

**TOWN OF CENTRAL
REGULAR TOWN COUNCIL MEETING
1067 W MAIN STREET - CENTRAL, SC 29630
MONDAY, MARCH 14, 2022 –7:00PM**

Present: Mayor Andrew J. Beckner, Council Members Paige Bowers, Joe N. Moss, Lynne Chapman, LC Hayes, and Harry Holladay; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Chief of Police Steve Thompson; Shoale Young, Eunice Lemacher, Rosa Grayden, Alysen McCaughey, Cindy Burke, Deborah Bratcher, Joseph Gay, Katina Holden, Willie Gaines, Curtis Peek, Debbie Peek, Kate Byrd, Evangelous Courpas, Lucas, Brian Stack, Maureen Lesley, Janie Collins, Russell Oglesby, Alexis Hamilton, Chyna Thompson, Kim Valentin, Brittany Chapman, Danny Sanders, Gussie Pinson, Edith Williams, Sara Sigman, Nolly Swan, Sarah Dickson, Kyle Merk, Jerry Gambrell, and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Andrew Beckner.

Joe Moss rendered the invocation.

Reading of Regular Council Meeting Minutes 02.14.2022

Paige Bowers made the motion to adopt Regular Council Meeting Minutes 02.14.2022 seconded by Joe Moss. The vote was unanimous.

Mayor Beckner asked for a motion to add a possible purchase of a fire truck to the agenda. Lynne Chapman made the motion to add the purchase a fire truck to the agenda; seconded by Joe Moss. Mayor Beckner asked Chief Reynolds to share some details about the purchase of the truck. Chief Reynolds said it was 100ft used ladder truck. He said we had some issues with our truck just last week at the Mill fire. Chief Reynolds explained about the details of the truck. Mayor Beckner asked how it would impact the citizens if we didn't purchase the truck and how the ISO Rating would affect the citizens. Chief Reynolds said their property taxes would go up possible \$100. Lynne Chapman asked what happened to the truck at the Catechee Mill. Chief Reynolds said the truck went down after an hour and half. Said the truck had to be taken back to the station and City of Clemson had to be called in to assist. He said it was major electrical issues. LC Hayes asked if there would be any additional training for this truck. Chief Reynolds said no that it was the same operating system just newer. He said this truck would satisfy our needs for 10 to 15 years. Mayor Beckner asked him how much money were we talking about. Ed Reynolds said \$350,000. He said a new one is at least 30 months out and would cost close to \$2,000,000. Chief Reynolds said with permission he and another fire fighter would drive to Hilton Head and check the truck out before doing anything. Lynne Chapman asked if this was something we needed to jump on. Chief Reynolds said yes. Chair made the motion to authorize the purchase of the 2010 Safe Industries Fire Truck in the amount of \$350,000; seconded by Lynne Chapman. The vote was unanimous.

Public Session

Shalay Young with the Bahi Faith presented each Council Member a framed artwork of the Golden Rule. She gave a brief speech explaining the Bahi Faith.

Eunice Lemacher approached Council about 14 acres that is going to be sold where renters live. She went into depth about who live there. She said the owner wants to retire and doesn't want the property to go to apartments. She went into great depth about how the groups they have been in contact with contractors. She said that the timeline for the property owner to retire and the time it will take contractors to build the houses may not meet. She said what she was asking

Council was for the town to take \$1,000,000 of the ARPA funds the town received and purchase the property. She said we could sale it to the contractors.

Rosa Grayden approached Council and said the citizens in the Head Town area have worked hard and deserved help to stay in their home. She said there was no low-income houses. She said help them clean it up. She said she would like the city to do one of two things. Use some of the stimulus money or make plans to have every one placed somewhere. She said they were low income and how can a whole African American (black) go away. She said Ms. Lemacher was trying to get grants and she said we all need to work together. She asked if everyone could come together to work and figure out.

