

**TOWN OF CENTRAL  
REGULAR COUNCIL MEETING  
1067 WEST MAIN STREET, CENTRAL, SC 29630  
MONDAY, JULY 8, 2024 – 6:36PM**

**“AGENDA”**

Present: Mayor Andrew Beckner; Council Members, Paige Bowers, Joe Moss, Lynne Chapman, Ken Dill, Curtis Peek, and Robert Griffin; Administrator Phillip Mishoe; Chief Steve Thompson; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Maine Dawkins, Joseph Bradford, Debbie Peek, Justin Rakey, David Garrett, Scott Weiskittel, Brett Justice, Aaron Jeffers, Ed Martin, Clay Green, and Town Clerk Susan Brewer.

The meeting was called to order by Mayor Andrew Beckner.

Executive Session

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

Legal Issues-Section 30-4-70 (a) (2)

Mayor made the motion to go into executive session to discuss a legal matter; seconded by Lynne Chapman. The vote was unanimous.

Return from Executive Session

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

ACTION ITEMS AS NEEDED VIA EXECUTIVE SESSION ITEMS:

None

Joe Moss rendered the invocation.

Reading of Minutes for Regular Council Meeting Minutes 06.10.2024 and Public Hearing Minutes 06.10.2024

Paige Bowers made the motion to adopt readings of Regular Council Meeting Minutes 06.10.2024 and Public Hearing Minutes 06.10.2024; seconded by Lynne Chapman. The vote was unanimous.

Public Session (30 Minutes Total)

Justin Rakey addressed Council and wanted them to know that he and Tripp Brooks were in favor of the new development re-zoning for Aiken Street. They felt like this would be a great asset to the town providing housing for older adults within walking distance of our downtown.

Receipt and Disposition of Petitions (15 Minutes Total)

Phillip Mishoe reported that we have an annexation request for 31 parcels. He said that it would be 100% freeholder and were on the agenda.

### Reports from Council Committees:

All committee reports are on file in the Town Clerk's office and available for review upon request.

### Planning – Paige Bowers

Paige Bowers made the motion to re-appoint Tripp Brooks and Daniel Bare to the planning Commission; seconded by Mayor. The vote was unanimous.

### Streets and Public Safety – Joe Moss

Joe Moss reported had 36 calls in June and assisted Liberty Fire with a structure fire.

### Enterprise & Community Engagement – Lynne Chapman

Lynne Chapman reported for the month of June the Water and Sewer Department completed 219 work orders. The meters were read on June 15th. Rechecks were done on the 18th and disconnects were done June 26th. 43 customers were disconnected for non-payment and 33 of these reconnected. The Sanitation Department, both residential and commercial, operated on normal schedules for the month of May.

### Recreation – Ken Dill

Ken Dill reported that we are still rehabbing the playing surface at Bolick Field. On July 9<sup>th</sup>, we will be topdressing the field. We are allowing Cannon Baptist church to use parts of the field for their Bible School since we work together.

Ken Dill reported that after 2 months, Tom Cloer finally has made contact with Norfolk Southern to put forth a plan for public use of the old Central Concrete property. I am working on a proposal for safety fencing to protect the public and other necessary measures to meet their requirements and then we can begin ideas for the public use of the existing property.

### Finance and Marketing – Curtis Peek

No report

### Tourism and Economic Development – Robert Griffin

Robert Griffin gave updates on events for the Town of Central as follows:

\*Garden Club meeting 6/24 - main goals are to plant former tree planters by fall - loosely by September 6th.

\*Date for the Fall Festival is October 26th. A committee will be formed to help steer / plan / fundraise / execute events. We want to bring back the "Railroad Festival" umbrella event that will encompass the Trick or Train kids' portion, plus concerts and day-long activities

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\*We'd love to have this as a Friday - Saturday event in the future, pending Daniel / Clemson football schedules. Tentative date for the first RR Fest Committee meeting is Monday, July 22nd. Info will be sent out for interest by June 28th.

\*Last Farmers Market of the season will be Saturday, July 6th.

\*Friday Concert is planned at the Depot on July 19th with the Carolina Highway Band - 6-8pm.

\*Planning will begin at the end of July for the Daniel / Rec. homecoming parade.

### New Business

Jack Green talked to Council about his qualifications and experience in building. He said the eight acres he has is on Aiken and Pepper Street he would love the opportunity to develop this. He explained the entrances for the project if approved as well as trying to save the tree line on the property. He said there would be no clear cutting on this property. He said it was not rental property and would be for older people. He said it was a multi-million dollars project. He said the gentleman that has a drive on the back of the property would not be affected by the project. He asked for questions from Council. They were none.

### Old Business

None

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

#### First Reading of Ordinance #08-12-2024 LDR Amendments

Curtis Peek made a motion to table first reading of Ordinance # 08-12-2024 LDR Amendments; seconded by Ken Dill. Paige Bowers asked if this could discuss this. Mayor said no because it had been tabled. He called for a vote. Mayor, Lynne Chapman, Curtis Peek, Ken Dill, and Robert Griffin in favor of tabling Ordinance #08-12-2024 LDR Amendments. Paige Bowers and Joe Moss opposed. Vote to table Ordinance #08-12-2024 LDR Amendment carries.

