,019,697	\$4,078,862
2039	\$27,628,969	\$4,189,353
2040	\$28,988,604	\$4,435,923
2041	\$29,968,493	\$4,613,626
2042	\$30,872,808	\$4,163,254
2043	\$31,777,122	\$4,309,256
2044	\$32,272,054	\$4,389,163
2045	\$33,065,686	\$4,517,295
2046	\$33,859,318	\$4,645,426
2047	\$33,859,318	\$4,645,426
2048	\$33,859,318	\$4,645,426
2049	\$33,859,318	\$4,645,426
2050	\$33,859,318	\$4,645,426
2051	\$33,859,318	\$4,645,426
2052	\$33,859,318	\$4,645,426

**IX. Estimate of Impact on Taxing Districts**

The Redevelopment Plan is estimated to provide a positive impact upon the revenues of all taxing districts in which the Redevelopment Project Area is located.

In accordance with the City TIF Act, real property taxes on the current assessed value will continue to be paid to the relevant taxing districts.

During the term of the Redevelopment Plan, all taxing districts are anticipated to receive a positive impact from their receipt of the unpledged portion of the incremental real property taxes resulting from the expected redevelopment efforts within the Redevelopment Project Area. Additionally, all taxing districts are anticipated to receive a positive impact from increased personal property tax revenues resulting from expected redevelopment efforts within the Redevelopment Project Area.

Following the term of the Redevelopment Plan, all taxing districts are anticipated to receive a positive impact upon their revenues from an increase in assessed value resulting from the Redevelopment Plan and the development of the Redevelopment Project Area.

Certain estimated impacts from incremental real property tax revenues, on an annual basis, are provided in **Table E** below.

**Table E**  
**Estimated Annual Incremental Real Property Tax Revenues**

**Annual Incremental Real Property Tax Revenues**

<b>Jurisdiction</b>	<b>At Full Build Out, Assumed% of Total Incremental Tax Revenues Kept by Local Jurisdictions</b>	<b>At Full Build Out, Estimated Incremental Tax Revenues Kept by Local Jurisdictions</b>	<b>100% of Incremental Tax Revenues After Termination of Redevelopment Project Area</b>
Town	50.0%	\$1,347,601	\$2,695,202
School District of Pickens County	50.0%	\$1,464,415	\$2,928,831
Pickens County*	50.0%	\$1,833,410	\$3,666,820
<b>Total</b>		<b>\$4,645,426</b>	<b>\$9,290,853</b>

\*Pickens County millage includes millage levied for operations, debt service, Tri-County Technical College, library, fire and sewer

Note: Based on information from the Owner, assumes that final buildout occurs in 2044, with full development revenues being recognized in 2046, and that the total millage rate for the 2025 tax year/ 2026 fiscal year remain in place through final buildout.

**Exhibit A-1**  
**Parcels within the Redevelopment Project Area**

<b>Parcel ID#</b>	<b>Owner</b>	<b>Acres</b>
4074-00-04-0753	Youngblood Land Company, LLC	348.26
4074-00-06-8184	Youngblood Land Company, LLC	39.00
4064-00-92-7292	Youngblood Land Company, LLC	2.63
4074-00-44-2962	Youngblood Land Company, LLC	7.95
4074-00-45-9176	Youngblood Land Company, LLC	1.82
4074-00-45-3534	Youngblood Land Company, LLC	15.86
4074-00-75-8412	Youngblood Land Company, LLC	35.30
4074-00-35-9603	Youngblood Land Company, LLC	2.51
4074-00-45-3611	Youngblood Land Company, LLC	1.50
4074-00-55-2043	Youngblood Land Company, LLC	6.80
4074-00-34-9720	Youngblood Land Company, LLC	7.60
4074-00-55-4422	Youngblood Land Company, LLC	1.12
4074-00-25-2841	Youngblood Land Company, LLC	50.80
	<b>Total</b>	<b>521.15</b>

Note: Parcel ID # and Owner identification information above reflects Pickens County GIS records as of March 4, 2026, and does not reflect a parcel subdivision that occurred in late 2025.

