

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

Present: Mayor Andrew Beckner; Council Members S. Paige Bowers, Joe Moss, Lynne Chapman, Ken Dill, and Robert Griffin; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Officer Tyler Price; Jack Queener, Russell Hughes, Susan Brewer, and Town Clerk Jessica H. Rowland. All those requesting the agenda and member of press were notified Friday October 10, 2025 at 4:36PM.

The meeting was called to order by Mayor Andrew Beckner.

Joe Moss rendered the invocation.

Approval of Previous Minutes

Council reviewed and approved the following meeting minutes:

Meeting Type	Date	Motion	Second	Vote
Work Session	September 8, 2025	Councilmember Paige Bowers	Councilmember Ken Dill	Unanimous
Regular Council	September 8, 2025	Councilmember Mayor Andrew Beckner	Councilmember Paige Bowers	Unanimous
Public Hearing	September 8, 2025	Councilmember Mayor Andrew Beckner	Councilmember Lynne Chapman	Unanimous

Public Session (30 minutes, 3 minutes per speaker)

Mr. Russell Hughes – Concerns Regarding Zoning Ordinances

Mr. Hughes addressed council regarding his long-term difficulty with local zoning restrictions following the loss of his home to fire several years prior.

- He stated that after his home was destroyed, he began living in a camper on his property while undertaking repairs largely on his own due to financial loss and contractor bankruptcy.
- The camper has been located on his property for approximately five years; however, he recently received a notice of zoning violation requiring removal of the camper by June 2025.
- Mr. Hughes appealed for compassion and flexibility, explaining his financial constraints and physical limitations (including recent double knee replacements).
- He urged the council to consider implementing emergency hardship exemptions to zoning ordinances, specifically for residents rebuilding after disasters.
- He also expressed broader concern over overdevelopment in the community, loss of family-friendly neighborhoods, and a perceived lack of governmental accountability.

Council Discussion:

The Mayor and council members thanked Mr. Hughes for sharing his situation and indicated the town would review the zoning policies and consider possible relief options for similar cases.

Mr. Jack Queener – Development, Traffic, and Planning Concerns

Mr. Queener discussed concerns regarding the 18 Mile Road area and nearby residential developments. Key points included:

- *Traffic Congestion:* On a typical Friday afternoon, he observed traffic backed up for more than 80 vehicles from the three-way stop at Road 88 down past former MST Concrete. He described this as a preview of future congestion once housing construction begins.
- *Environmental Impact:* Expressed frustration that all trees had been cleared from the AnMed development site despite prior assurances that trees would be left alone. He recommended the town adopt a Tree Preservation Ordinance.
- *Infrastructure Planning:* Cited lack of long-range planning regarding sewer capacity, referencing the so-called “Willy Wonka Plant” treatment facility, which reportedly reached zero capacity in 2021.
- He questioned why the issue was not raised earlier by town staff, emphasizing the need for transparent communication and proactive planning.
- He called for a citizen-involved comprehensive plan to manage growth responsibly.

Mr. Queener concluded by noting that even the Town Hall electronic sign continued to display an outdated meeting notice from the previous week, symbolizing the need for better administrative coordination.

Council Response:

Council thanked Mr. Queener for his detailed observations and agreed that long-term strategic planning remains a top priority.

Reports and Petitions

NONE

Council Committee Reports

Finance and Marketing – Councilmember P. Bowers

- *Financial Overview (as of September 30, 2025):*
 - *General Fund:* \$984,264.45
 - *Water Fund:* –\$21,925 (deficit attributed to Brock Street water line work; costs to be reimbursed under contractor agreement).
 - *Sewer and Sanitation Funds:* Operating in positive balance.
- **Action Item:**
- *Eagle Scout Pollinator Garden Beautification Project*
 - The project will landscape and maintain the area around the railroad signs near Broad Street with shrubs, perennials, and pollinator plants.
 - Motion made by Paige Bowers and seconded by Mayor, Andrew Beckner to allocate \$1,000 from the Hospitality Tax Fund to support an Eagle Scout Pollinator Garden Beautification Project proposed by Arjun Jain [Troop 235, 11th Grade D.W. Daniel High School].