Alisha Campbell approached Council. She said that she lived in Head Town and had three boys that she was raising there. She told Mayor Beckner that he didn't come to their meet and greet and he had been asked 2 twice to come. She told him he needed to work on that better. She said Joe Moss had tried at their church to be a preacher and from her understanding the mayor didn't know it was a black church but he did. She said if their church was good enough for him then their community should be good enough for him. She then said to Lynne Chapman that she was her third-grade teacher and most of the children that were raised in the ally. She told Lynne Chapman that she was one of their favorite teachers. She said she wanted her to be there for them as we can. Lynne Chapman told her that she would be there for them. Alisha said the town could buy the land and sell it to them. She said Wayne Head did not want it to be apartments but he is getting old. She said she had talked with personally for thirty minutes. She said he waiting on Central. He is not wanting to give it up. He said he was born and raised in Head Town. She said she was thirty years old and she was raised in the ally and she is still there raising her three boys. She said she wanted them to grow up in the ally with peace, family, and love.

Derrick Burt approached Council. He said that the Burt's have lived in this town for long time. He said they owned their property. He asked what was going to happen to the value of his property if this is sold to a developer that will build apartments. He said this area is a small museum. He asked what kind of plans do they (Council) have to save the alley. He said they needed help. He said we haven't done anything to help them. He said the town put locks on the meters and will fix a water leak and that was about it. He said fix the alley and make it a historical place.

Janie Collins approached Council and said she agreed with everything that was said that they have a big job. She thanked Council for listening to the residents. She said in the comprehensive plan have a survey and the majority of the residents wanted to keep the small-town feel. She asked Council not to pass the Natural Space Amendment allow R12 to the Ordinance.

Maureen Lesley approached Council said that she did not support the amendment to the Natural Space Zone. She said former Mayor and Council annexed Lawton Road against the residents of Central. She gave examples of traffic issues that would factor in from the Lawton Road Project. She said the citizens wanted to keep the small-town atmosphere and did not want to change that.

AMENDMENT TO READ

Maureen Lesley approached Council and said that she did not support the amendment to the Natural Space Zone. She said the former Mayor and Council annexed Lawton Road **at an R-12 zoning** against the residents of Central. She **expressed concern that the proposed R-12 Natural Space Residential District will continue to attract developers to build high density housing particularly attractive to students and the significant increase in population and cars has the potential to put great stress on all aspects of our town and ultimately on its**

~~citizens. gave examples of traffic issues that would factor in from the Lawton Road Project. She said based on the recent town survey the citizens wanted to keep the small-town atmosphere. and did not want to change that.~~

Russell Oglesby approached Council and said they each had taken an oath for the betterment of Central. He said he was standing there about Head Alley. He said we manage this by upholding the zoning. He said that in 100 years would there be anything to remember about Head's Alley?

Alysen McCaughey approached Council. She said she was there to represent her children, grandchildren, and as a former resident and business owner. She said she was invested in Central and asked them if they were invested. She asked Council to establish a coalition with NOAH (Neighborhood of Affordable Housing) and essential workers and save Head Town.

Baerta Graff approached Council. She said she said this isn't a black issue, white issue, Asian issue etc. She said we all could be creative and work together as a town. She felt like this is what Central is missing.

Receipt and Disposition of Petitions

Phillip Mishoe reported we had two annexation petitions for Parcel #4075-00-32-2160 (8 acres) owned by Charles Head and parcel # 4075-00-63-2368 (87 acres) owned by Susan Clayton. This information has been sent to the planning commission.

Reports from Council Committees:

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

A. Planning – Paige Bowers

Paige Bowers said planning meet and also met with the comprehensive committee and the public. She said they would have a public input next month and she would get it up and put on the sign.

Planning did talk about the R12 Natural Space Zone. She said it was in the original plan but they took it out to better suit the Lawton Road Project. The Lawton Road Project are in the beginning stages with Land Development Regulations so they are engineering their subdivision. She said the only thing that was changed was adding R12 and the number of homes was lowered to 3 instead of 3.6 per acre.

