TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, SEPTEMBER 8, 2025 – 7:00pm

Present: Mayor Andrew Beckner; Council Members S. Paige Bowers, Joe Moss, Lynne Chapman, Ken Dill, Curtis Peek and Robert Griffin; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Police Chief Steve Thompson; Jack Queener, Doug Barry, Thomas Golden, Edward Martin, and Town Clerk Susan A. Brewer. All those requesting the agenda and member of press were notified Friday September 5th at 4:28pm.

The meeting was called to order by Mayor Andrew Beckner.

Ken Dill rendered the invocation at the beginning of the Work Session.

Proclamation of Remembrance in Honor of Harrison Holladay, Jr.

The Mayor announced that he wished to read a proclamation honoring the life and service of the Honorable Harrison "Harry" Holiday, Jr. The proclamation recognized Mr. Holiday's nearly forty years of service to the Town of Central, beginning with his election to Town Council on October 1, 1984, where he served for eighteen years, and his subsequent election as Mayor in 2001, assuming office in 2002 and serving until January 2006.

The proclamation stated that through his leadership, dedication, and unwavering commitment, Mr. Holiday contributed significantly to the growth, unity, and well-being of the community. It further noted that he would be remembered not only for his public service, but also for his humility, kindness, and the lasting friendships he cultivated.

The resolution declared that the week of September 8, 2025, would be known as "Harrison Holiday Week" in the Town of Central, during which the community is encouraged to reflect upon his legacy of service and fellowship. It further resolved that flags at all Town facilities would be flown at half-staff during this week as a visible sign of respect and remembrance.

The proclamation was signed and sealed on September 8, 2025, and entered into the record. Following its reading, the mayor invited all present to stand for a brief moment of silence in memory of Mr. Holiday.

Mayor made the motion to adopt Proclamation of Remembrance in Honor of Honorable Harrison Holladay, Jr.; seconded by Joe Moss. The vote was unanimous.

Members of Mr. Holiday's family were in attendance and were invited forward to receive the proclamation. Council members stood with the mayor during the presentation as a sign of unity and respect.

The Mayor and Council extended their deepest condolences to the Holiday family, expressing appreciation for Mr. Holiday's service and his lasting impact on the Town of Central.

Mayor to Appoint Finance and Marketing Representative
The Mayor explained that Curtis Peek had recently assumed duties as the Town's representative on the Planning Commission. This change created a vacancy in his prior responsibilities as the Finance and Marketing Representative to Council.

To ensure continuity in oversight of the Town's financial and marketing matters, the mayor announced his decision to appoint Paige Bowers to the role. He commended her willingness to serve and noted that her appointment would strengthen the Council's leadership capacity in these important areas.

The appointment of Paige Bowers as Finance and Marketing Representative was affirmed, and Council expressed its appreciation for her service and commitment to the Town.

Reading of Work Session Minutes 08.04.2025, Regular Council Meeting Minutes 08.11.2025 and Special Called Meeting Minutes 08.28.2025
Lynne Chapman made the motion to adopt Work Session Minutes 08.04.2025; seconded by Joe Moss. The vote was unanimous.

Mayor made the motion to adopt Regular Council Meeting Minutes 08.11.2025; seconded Paige Bowers. The vote was unanimous.

Paige Bowers made the motion to adopt Special Called Meeting Minutes 08.28.2025; seconded by Curtis Peek. The vote was unanimous.

Mayor Beckner appointed Paige Bowers to Finance & Marketing. Curtis Peek is serving
A motion was introduced to amend the agenda to include an update from Mr. Michael Foreman regarding the Unified Development Ordinance (UDO). The motion was seconded.

The Mayor said he wanted to add an item to the agenda inviting Mr. Foreman to provide a brief presentation on the UDO, which had been previously discussed during a work session.
Mayor made the motion to amend the agenda to include an update from Mr. Michael Foreman regarding the Unified Development Ordinance (UDO); Ken Dill seconded. The vote was unanimous.

