

**TOWN OF CENTRAL  
REGULAR COUNCIL MEETING MINUTES  
1067 WEST MAIN STREET - CENTRAL, SC 29630  
MONDAY, JANUARY 13, 2025 -7:00 pm**

Present: Mayor Andrew Beckner, Council Members S. Paige Bowers, Joe N. Moss, Lynne Chapman, Ken Dill, Curtis Peek, and Robert Griffin; Town Administrator Phillip D. Mishoe; Assistant Administrator Tom Cloer; Police Chief Steve Thompson; Sergeant Sam Freeman; Fire Chief Ed Reynolds; Main Street Director Katherine Brooks; Karen Martin, Ed Martin, Debbie Peek, Doug Barry, Samantha Wood, Scott “Joker” Barrett, Phillip “Shrek” Gilbert, James “Raid” Wray, Patrick “Fireball” Smith, Scott “Donkey” Walters; and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Andrew Beckner.

Ken Dill rendered the invocation.

Proclamation Norse Chapter, SC Punishers LE MC

Mayor asked Chief Thompson to say a few words. Chief Thompson told everyone what a big part of the Shop with a Cop event. He wanted to present them with an accommodation letter for their hard work. Chief Thompson present this to the group. Mayor then read the Proclamation for them. Mayor made the motion to adopt the Proclamation; Ken Dill seconded. The vote was unanimous.

Michael Foreman approached Council. He went through the process and status on the annexations and zoning that were on the agenda. Notes are attached.

Reading of Regular Council Meeting Minutes 12-09-2024

Paige Bowers made the motion to adopt Regular Council Meeting Minutes 12.09.2024; seconded by Joe Moss. The vote was unanimous.

Public Session – (30 Minutes Total)

Samantha Wood approached council. She was concerned about the vacant store fronts downtown. She said she has a business on Broad Street and she felt as she would have more success if the town would help get people stopping in Central instead of just driving through. She said we need to improve downtown and it didn’t matter how many houses we bring in, if we didn’t have a reason for them to visit downtown it didn’t do any good. She said we have ordinances and we should be enforcing them. She said we needed side walk and a walkable are connecting Main Street across the tracks.

Doug Barry approached Council about the Eighteen Mile Development. He said we need to slow down and possibly put a moratorium in place to slow down building. He felt that the roads and infrastructure was not going to be able to handle it.

Receipt and Disposition of Petitions (15 Minutes)

Phillip Mishoe said we had a variance for 111 Coker Circle to build a carport.

Phillip Mishoe said we had an annexation request for the remainder 470 acres on Eighteen Mile Road for the Grange and it was on the agenda for first reading.

Planning – Paige Bowers

Paige Bowers said Planning would be meeting on January 23<sup>rd</sup> for the consideration for the permanent zoning for the annexations on the agenda and they would have a public hearing also.

She said Zoning Board of Appeals would be hearing the variance request on January 23<sup>rd</sup> as well. Zoning Board at 6:00pm and Planning at 6:30pm.

#### Streets and Public Safety – Joe Moss

Joe Moss reported the fire department and police department had been busy and thanked them for their hard work. He reported the fire department had 552 calls for the 2024 year and the Police Department had well over 200 calls just for the month of December.

#### Enterprise and Community Engagement – Lynne Chapman

Lynne Chapman reported for the month of December the Water and Sewer Department completed 103 work orders. The meters were read on December 18<sup>th</sup> while rechecks were done on the 19<sup>th</sup> and disconnects were done December 30<sup>th</sup>. 44 customers were disconnected for nonpayment and of these 26 were reconnected. The sanitation department both residential and Commercial operated on normal schedules for the month of December with the exception of Wednesday, December 25<sup>th</sup> in observance of Christmas. Routes resumed to normal on December 26<sup>th</sup>.

Lynne Chapman said the next Community Engagement meeting would be held at on the January 23<sup>rd</sup> at 7:00pm. She said she looked forward to seeing everyone there.

#### Recreation – Ken Dill

Ken Dill said we had 53 youth basketball teams in our program this year.

