

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, NOVEMBER 11, 2024 -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; Fire Chief Ed Reynolds; Karen Martin, Jack Queener, Debbie Peek, Fletcher Anderson, Mike Forman, Teresa Young, Cassidy Machaux, Miles Collins; and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Andrew Beckner.

Ken Dill rendered the invocation.

Reading of Regular Council Meeting Minutes 10-14-2024 and Public Hearing Meeting Minutes 10.14.2024

Paige Bowers made the motion to adopt Regular Council Meeting Minutes 10.14.2024 and Public Hearing Minutes 10.14.2024; seconded by Ken Dill. The vote was unanimous.

Public Session – (30 Minutes Total)

None

Receipt and Disposition of Petitions (15 Minutes)

None

Planning – Paige Bowers

Paige Bowers asked if Michael Forman could speak. She said he was the consultant that was hired to help the Planning Commission with the PUD. Michael Forman introduced himself to Council. He said the first step in this project was accomplished by them back in September. He said they were well aware with the preliminary development plan and statement of intent that were approved at the time of annexation or shortly thereafter. He said that essentially set the preliminary zoning in place of PUD (planned unit development) for the project. He said the next step in that process was to get Council their final development plan. Michael Forman said the final development plan essentially locks that zoning into place. It was the zoning ordinance essentially for that piece of property through the plan unit development. He said the Planning Commission as required by ordinance approved the final development plan last week with conditions which he believed they had as part of their preliminary approval. The Town Council also required a conditional approval of that same final development plan so that's what they had before them today. The final development plan that was approved by Planning Commission with the conditions attached from the Planning Commission. Michael Forman asked if they had any additional questions that you all may have in regards to this project. Ke Dill said he had a couple of questions. He asked if this was just maybe semantics but it says final development plan. Ken Dill said that there were more steps

that will go along before this really is a final development plan. He asked if that was correct. Michael Forman told him yes sir but unfortunately state law has uses terminology that's similar but for different processes. He said so yes this is the next step in what they were doing here tonight is specifically for the zoning side. He said there's another preliminary development plan which is coming back before the Planning Commission on the subdivision side and that's when they actually put pen to paper and subdivide the properties out. The Planning Commission will be reviewing that next week. He said that's a preliminary subdivision plan then beyond that there's a final plan or final plat which essentially gives them the authority once the roads are built that gives them the authority to sell those lots. He said so there are a few more times before or a few more reviews along the way this will be the final zoning review. Ken Dill asked if this gives Council opportunity then to fine-tune things as they saw fit during this process. Michael Forman said this was the last time that Town Council sees this project before them. Ken Dill asked things like more entrances or exits or something like that can be worked on later. Michael Forman said that would be so things along those lines and the zoning ordinance allows for minor changes and major changes to the plan. Once it's approved the final development plan on the zoning side once it's approved. Major changes would then have to go back before Council and it's essentially treated like a rezoning. Mayor said he knew these things because he has heard them and he asked Michael Forman just for the record could he explain a little bit about his credentials. Michael Forman that he had been an urban planner for about 20 years. He spent about 10 years in Anderson County and for the last three years of that he was the planning director for the county. He said he also worked as the planning director for the city of Travelers Rest. He said most recently until March back in 2018 he started his company, Conduit Planning and he was the sole proprietor with just with the intent of helping small communities around the state with projects like this. He said He had been working with plan developments for the entirety of his career and he has worked with towns but you know as far similar size he most recently worked with Inman by helping them out with a few different things the last few months. He said so yeah, he felt like he has a pretty good grasp of the situation here and then when he was approached by Phillip, he felt like it was a good fit. Michael Forman said it was something he could definitely work with us and help us through the process. Mayor asked if anyone else had any questions.

Paige Bowers made the motion to adopt Resolution #11-11-2024 Phase 1 Final Development Plan; seconded by the mayor. Mayor asked if there was any discussion. Ken Dill said he wanted to just clarify that there was still work that they could do and realizing that it was 3 months ago Planning Commission did not recommend and now they unanimously recommending. He said he felt like good work has gone on so that we can make sure that we are working to make sure we have the things that we think are important to be a part of this. Mayor said he thought absolutely we've talked about this before but the expertise that planning brings to the table and the solutions they've come up with, he has confidence in those personally. Mayor asked if there was any other discussion. Curtis Peek said he just wanted that to go on record that he was in favor of this too. He said Mr. Forman's expertise in this matter bringing it to the table is well worth his effort and the planning committee as well. He said he would like to thank them for that. Mayor asked if there was anything else and called for the vote. The vote was unanimous.

Streets and Public Safety – Joe Moss

Joe Moss reported everything had settled back down since the storm and the fire department will be participating in the town Christmas parade on December 6th as well as the having a fire department dinner on December 14th. Curtis Peek said he would like to go on record thanking the Police Department, Fire Department and First Responders For their efforts during Helene's cleanup and during the initial event. So, he thanked them all for what they did. Ken Dill said "may I suggest that the mayor send a letter to those departments thanking them on behalf of the council and citizens for the great work that they did." Mayor said he would be happy to do so.

Enterprise and Community Engagement – Lynne Chapman

Lynne Chapman reported for the month of October the Water and Sewer Department completed 178 work orders. The meters were read on October 16th while rechecks were done on the 17th and disconnects were done October 28. 40 customers were disconnected for nonpayment and of these 30 were reconnected. The sanitation department both residential and Commercial operated on normal schedules for the month of October.