Mr. Michael Foreman was invited to provide Council with an update on the Unified Development Ordinance (UDO). He began by noting that the Town was still in the early stages of the process, but that significant progress had already been made. He reminded Council that, due to the tremendous growth experienced in Central in recent years, it had become evident that the Town's zoning ordinance required modernization. At the same time, the land development regulations had begun to drift out of alignment with the zoning ordinance, creating inconsistencies that made administration and enforcement more difficult.

To address these challenges, the Town had determined that the most efficient approach would be to revise both documents simultaneously and consolidate them into a single, comprehensive Unified Development Ordinance. Mr. Foreman explained that the purpose of this ordinance is to provide a streamlined and consistent framework governing all aspects of development within Central.

He clarified how the existing ordinances currently function: the zoning ordinance regulates matters that occur above grade, such as setbacks, buffer yards, permitted uses of property, and density, while the land development regulations govern matters at grade or below, such as subdivisions, installation of utilities, and requirements for spacing of streets and sidewalks. He described these two sets of regulations as “two sides of the same coin,” stressing that they are interrelated and should be addressed together. By merging them into one ordinance, the Town would avoid the historical problem of the two documents evolving in different directions and falling out of step with one another.

Mr. Foreman stated that the Town’s goal is to produce a draft UDO by the end of 2025 or early 2026. He emphasized that the timeline is ambitious but necessary given the rapid pace of development within the community. He added that he and his team will be working closely with the Planning Commission throughout the drafting process to ensure that they are comfortable with the document and that it reflects the Town’s vision for orderly and sustainable growth.

In addition, Mr. Foreman stressed the importance of public involvement. He explained that the Town intends to solicit public input at every stage of the process, not only through the statutorily required Planning Commission hearings, but also through multiple public meetings in various locations around town. Survey instruments and other outreach methods will also be used to ensure broad participation. The goal is to make certain that residents are not only aware of the changes but also supportive of the new ordinance when it is ultimately presented to Council for adoption.

Looking ahead, Mr. Foreman outlined the next steps. Within the next several months, a draft version of the UDO will be presented to the Planning Commission for review. From there, the process will continue with additional opportunities for public comment, further refinements in collaboration with the Commission, and eventual presentation to Council early in the next calendar year.

Following his remarks, Mr. Foreman invited questions from Council. In response to an inquiry regarding public input, he reiterated that multiple channels including surveys, public meetings, and the regular Planning Commission sessions would be employed to gather community feedback. He closed by thanking the Mayor and Council for their time and reaffirmed his commitment to advancing the project efficiently and transparently.

Public Comments

Jack Queener

Mr. Queener began by acknowledging the earlier presentation from consultant Michael Foreman, stating that he believed Mr. Foreman was doing good work and had a significant amount still ahead of him. However, he then expressed strong concern regarding the manner in which Mr. Foreman’s contract had been handled by the Town.

Mr. Queener stated that the contract had never been formally approved by a vote of the Council. He referenced two separate work sessions, held on October 7 and November 4, 2024, where the matter had been discussed, but emphasized that at no time was it brought before Council for an official vote. He noted that in the October 7, 2024 work session, Councilwoman Paige Bowers had stated that she contacted three other council members by telephone to secure approval to hire a consultant to assist the Planning Commission, with the costs to be covered using COVID relief funds.

Mr. Queener argued that such action—obtaining approval outside of a duly noticed public meeting—was a clear violation of the Freedom of Information Act (FOIA). He further observed that those work sessions had no official minutes, exacerbating the transparency issue. According to Mr. Queener, documentation shows that the contract was executed by the Town Administrator on September 18, 2024, which was several days, if not weeks, before Councilwoman Bowers brought it up at the work session.

He contended that the contract therefore originated from informal and potentially unlawful approval, rather than from a public vote of the Council. He described this as an “illegal phone call” process and questioned how many other contracts or financial commitments may have been made without proper authority. Mr. Queener underscored that Mr. Foreman is now standing before the Council, performing work and billing for time sheets, yet, in his view, without a valid and legal contract in place.