He said basketball games were underway and the games would end late February. He said we would be hosting the District Tournaments February 29 – March 7. Baseball and Softball signup dates would be announced next month.

Ken Dill reported the Senior Citizens Bingo went well. He said there was over 100 there. He said it was a great event and if anyone had time, they needed to come to th next one. He said it was a lot of fun.

#### Finance and Marketing – Curtis Peek

Curtis Peek reported our general fund currently has a balance of \$649,261.33 compared to the balance at the end of December. This is a decrease of \$172,938.40. This is a decrease of 23.51% in the general fund from November to December.

Our Enterprise funds have the following revenues for the month of December and surplus or deficit for the month. Also listed is a percent difference from the previous month to the current month.

The water account for December had a revenue surplus of \$27,278 and for the year we currently have a surplus of \$25,375. This is a decrease of 70.58% in our water revenue account from last month to this month.

The sewer account for December had a revenue deficit of \$6,550 and for the year we currently have a surplus of \$73,749. This is a decrease of 8.50% in our sewer revenue from last month to this month.

The sanitation account for December had a revenue surplus of \$350 and for the year we currently have a surplus of \$34,239. This is an increase of 1.03% in our sanitation revenue from last month to this month.

#### Tourism and Economic Development – Robert Griffin

Robert Griffin reported the Town events that would be happening around town.

- Katherine Brooks is working on bands for the upcoming first Friday concerts at the Depot which will run March, April, and May.

- Katherine Brooks is coordinating the Easter Egg Hunt which right now is set for April 5<sup>th</sup> with more information to come.
- Unity in the Community will be April 12<sup>th</sup> 10:00am – 2:00pm at Bolick Field.
- Katherine is holding a downtown merchant meeting on January 27<sup>th</sup>, 530pm at the Depot.
- The Sanders and Company car show will be May 24<sup>th</sup>, Memorial Day weekend on main street from 10am-330pm

### New Business

Ann Warmuth and Janie Collins gave an updated report for the Wreaths Across America. See attached. They asked for the town to sponsor \$510 for wreaths. Mayor made the motion to sponsor \$510 toward the Wreaths Across America; seconded by Ken Dill. The vote was unanimous. Ann Warmuth and Janie Collins recognized Fire Chief Ed Reynolds and Chief Steve Thompson with their department's assistance with the event.

### Old Business

None

### Introduction and consideration of new Ordinances, Policies, Proclamation, and Resolutions

### Annexations

#### First Reading of Ordinance #02-10-2025 ANNEX (1) Portion of TMS #600001028 (W/Side Hwy 88)

Ken Dill made the motion to adopt on first reading Ordinance #02-10-2025 ANNEX (1) Portion of TMS #600001028 (W/Side Hwy 88); seconded by Curtis Peek. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

#### First Reading Ordinance #02-10-2025 (2) ANNEX Portion of TMS #600001028 (W/Side Hwy 88)

Paige Bowers made the motion to adopt on first reading Ordinance #02-10-2025 (2) ANNEX Portion of TMS #600001028 (W/Side Hwy 88) seconded by Paige Bowers. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

#### First Reading Ordinance # 02-10-2025 (1) ANNEX Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123

Mayor made the motion to adopt on first reading Ordinance # 02-10-2025 (1) ANNEX Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123; seconded by Ken Dill. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

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#### First Reading Ordinance #02-10-2025 (1) ANNEX Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd

Mayor made the motion to adopt on first reading Ordinance #02-10-2025 (1) ANNEX Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd; seconded Curtis Peek. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

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First Reading Ordinance #02-10-2025 (1) ANNEX Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd

Mayor made the motion to adopt on first reading Ordinance #02-10-2025 (1) ANNEX Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd; seconded Ken Dill. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

First Reading Ordinance #02-10-2025 (2) ANNEX Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd

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First Reading Ordinance #02-10-2025 (1) ANNEX Portion of TMS #600001010 W/Side Hwy 88  
Mayor made the motion to adopt on first reading Ordinance #02-10-2025 (1) ANNEX Portion of TMS #600001010 W/Side Hwy 88; seconded by Paige Bowers. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