The motion carried unanimously.

- Councilmember Dill requested that the scout's full name be included in the official minutes for his Eagle Scout documentation.

Streets and Public Safety – Councilmember J. Moss

- *Police Department:* 3,210 calls for service (increase is attributed to return of local students).
- *Fire Department:* Active in Fire Prevention Month programs and community outreach.
 - Emphasis put on maintaining safety during seasonal community events.

Enterprise and Community Engagement – Councilmember L. Chapman

- *Water/Sewer:* 114 work orders completed.
- *Meter Readings:* Conducted September 16 and rechecks conducted on September 17.
- *Disconnections:* 42 for non-payment; 31 reconnected.
- *Sanitation:* Residential and commercial operations ran normally.
- *Community Engagement:* Productive meeting held with residents; smaller attendance but meaningful discussion and feedback reported.

Recreation – Councilmember K. Dill

- *Senior Bingo:* October 16, 11:30 AM at Indoor Recreation Center (free meal, prizes, and grand prize donated by Central Walmart; ages 55+)
- *Youth Basketball:* Registration is open for ages 5–17 (boys) and 5–12 (girls) through October 23.
- *Community Park:* Storm culvert replacement completed; awaiting installation of fencing.

Planning Commission – (Councilmember C. Peak absent)

In Mr. Peak's absence, the mayor presented motions on his behalf:

- **Reappointment of Justin Rakey** to the Planning Commission – *Approved unanimously.*
 - Motion: Mayor Andrew Beckner; Second: Councilmember Paige Bowers
- **Reappointment of David Vaughn** to the Planning Commission – *Approved unanimously.*
 - Motion: Mayor Andrew Beckner; Second: Councilmember Paige Bowers
- **Reappointment of Rosa Graden** to the Zoning Board of Appeals – *Approved unanimously.*
 - Motion: Mayor Andrew Beckner; Second: Councilmember Lynn Champan

Tourism and Economic Development – Councilmember R. Griffin

Unity in the Community (Sept 27): 874 pounds of food collected to assist local families; attendance ~150 people; thanks was extended to Mr. Joe Moss and the Fire Department for leadership and event support.

Daniel High School Homecoming Parade (Oct 1): Successful community turnout; special thanks to coordinators Haley Hoover, Katherine Brooks, Isaiah Reynolds, Chief Steve Thompson, Chief Ed Reynolds, Tom Cloer, Brad Wilson, and Mike Spearman.

Upcoming Events:

October 24, 2025: Costume Karaoke at The Depot. 6pm-9pm

October 25, 2025: Trunk of Treat on Main Street 1pm-4pm

Future Development: Plans underway to convert open space between the bank and Helping Hands on Main Street into a public green space as part of the town's centennial celebration.

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

First reading of Ordinance #11-10-2025 BL AMENDED

- Motion: Councilmember Lynn Chapman; Second: Councilmember Joe Moss
- *Approved unanimously*

Consideration of Ordinances and Policies already in possession of Council

Second reading of Ordinance #09-08-2025 BL AMENDED

- Motion: Councilmember Lynn Chapman; Second: Mayor Andrew Beckner
- *Approved unanimously*

Town Administrator's Report

- Reminder: PCMA Meeting scheduled for October 21, 2025 at 6:45 PM.
- PCMA Annual Banquet: November 17, 2025, 6:00 PM at Southern Wesleyan University.
- Noted that e-Vites for banquet will be sent out in the next few weeks.

No petitions were submitted.

Closing Remarks

Council briefly discussed upcoming schedules and noted that election and transition planning had begun, suggesting a smooth continuation of business.

Adjournment

There being no further business, the Mayor declared the meeting adjourned at approximately 7:35 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jessica H. Rowland". The signature is fluid and cursive, with the first name "Jessica" being the most prominent.

Jessica H. Rowland
Town Clerk

Approved: 11/10/2025