Mr. Queener also recalled that, during the November 4, 2024 work session, the Mayor himself admitted to being one of the council members contacted by Councilwoman Bowers regarding this arrangement, and that the Mayor had stated at the time that “Councilwoman Bowers knows more about planning than anyone else in this room.” Mr. Queener concluded his remarks by urging Council to go back and formally validate the contract with Mr. Foreman, properly authorize his work, and ensure that all future actions involving public funds are handled with full transparency and compliance with the law. He closed by thanking the Mayor and Council for their time.

Thomas Golden

Thomas Golden then addressed Council, opening his remarks by reflecting on a memorial service he had attended earlier in the day. He stated that the memorial had prompted him to think about the meaning of leadership. He noted his own background of fifteen years serving in the Army Airborne, explaining that such experience gave him a practical understanding of leadership, accountability, and responsibility. He stated that these principles guided the comments he wished to bring before Council.

Thomas Golden focused on the issue of sewer capacity and the impact of ongoing development within the Town. He referenced the Public Service Commission (PSC) meeting held on January 27, 2025, where the adequacy of sewer capacity for a major 1,215-acre development project equivalent to 2.3 square miles of land located just above the Walmart on Highway 123 was discussed. He emphasized that, at that meeting, it was stated that Central’s sewer system was operating at 75 percent capacity, with full capacity reached at 80 percent.

Thomas Golden further referenced discussions at the Pickens County Council in June 2025, where the question was raised as to who would pay for necessary sewer expansion if the development were approved the taxpayers of Pickens County or the residents of the Town of Central. He noted that, on June 19, 2025, the Pickens County Council voted unanimously to deny Central’s request for additional sewer capacity.

Despite this denial, Thomas Golden observed that development of the AMED project was actively proceeding across the street. He expressed concern that such projects were moving forward even though the Town was approaching full sewer capacity. He pointed out that Central has a population of approximately 5,399 residents and reiterated that the system is at 75 percent capacity, with full capacity imminent. He questioned how new residential or commercial developments could be permitted under such constraints, especially given the County Council's refusal to grant additional capacity.

Thomas Golden stated that constructing a new sewer treatment facility would cost an estimated \$2 to \$3 million or more. He directly asked Council who would be taxed to pay for such a facility, asserting that it should not fall on residents who had not voted for or even been informed of such commitments. He criticized what he described as a lack of transparency, noting that citizens had not been made aware of these developments or the financial implications. He said that, in his research, he discovered decisions being made without proper disclosure to the public, which he described as "lying" in his professional experience, where dishonesty can cost lives.

He stressed that dipping into taxpayers' pockets for such infrastructure, without consent or transparency, was unacceptable. He further highlighted that three separate residential developments are currently underway in Central on Lawton Street, at Eagle's Nest, and within the SWU annexation area, all of which will add further strain to an already overextended system.

Thomas Golden stated that he was not seeing leadership from the Planning Commission or Council, but instead what appeared to be "backwater deals" and "shady decisions" made without public awareness. He said the Planning Commission, in his view, had "put the Town in the red." He urged Council to demonstrate real leadership by placing someone in front of these issues rather than avoiding them.

He also warned that An-Med; the developer in question, is a large entity with significant legal resources and would not respond well to being told "no." He cautioned that if the project fails, it will not be Council members who suffer the consequences, but rather the citizens of Central. He concluded by saying that the current trajectory threatens the Town's growth and future stability. His final words were that Council had "brought Armageddon to our doors," and that the community would now be forced to deal with the fallout.

Finance & Marketing - Paige Bowers

Paige Bowers presented the August financial report, noting that the General Fund balance stood at \$1,031,947 at the end of the month. She explained that the Water Fund was the only fund showing a deficit for the month of August. She suggested two possible causes: the ongoing Brock project, which has increased water usage while the project is active, or the seasonal return of students, which typically results in an increase in demand after a summer lull. She stated that either or both factors could account for the negative balance.