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First Reading Ordinance #02-10-2025 (1) ANNEX Parcel #4074-00-75-8412 Tract S/Side Hwy 123

Mayor made the motion to adopt on first reading Ordinance #02-10-2025 (1) ANNEX Parcel #4074-00-75-8412 Tract S/Side Hwy 123; seconded by Curtis Peek. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

First Reading Ordinance #02-10-2025 (1) ANNEX Parcel #4074-00-55-2043 S/Side Eighteen Mile Rd

Mayor made the motion to adopt on first reading Ordinance #02-10-2025 (1) ANNEX Parcel #4074-00-55-2043 S/Side Eighteen Mile Rd; seconded by Ken Dill. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

First Reading Ordinance #02-10-2025 (1) ANNEX TMS#600001005 W/Side Eighteen Mile Rd

Mayor made the motion to adopt on first reading Ordinance #02-10-2025 (1) ANNEX TMS#600001005 W/Side Eighteen Mile Rd; seconded by Paige Bowers. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

Permanent Zoning

First Reading of Ordinance #02-11-2025 PZ Portion of TMS #600001028 (W/Side Hwy 88) (PUD-R)

Paige Bowers made the motion to adopt on first reading of Ordinance #02-11-2025 PZ Portion of TMS #600001028 (W/Side Hwy 88) (PUD-R); seconded by Ken Dill. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

First Reading Ordinance #02-11-2025 PZ Portion of TMS #600001028 W/Side Hwy 88 GC (General Commercial)

Paige Bowers made the motion to adopt on first reading of Ordinance #02-11-2025 PZ Portion of TMS #600001028 (W/Side Hwy 88) (GC General Commercial); seconded by Curtis Peek. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

First Reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 (PUD-R)

Paige Bowers made the motion to adopt on first reading of Ordinance #02-11-2025 PZ (PUD-Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 (PUD-R); seconded by Ken Dill. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

First Reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 GC (General Commercial)

Paige Bowers made the motion to adopt on first reading of Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 GC (General Commercial) seconded by Curtis Peek. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

First Reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd GC (General Commercial)

Mayor made the motion to adopt on first reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd GC (General Commercial); seconded by Paige Bowers. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

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First Reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd GC (General Commercial)

Paige Bowers made the motion to adopt on first reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd GC (General Commercial); seconded by Curtis Peek. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

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First Reading Ordinance #02-11-2025 PZ Portion of TMS #600001010 w/Side Hwy 88 (PUD-R)

Mayor made the motion to adopt on first reading Ordinance #02-11-2025 PZ Portion of TMS #600001010 w/Side Hwy 88 (PUD-R); seconded by Ken Dill. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

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First Reading Ordinance #02-11-2025 PZ Parcel #4074-00-75-8412 Tract S/Side Hwy 123 (PUD-R)

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First Reading Ordinance #02-11-2025 PZ TMS#600001005 W/Side Eighteen Mile Rd GC (General Commercial)

Mayor made the motion to adopt on first reading Ordinance #02-11-2025 PZ TMS#600001005 W/Side Eighteen Mile Rd GC (General Commercial); seconded Paige Bowers. The vote was 6 to 1 with Lynne Chapman opposed. The vote carried.

Consideration of Ordinances and Policies already in possession of Council

None

Reports from the Administrator and Mayor:

Administrator

Phillip Mishoe reported the PCMA would start back up in February. He also reported the Council retreat would be on March 3<sup>rd</sup>.

Mayor

Mayor said that Council had listened to a presentation at the work session. He opened the floor for Council discussion. After a brief discussion Mayor made a motion for the Administrator to come back with a proposed contract; seconded by Curtis Peek. The vote was unanimous.

Executive Session

S.C. Code of Laws, Section 30-4-70 (a) (1) Personnel Matter

Section 30-4-70 (a) (2) Contractual Matter

Mayor made a motion to enter into executive session to discuss a possible contractual matter and a personnel matter; seconded by Ken Dill. The vote was unanimous.

Return from Executive Session

Council returned from executive session where no decisions were made only information was shared.

Action Items

None

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC  
Town Clerk

Approved: 02-10-2025