**Exhibit A-2**  
**Map Showing the Redevelopment Project Area**

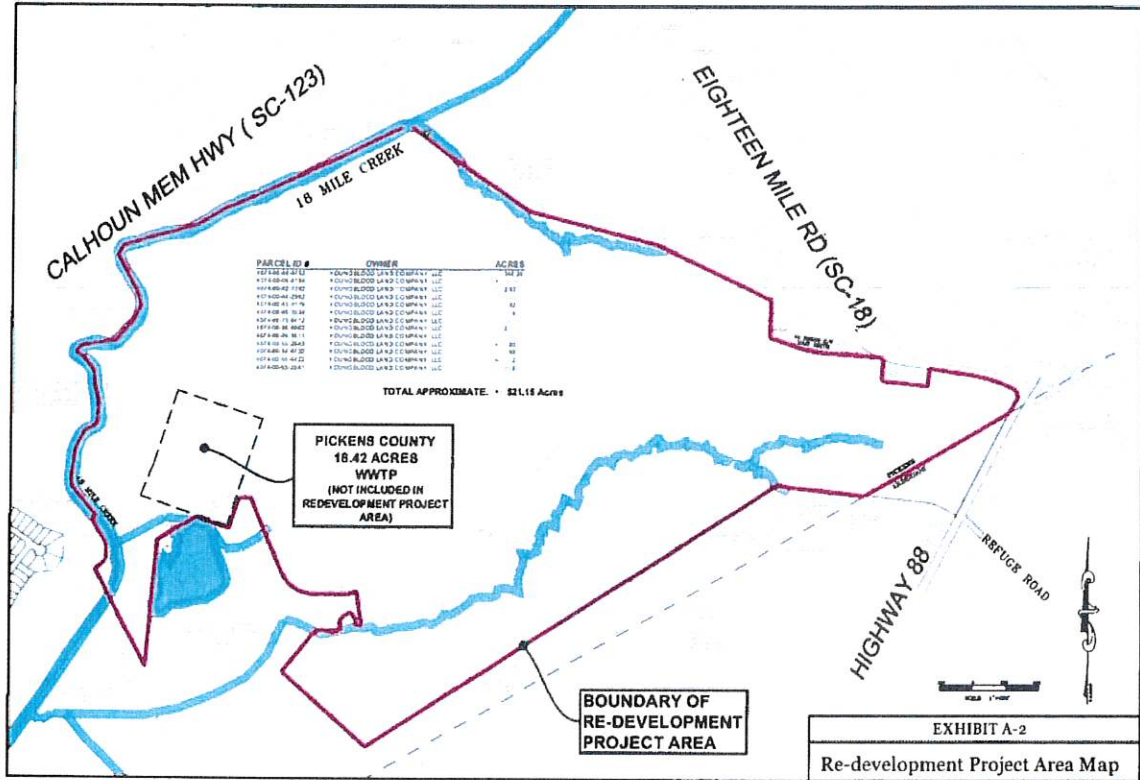
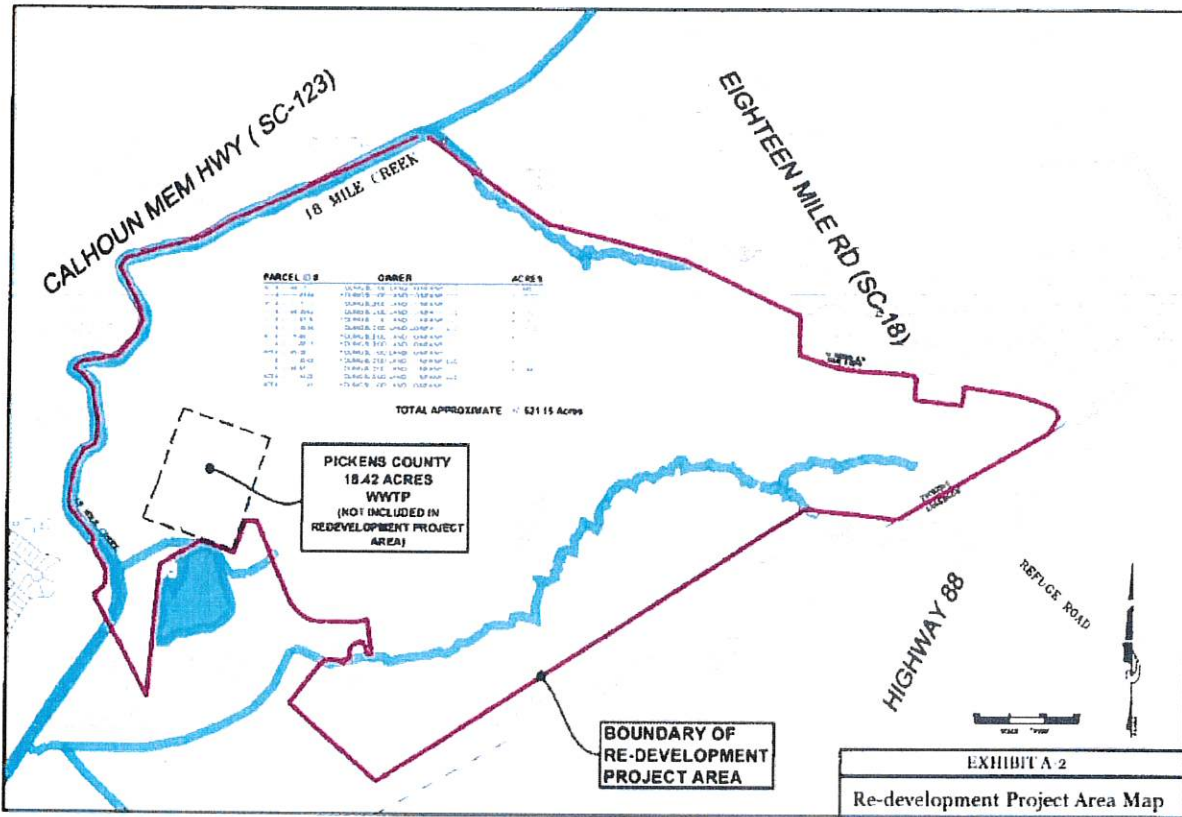