Streets and Public Safety – Joe Moss

Joe Moss reported that the Police Department had responded to 2,116 calls. The Fire Department had responded to 441 calls during this year, with 61 of those occurring in the past month. He also announced several upcoming events for the Central Fire Department, including a program at Brookdale Assisted Living on September 11, a community event scheduled for September 27, and participation in the Daniel High School Homecoming Parade on October 1st.

Enterprise and Community Engagement -Lynne Chapman

Lynne Chapman provided the monthly report for the water, sewer, and sanitation departments. During August, the water and sewer department completed 144 work orders. Meter readings were conducted on August 12, rechecks were performed on August 16, and disconnects for nonpayment were carried out on August 26. Of the 48 customers disconnected, 42 were reconnected. She noted that the sanitation department, both residential and commercial, had operated on a normal schedule throughout the month.

She also announced that a community engagement meeting would be held on Tuesday, September 23, 2025, at 7:00 p.m. at Central First Baptist Church.

Recreation – Ken Dill

Ken Dill expressed appreciation to the Central Volunteer Fire Department for their assistance during the recent Super Saturday event, which served as the kickoff for the Town's recreation football season. He reported that the event was record-setting in several ways, raising over $6,000 to be used for field maintenance and equipment.

He also provided updates on ongoing projects at the community park. The stormwater culvert at the playground has been completed and reseeded, while work on the culvert at the road is now underway, with an expected duration of approximately two weeks, weather permitting.

He reported that the Central Tigers football and cheerleading seasons are in full swing, with the preparatory season scheduled to end on October 7, followed by playoffs. In addition, he announced the completion of a new maintenance building at Bolick Field, constructed entirely with state and county grant funds. Utility connections, including electrical systems and water service, are expected to be completed within the next month to make the building fully operational. He emphasized that this project, like the construction, is fully funded by grants and will provide secure and accessible storage for equipment.

Planning Commission- Curtis Peek

Curtis Peek reported that due to the six-month moratorium currently in effect, there has been limited new planning activity. However, he noted that Eagle Creek Community has issued 31 building permits and 7 certificates of occupancy to date. Springwood Grove has issued 42 building permits and 10 certificates of occupancy. He also announced that the next Planning Commission meeting is scheduled for September 16, 2025, at 6:30 p.m.

Tourism and Economic Development

Robert Griffin reported the community events include

- Movie night on October 3
- Daniel High School Homecoming Parade- October 1st -6:45pm. Main Street
- Costume karaoke on October 24
- Trunk or Treat on October 25

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

First Reading of Ordinance #06-09-2025 BU ADJUST MILLAGE Rate

Curtis Peek made the motion to adopt on first reading of Ordinance #06-09-2025 BU ADJUST MILLAGE RATE; seconded by Joe Moss. The vote was unanimous.

Resolution # 09-08-2025 SESQUICENTENNIAL PARK

Lynne Chapman made the motion to adopt Resolution # 09-08-2025 SESQUICENTENNIAL PARK; seconded by Paige Bowers. The vote was unanimous.

Consideration of Ordinances and Policies already in possession of Council

Second Reading of Ordinance # 09-08-2025 Re-zone #4074-00-34-9720 PZ

Paige Bowers made the motion to adopt on second reading of Ordinance # 09-08-2025 Re-zone #4074-00-34-9720 PZ; seconded by Curtis Peek. The vote was unanimous.

Second Reading of Ordinance #09-08-2025 AMENDMENT TO ZONING SECTION 555

Mayor made the motion to adopt on first reading of Ordinance #09-08-2025 AMENDMENT TO ZONING SECTION 555; seconded by Lynne Chapman. The vote was unanimous.

Reports from the Administrator and Mayor:

Administrator

Phillip Mishoe asked for a head count for PCMA on September 30th in Liberty. There were 5 RSVPs.

Mayor

None

Executive Session

S.C. Code of Laws, Section 30-4-70 (a) (1) (2)

Council entered executive session under SC Code 30-4-70 to discuss personnel matters related to the Town Clerk position. Chair made the motion to go into executive session; 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: 10/13/2025