#### First Reading of Ordinance # 08-12-2024 REZONE 208 AIKEN ST

Lynne Chapman made the motion to table on first reading Ordinance #08-12-2024 REZONE AIKEN ST. She said it wasn't against it was because there were more questions that needed to be answered. seconded by Curtis Peek. Paige Bowers asked the mayor if she could ask the Administrator a question. Mayor said she could. She asked how long did Council have to make a decision on this item after he turned in the request to rezone. Phillip Mishoe said he did not know. He said he had called the municipal association two times and has not received a call back. Paige Bowers said she thought it was sixty days and if this is the case Council would have to have a special called meeting just for this item. Phillip Mishoe said that was correct. Paige Bowers said he just spoke and there were no questions. Mayor called for a vote. Lynne Chapman, Curtis Peek, Robert Griffin, Mayor raised their hand. Mayor then said he rescinded his vote. He then called for the vote again. Mayor, Paige Bowers, Joe Moss, and Ken Dill in favor and Curtis Peek, Lynne Chapman and Robert Griffin opposed. Vote carried.

#### First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-28-2138

Ken Dill made the motion to adopt on first reading Ordinance #08-12-2024 ANNEX Parcel #4074-00-28-2138; seconded by Lynne Chapman. Vote was unanimous.

#### First Reading of Ordinance #08-12-2024 ANNEX Parcel #4066-00-60-9227

Paige Bowers made the motion to adopt on first reading Ordinance #08-12-2024 ANNEX Parcel #4066-00-60-9227; seconded by Joe Moss. Vote was unanimous.

#### First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00- 29-8380

Paige Bowers made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00- 29-8380; seconded by Curtis Peek. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-29-3102

Mayor made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-29-3102; seconded by Curtis Peek. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-45-7965

Lynne Chapman made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-45-7965; seconded by Joe Moss. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-28-5665

Lynne Chapman made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-28-5665; seconded by Joe Moss. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-38-6857

Paige Bowers made he motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-38-6857; seconded by Joe Moss. The vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-28-9858

Ken Dill made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-28-9858; seconded by Curtis Peek. The vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-47-0397

Curtis Peek made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-47-0397; seconded by Mayor. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-38-1129

Curtis Peek made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-38-1129; seconded by Ken Dill. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-46-5525

Lynne Chapman made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-46-5525; seconded by Ken Dill. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-46-1203

Ken Dill Made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-46-1203; seconded by Paige Bowers. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-46-7359

Paige Bowers made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-46-7359; seconded by Joe Moss. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-45-5959

Paige Bowers made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-45-5959; seconded by Ken Dill. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-59-6105

Lynne Chapman made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-59-6105; seconded by Mayor. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-69-0142

Paige Bowers made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-69-0142; seconded by Mayor. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-59-1096

Ken Dill made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-59-1096; seconded by Mayor. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4075-00-91-4092

Paige Bowers made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4075-00-91-4092; seconded by Curtis Peek. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4075-00-81-0764

Lynne Chapman made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4075-00-81-0764; seconded by Mayor. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4075-00-63-9917

Curtis Peek made a motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4075-00-63-9917; seconded by Ken Dill. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX a Portion of Parcel #4064-06-39-4870

Lynne Chapman made a motion to adopt on first reading of Ordinance #08-12-2024 ANNEX a Portion of Parcel #4064-06-39-4870; seconded by Mayor. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX a Portion of Parcel #4064-06-48-0323

Paige Bowers made a motion to adopt on first reading of Ordinance #08-12-2024 ANNEX a Portion of Parcel #4064-06-48-0323; seconded by Ken Dill. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX a Portion of Parcel # 4064-06-39-1493

Lynne Chapman made a motion to adopt on first reading of Ordinance #08-12-2024 ANNEX a Portion of Parcel # 4064-06-39-1493; seconded by Curtis Peek. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-35-9603

Curtis Peek made the motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-35-9603; seconded by Lynne Chapman. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-45-3058

Paige Bowers made a motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-45-3058; seconded by Curtis Peek. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX a Portion of Parcel #4074-00-35-5643

Paige Bowers made a motion to adopt on first reading of Ordinance #08-12-2024 ANNEX a Portion of Parcel #4074-00-35-5643; seconded by Ken Dill. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel # 4074-00-65-2157

Lynne Chapman made a motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel # 4074-00-65-2157; seconded by Joe Moss. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-45-3611

Ken Dill made a motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-45-3611; seconded by Mayor. Vote was unanimous.

First Reading of Ordinance #08-12-2024 ANNEX Portion of #4064-00-58-9446

Paige Bowers made a motion to adopt on first reading of Ordinance #08-12-2024 ANNEX Parcel #4074-00-45-3611; seconded by Lynne Chapman. Vote was unanimous.

Consideration of Ordinances and Policies already in possession of Council

Second Reading of Ordinance # 07-08-2024 AMENDMENT TO CHAPTER 3 OF THE TOWN ORDINANCE

Paige Bowers made a motion to adopt on second reading of Ordinance # 07-08-2024 AMENDMENT TO CHAPTER 3 OF THE TOWN ORDINANCE; seconded by Lynne Chapman. Vote was unanimous.

Reports from the Administrator and Mayor:

Administrator

Phillip Mishoe said he would be attending the Annual Conference July 18-21 along with Curtis Peek, Joe Moss, and Mayor.

Mayor

None

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC  
Town Clerk

Approved:08/12/2024