

**TOWN OF CENTRAL
SPECIAL CALLED MEETING
1067 WEST MAIN STREET - CENTRAL, SC 29630
TUESDAY AUGUST 27, 2024 – 7:53pm**

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; Jack Queener, Debbie Peek, Evan Smoak, Caitlyn Herrington, Joseph Bradford, Teresa Young, Will Mullinax, Justin Rackey, and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Andrew Beckner.

Joe Moss rendered the invocation.

Mayor opened the floor up to Council for sharing their thoughts on what the planning commission discussed.

Paige Bowers said she knew everyone was probably just at the planning commission meeting and they disapproved the plans that were presented to them for the PUD-R. She said that she knew because she had spoken with most of them throughout the day. She said the concerns they have are also what our citizens concerns are. Traffic, Impact, Green Crescent Trail, Catbus, landscaping, lighting etc. Paige Bowers said that however the way the PUD is written, the information they are requesting come in the second step. She said when they do a motion, she would like for them to consider doing a conditional zoning saying that the PUD-R is approved on the condition that is it brought in line with our comprehensive plan. She said she believes that a lot of the things are there and they just haven't been brought to the light yet. She said she would like the opportunity to be sitting at the table to have that discussion instead of just saying no.

Ken Dill said he has been really confused by this whole process. He said it has been a long time since this has been done. He said he has heard the concerns that they have talked about. Ken said the statement Eric made "This chicken and egg. We have it but you can't have it until you know, you can't know until you have it." Ken Dill said his perspective on this was, if this is what it is to take, to vote on it so that we can get details. He said if they didn't get the details they didn't have to pass it on the second reading. He asked Paige Bowers if that was correct. Paige Bowers said that would be part of the conditional on there until they got the details. Lynne Chapman asked if this was not the second reading. Mayor told her that this was the first reading. The zoning is separate. This was the first reading.

Mayor asked if anyone else had anything to share.

Curtis Peek said that he too had concerns about the traffic on Eighteen Mile Road as Mr. Queener. He said he travels that road every morning and afternoon. He said it was a challenge when he got to the corner of eighteen and eighty-eight with people disregarding the stop signs. He said people were taking their lives in their own hands and something has to be done He said he understands the traffic study will come later. He said Council has the obligation to do what is right for the citizens of the town and future citizens of the town. But also know that if we stagnate, we will die

as a town. This is a stepping stone in the right direction. Conditionally to make sure every element discussed by planning tonight is addressed as well.

Mayor said his concern was. He said they were more expertise than him. He said he relied on them to inform Council with their expertise. He said when they said they recommended disapproval he recognizes that. He said that was one thought and the other thought was the traffic. He said that was a DOT road. He said we do not control that. So, he sees that side of it as well. He said even if we added they needed to widen the road a certain amount and add traffic lights. We have no control over that. He said he was torn. He said he agrees too that we have had restaurants that have closed because we don't have the people in our town.

Robert Griffin said he has wrestled with this for several days. He said he wanted to see our town grow. He said he remembers when Central only had a blinking yellow light. He said we have gone from that to having a red light. He said he wants us to do but do it right. He wants to citizens to know that we will continue to do it right. He did not want it to be done haphazardly.

Joe Moss said that he wanted us continue to inspect what we expect. He said he wanted to move to the next step and see if it meets the comprehensive plan.

Lynne Chapman thanked the planning commission for the in-depth study of the plans. The good, bad, and ugly. She said that she believed it would be best to wait and not pass it as is.

Mayor asked if there were any more comments from Council.

Mayor said that we had five ordinances ending in 3058,2157,3611,5643, and 9603
Paige Bowers made the motion to adopt on first reading Ordinances #09-02-2024 ending in 3058,2157,3611,5643, and 9603 PZ for the permanent zoning PUD-R on the condition that it will be brought into line with our comprehensive plan; seconded by Ken Dill. Ken Dill said he thought that what he heard from planning commission is they wanted more information. The vote was Paige Bowers, Joe Moss, Ken Dill, Curtis Peek, and Robert Griffin in favor. Andrew Beckner and Lynne Chapman. Opposed. Motion carries.

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved: 09/09/2024