Paige Bowers made a motion to adopt on first reading Ordinance #04-04-2022 AMENDMENT TO NATURAL SPACE DISTRICT; seconded by LC Hayes. Chair asked if there was any discussion. Lynne Chapman said that she would like to make a motion to table Ordinance#04-04-2022 AMENDMENT TO NATURAL SPACE DISTRICT; seconded by Harry Holladay. Chair asked if there was any discussion. Chair called for a recess to get an opinion.

After the Administrator returned, Chair called the meeting back to order. The Administrator confirmed that the Chair would need to take the vote on the motion to table the first reading Ordinance #04-04-2022 AMENDMENT TO NATURAL SPACE DISTRICT. Chair called for a vote Bowers, Hayes, and Moss were in favor. Chapman, Holladay, and Chair opposed. The motion failed.

Chair asked if there was any more discussion on Ordinance#04-04-2022 AMENDMENT TO NATURAL SPACE DISTRICT. Chair called for a vote Bowers, Hayes, and Moss were in favor. Chapman, Holladay, and Chair opposed.

The motion failed. The Administrator told Council that when a first reading fails it still goes to the second reading. He also let them know that it does not prevent them from putting it on a work session to discuss it before the second reading.

B. Streets and Public Safety – Joe Moss

Joe Moss reported the fire department had a lot of calls. He thanked them for all their hard work. Joe Moss also report the Police Department has got the Police Advisory Committee going and they would be having their first meeting.

C. Finance and Marketing – Lynne Chapman

Lynne Chapman reported there was a lot of issues going on and she asked the Administrator to report.

Phillip Mishoe said the General Fund was in the red because Pickens County have not sent any of our property taxes in. He was going to contact them.

Phillip Mishoe said the water was in the red. He said we have found several leaks with a big leak on the fire hydrant at the mill. He said it was not metered and that's why we didn't find it.

D. Recreation – Ken Dill

E. Enterprise- Harry Holladay

Harry Holladay reported the Sanitation Department operated on a normal schedule. They had 200 total work orders were completed for the month of January. They had 32 disconnects with 26 reconnects.

F. Tourism and Economic Development – LC Hayes

LC Hayes made a motion to adopt Resolution #03-14-2022 CAR SHOW for limited beer and wine sales during the car show; seconded by Chair. The vote was Bowers, Moss, Chair, and Hayes in favor. Opposed by Chapman and Holladay.

New Business

Kim Valentin approached Council to talk about March Meals on Wheels. She explained what they do. She invited everyone to volunteer.

Old Business

None

Introduction and consideration of New Ordinance, Policies, Proclamations, and Resolutions

First Reading of Ordinance #04-11-2022 AMENDMENTS SECTION 2-58 (A) (B)

APPEARANCE OF CITIZENS

Chair made the motion to table First Reading of Ordinance #04-11-2022 AMENDMENTS SECTION 2-58 (A) (B) APPEARANCE OF CITIZENS until Council could discuss it at a Work Session; seconded by Paige Bowers. The vote was unanimous.

First Reading of Ordinance #04-11-2022 AMENDMENTS SECTION 2-63 ORDER OF PROCEEDINGS

Chair made the motion to table First Reading of Ordinance #04-11-2022 AMENDMENTS SECTION 2-63 ORDER OF PROCEEDINGS until Council could discuss it at a Work Session; seconded by Paige Bowers. The vote was unanimous.

Consideration of Ordinances, Policies, and Resolutions already in possession of Council
Second Reading of Ordinance #03-14-2022 BUILDING CODES

Paige Bowers made the motion to adopt Ordinance #03-14-2022 BUILDING CODES; seconded by LC Hayes. The vote was unanimous.

Reports from the Administrator and Mayor:

A. Administrator

Phillip Mishoe asked for a head count for the PCMA on March 28th at Six Mile at 6:00pm.

Mayor

Executive Session

Lynne Chapman moved to go into Executive Session by unanimous consent to discuss Section 30-4-70 (a) (1) Legal Issues – Section 30-4-70 (a) (2); seconded by Joe Moss. 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

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved: 05/09/2022