Lynne Chapman said she just wanted to remind everyone of the community engagement meeting that would be held at on the 14th which is this coming Thursday at 7:00 at Central First Baptist Church which is at 207 Johnson Road. She said she looked forward to seeing everyone there.

Recreation – Ken Dill

Ken Dill reported that our recreation department and workers were very important in the rooting for Ryland campaign that the town had o support this young man who so desperately needs surgery and money for that was a huge success. Things went very well and he wanted just want to thank the Central Community for coming out for supporting him, letting him know of our love and our concern.

Ken Dill reported we have the Basketball Jamboree will be December 14th and exact time will be announced as they work out teams and the schedules. Basketball Games will begin January 6th Mayor asked Tom Cloer how many signups do we have. Tom Cloer said there were over 500 kids.

Finance and Marketing – Curtis Peek

Curtis Peek reported our general fund currently has a balance of \$734,193.16. This is a decrease of \$202,183.45. This is a decrease of 24.21% in the general fund from September to October. Our Enterprise funds have the following revenues for the month of October 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 October had a revenue surplus of\$ 2,833 and for the year we currently have a surplus of\$ 27,386. This is an increase of 10.91% in our water revenue account from last month to this month.

The sewer account for October had a revenue surplus of\$ 23,377 and for the year we currently have a surplus of\$ 43,479. This is an increase of 73.54% in our sewer revenue from last month to this month,

The sanitation account for October had a revenue surplus of\$ 9,882 and for the year we currently have a surplus of \$23,676. This is an increase of 52.75% in our sanitation revenue from last month to this month.

Tourism and Economic Development – Robert Griffin

Robert Griffin reported the Christmas parade would be Friday December 6th. The parade will start at 6:30 and special activities will again be held from 5: to 6:15 at train caboose and includes music and a visit with Mr. and Mrs. Santa Claus hot chocolate tent provided by the fire department and the Town Central tree lighting and much much More.

New Business

None

Old Business

None

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

First Reading of Ordinance #12-09-2024 Rezone 4065-20-82-5441 and 4065-16-82-6556 (1066 Church St)

Paige Bowers made the motion to adopt on first reading of Ordinance #12-09-2024 Rezone 4065-20-82-5441 and 4065-16-82-6556 (1066 Church St); seconded by Curtis Peek.

First Reading of Ordinance # 12-09-2024 AMENDMENT TO ZONING SECTION 601-603 (Off Premises Signs)

Mayor made the motion to adopt on first Reading of Ordinance # 12-09-2024 AMENDMENT TO ZONING SECTION 601-603 (Off Premises Signs); seconded by Paige Bowers. The vote was Mayor, Bowers, Moss, and Dill in favor with Griffin, Chapman, and Peek opposed. Vote carried.

First Reading of Ordinance #12-09-2024 AMENDMENT TO ZONING SECTIONS 723 & 1100.75 (Campers)

Paige Bowers made the motion to adopt on first reading of Ordinance #12-09-2024 AMENDMENT TO ZONING SECTIONS 723 & 1100.75 (Campers); seconded by Joe Moss. The vote was unanimous.

First Reading of Ordinance # 12-09-2024 AMENDMENT TO SEC. 2-58 in the Town Ordinance (Appearance of Citizens)

Curtis Peek made the motion to adopt on first reading of Ordinance # 12-09-2024 AMENDMENT TO SEC. 2-58 in the Town Ordinance (Appearance of Citizens); seconded by Lynne Chapman. The vote was Peek, Chapman, Griffin, Dill, and Mayor in favor with Bowers and Moss opposed. The vote carried.

Policy #11-11-2024 Hazardous Weather (Employee Handbook)

Mayor made the motion to adopt Policy #11-11-2024 Hazardous Weather (Employee Handbook); seconded by Ken Dill. The vote was unanimous.

Consideration of Ordinances and Policies already in possession of Council
Second Reading of Ordinance #11-11-2024 Annex 4064-10-46-7236

Paige Bowers made the motion to adopt on Second reading of Ordinance #11-11-2024 Annex 4064-10-46-7236; seconded by Joe Moss. The vote was unanimous.

Second Reading of Ordinance # 11-11-2024 ANNEX 4065-17-00-4390

Mayor made the motion to adopt on Second reading of Ordinance # 11-11-2024 ANNEX 4065-17-00-4390; seconded by Paige Bowers. The vote was unanimous.

Reports from the Administrator and Mayor:

Administrator

Phillip Mishoe asked for a head count for the PCMA.

Mayor

Mayor said “we all know the general election is over and regardless of whether your candidate was elected or not to the extent that anybody in this room has influence over their community and over their friends. The past several years has been increasingly contentious and disunified and I would encourage us that now is the time to talk to our neighbors, talk to our friends, our loved ones, and let's move beyond this disunity that we've felt over all these years. Will that change anything? I don't know. But if each of us comes together with our neighbors and shows a little more grace and sees things from other people's sides. If there's ever a time that we need unity in this country is now. So, to the small extent that the Town of Central can play a role in that I would encourage us all to try.”

Executive Session

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

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

None

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved: 12/09/2024