EXHIBIT B

MAP OF THE EIGHTEEN MILE REDEVELOPMENT PROJECT AREA\*



\*Eighteen Mile Redevelopment Project Area includes all right of ways adjacent to any of the parcels depicted above.

**EXHIBIT C**

**PARCELS IN THE EIGHTEEN MILE REDEVELOPMENT PROJECT AREA**

<u>Parcel ID#</u>	<u>Owner</u>	<u>Acres</u>
4074-00-04-0753	Youngblood Land Company, LLC	348.26
4074-00-06-8184	Youngblood Land Company, LLC	39.00
4064-00-92-7292	Youngblood Land Company, LLC	2.63
4074-00-44-2962	Youngblood Land Company, LLC	7.95
4074-00-45-9176	Youngblood Land Company, LLC	1.82
4074-00-45-3534	Youngblood Land Company, LLC	15.86
4074-00-75-8412	Youngblood Land Company, LLC	35.30
4074-00-35-9603	Youngblood Land Company, LLC	2.51
4074-00-45-3611	Youngblood Land Company, LLC	1.50
4074-00-55-2043	Youngblood Land Company, LLC	6.80
4074-00-34-9720	Youngblood Land Company, LLC	7.60
4074-00-55-4422	Youngblood Land Company, LLC	1.12
4074-00-25-2841	Youngblood Land Company, LLC	50.80
	<b>Total</b>	<b>521.15</b>

Note: Parcel ID # and Owner identification information above reflects Pickens County GIS records as of March 4, 2026, and does not reflect a parcel subdivision that occurred in late 2025.

**EXHIBITD**

**NOTICE OF ENACTMENT**

**NOTICE OF ENACTMENT BY THE TOWN OF CENTRAL, SOUTH CAROLINA  
OF AN ORDINANCE APPROVING THE  
EIGHTEEN MILE REDEVELOPMENT PLAN**

NOTICE IS HEREBY GIVEN that the Town Council of the Town of Central, South Carolina, on June 8, 2026 enacted Ordinance No. \_\_\_\_, entitled:

**AN ORDINANCE ESTABLISHING THE EIGHTEEN MILE REDEVELOPMENT PROJECT AREA AS A REDEVELOPMENT PROJECT AREA UNDER SECTION 31-6-10 ET. SEQ. OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED (THE "ACT"); APPROVING AN EIGHTEEN MILE REDEVELOPMENT PLAN FOR THE EIGHTEEN MILE REDEVELOPMENT PROJECT AREA IN ACCORDANCE WITH THE ACT; AND OTHER MATTERS RELATING THERETO**

The Ordinance established the Eighteen Mile Redevelopment Project Area, and approved an Eighteen Mile Redevelopment Plan for the Eighteen Mile Redevelopment Project Area, for the Town of Central, South Carolina.

This notice is given pursuant to Sections 31-6-10 to 31-6-120, South Carolina Code of Laws 1976, as amended.

TOWN OF CENTRAL, SOUTH CAROLINA

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

ORDINANCE # 06-08-2026  
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).**

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**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.

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**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.

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**First Reading: 05-11-2026**

**Public Hearing: 05-11-2026**

**Second Reading: \_\_\_\_\_**

**ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026.**

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Mayor

**ATTEST:**

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Town Clerk