

**TOWN OF CENTRAL  
REGULAR COUNCIL MEETING MINUTES  
1067 WEST MAIN STREET, CENTRAL, SC 29630  
MONDAY, FEBRUARY, 2021 - 7:00PM**

Present: Mayor Mac Martin, Council Members Joe N. Moss, Harry Holladay, Ken Dill, Daniel Evatt via phone Paige Bowers, and Lynne Chapman; Town Administrator Phillip D. Mishoe; Assistant Administrator Tom Cloer; Police Chief Steve Thompson; Fire Chief Ed Reynolds; Will Mullinax, Janie Collins, Maureen Lesley, Rachelle Beckner; and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Mac Martin.

Ken Dill rendered the invocation.

Reading of Regular Council Meeting Minutes 01.11.2021, Special Called Meeting Minutes 01.04.2021, and Public Hearing Minutes 01.06.2021

Chair made the motion to adopt Reading of Regular Council Meeting Minutes 01.11.2021, Special Called Meeting Minutes 01.04.2021, and Public Hearing Minutes 01.06.2021; seconded by Ken Dill. The vote was unanimous.

Public Session

Maureen Lesley resides on Gaines Street. She said she had concerns with the Lawton Road property. She said she has been to the subdivision off of Madden Bridge Road. She said it was a PUD and it was terrible. She said this is what she sees when we are talking about Cluster Zone. She said that there would be a home owner 's association that would take care of the green space and that would make it not accessible to everyone else in the town. She said she felt like the Planning Commission is rushing to pass this to accommodate these builders. Mayor told her that they had not requested anything. She said she felt like the town really wants this and she doesn't know why. Chair said we do not own the land. Chair went through the process of how we annexed and how property is zoned. He told her it was contiguous to R-12 and that is what they requested. She said it didn't make sense to her or a lot of other people. She asked why we were even considering cluster zoning. Chair told her it was because at the public hearing citizens requested more green space.

Rachelle Beckner resides on Johnson Road. She said she had been reading a book called Strong Town. She agreed the town needs to grow but she said that with all the new houses come in at one time then you have a community starts declining at the same time. She said we would have a dilapidated community because people that had the means just to move somewhere else would and that would leave vacant property. Rachelle Beckner also said she had working moms that would like to hear the meetings. She said maybe if we could broadcast the meetings more individuals could be involved.

Receipt and Disposition of Petitions

None

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 the Planning Commission would be meeting on February 16<sup>th</sup>.

B. Streets and Public Safety – Joe Moss

None

C. Finance and Marketing – Lynne Chapman

D. Recreation – Ken Dill

Ken Dill made the motion to re-authorize \$8000 to fund the Dixie Youth from Hospitality Fund; seconded by Harry Holladay. The vote was unanimous.

Paige Bowers asked for Phillip Mishoe to explain the water fund. Phillip Mishoe said we didn't have all the numbers. Paige Bowers asked about the water fund. Phillip Mishoe said all the numbers were correct.

E. Enterprise- Harry Holladay

Harry Holladay reported the Enterprise operated normal. He said there were a couple of pot holes that needed to be filled.

F. Tourism and Economic Development – Daniel Evatt

Daniel Evatt made the motion to support the MainStreet Advisory Members Samantha Wood, Jessica Hartshorn, Amanda Wang, and Sarah Hayes; seconded by Joe Moss. The vote was unanimous.

New Business

None

Old Business

None

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

First Reading of Ordinance # 03-08-2021 Zoning for Main Street District

Paige Bowers made the motion to adopt on first reading of Ordinance # 03-08-2021 Zoning for Main Street District; seconded by Chair. The vote was unanimous.

First Reading of 03-08-21 GOB GENERAL OBLIGATION BOND(For new water meters)

Joe Moss made the motion to adopt on first reading of 03-08-21 GOB GENERAL OBLIGATION BOND (For new water meters); seconded by Paige Bowers. The vote was unanimous.

First Reading of Policy #07-09-18 WATER/SEWER IMPROVEMENT FUND EXTENSION

Chair made the motion to adopt on first reading Policy #07-09-18 WATER/SEWER IMPROVEMENT FUND EXTENSION; seconded by Ken Dill. The vote was unanimous.

Ordinance #06-30-2020 FACE COVERING EXTENSION

Chair made the motion to adopt Ordinance #06-30-2020 FACE COVERING EXTENSION; seconded by Joe Moss. The vote was unanimous.

Consideration of Ordinances, Policies, and Resolutions already in possession of Council  
None

Reports from the Administrator and Mayor:

A. Administrator

Phillip Mishoe reported there would be a car show on Main Street April 10<sup>th</sup>  
10:00am – 4:00pm.

B. Mayor

Executive Session

Chair moved to go into Executive Session by unanimous consent to discuss legal Section 30-4-70 (a) (1) Legal Issues – Section 30-4-70 (a) (2) potential sale of property. The vote was unanimous. 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:

Chair made the motion approve a commercial lease agreement and option to purchase between the Town of Central and Sean and Nina Sandifer as stated in the contract; seconded by Ken Dill. The vote was unanimous.

Chair made the motion to approve the Right of First Refusal between the Town of Central and Sean and Nina Sandifer; seconded by Daniel Evatt. The vote was unanimous.

Adjourn

With no objections, Mayor Martin adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC  
Town Clerk

Approved: \_\_\_\_\_