

**TOWN OF CENTRAL  
REGULAR COUNCIL MEETING MINUTES  
1067 WEST MAIN STREET, CENTRAL, SC 29630  
MONDAY, DECEMBER 14, 2020 - 7:47PM**

Present: Mayor Mac Martin, Council Members Lynne Chapman, Joe N. Moss, Harry Holladay, via zoom Paige Bowers, Ken Dill, and Daniel Evatt; Town Administrator Phillip D. Mishoe; Fire Chief Ed Reynolds; Will Mullinax, Reba Thompson, Stan Thompson, Doug Barry, Lisa Barry, Marshall Collins, Andrew Beckner, Ethan Cashwell, Janie Collins, David Garrett, Maureen Lesley, Bennett Lesley, Tracy Pratt, Scott Pratt, Karon Donald, Karri Merck, Kate Byrd, Shawn Standifer, Nina Sandifer; Member of the Press Zoe Nicholson; and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Mac Martin.

Joe Moss rendered the invocation.

Reading of Regular Council Meeting Minutes 11.09.2020 and Special Called Meeting Minutes 11.18.20

Chair made the motion to adopt Regular Council Meeting minutes 11.09.2020 AND Special Called Meeting Minutes 11.18.2020; seconded by Paige Bowers. The vote was unanimous.

Public Session

Marshall Collins resides on Lawton Road approached Council. He said that Lawton Road was mainly used by residents on that side for recreation use such as walking and exercising. He said his concerns would be with the traffic increase and with school traffic on Johnson Road would have a lot of parking and traffic issues. He wanted Council to take this in consideration in making their decision. He said if it was going to be developed, he hoped that it would be a viable location many years to come. He wanted them to consider all aspects of the impact on this neighborhood.

David Garrett resides on Gaines Street. He said he wanted to speak about Hidden Valley. He said that the runoff was the problem not the clear cut. He said that he found out there was a definite disconnect with the County and the Town of Central about silt fences and runoff. He said the creek would not handle 48 acres of runoff. He asked who to call about the runoff. Phillip Mishoe told him Curt Edsall about any concerns with the runoff. He was the Building and Zoning Administrator.

Stan Thompson resides at 927 Brock Street. He said that he heard mentioned of the lots being R-12. He said that anything across the railroad tracks should be R-20. He said that Lawton Road is a pig trail. He said it was a bad road all together. He felt there would-be frequent traffic accidents if we allow 100 homes to be developed. He said the

school traffic is a mess. He said that he has only seen police directing traffic on the first day of school. He said it was a mess. He then said the developers are not to environmentally concerned. He said they just wanted to make as much money as they could. He said where he lives, he is tired of hearing all the construction over the past two years. He said he don't want to hear construction for another two years. He said that no one there likes the idea of a new subdivision. He said that he does not want to be like Clemson.

Andrew Beckner resides at 473 Johnson Road. He said that he concurred with everything Mr. Thompson said previously. He said he has purchased one of the homes in Hidden Valley. He said his concerns were the number of services calls they have had in their new home. He said they have had six service calls in the past year and half. He said they have also had several service calls. He said they main issue was drainage. He said they had a swamp in their yard. He said that it was stated it was a green home. He advised Council to be aware of the experiences with the homes. He said he hoped that the development didn't happen but if it did, he wanted it to be closely monitored to.

Janie Collins resides 215 Lawton Road. She expressed her concerns about the development of the homes on Lawton Road. She said her husband played on this land as a child. She said that one night when she was home alone, she opened her eyes and she saw a lot of flashing lights. She said that she got up and looked outside and she saw millions of fireflies. She said if we allow the development Central would lose all of this. She said they enjoyed walking her dog and meeting people on Lawton Road. She said that the subdivision will be negatively impacted. She said they could not handle any more traffic on these roads. She asked what their plans were to handle traffic, police, fire, and ems. She said that on Gaines Street there was a hole from where we fixed a water/sewer problem took over a year to fix. She said she didn't know what happened with the first development but she knows what has happened and she didn't want this development to come. She wanted to know what their plans were to help with traffic control and other services. She said she was begging them not to allow this development to come to Central. Mayor asked her do she want it to be annexed or not to be annexed? She said if it is going to be done that it be done well.

Doug Barry reside at 412 Johnson Road. Doug said the creek is in his back yard. He said he knew something was happening when they surveyed his back yard. He said he was looking for rural property when he moved to Central. He said he felt the annex makes sense. He said we needed to take control. He said that the mud ran through his yard and his dogs went crazy. He said he does not think the property could handle 100 houses or even 60 houses. He said the roads can not handle it. He said if it is going to happen it needs to be done right.

#### Receipt and Disposition of Petitions

The 48 acres for annexation.

#### 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

She said she wanted to thank Katherine for the Santa at the Caboose event.

B. Streets and Public Safety – Joe Moss

Joe Moss said he wanted to thank the Police and Fire Departments on their hard work this year.

C. Finance and Marketing – Lynne Chapman

Lynne Chapman said that the Sewer and Sanitation Fund was in good shape. She said the Water and General Funds are in the red. She asked Phillip Mishoe to explain it a little better. Phillip Mishoe said that the general fund should correct itself in January, February, and March. He said we had some repairs in the water department and he hoped it would catch up.

D. Recreation – Ken Dill

Ken Dill said Basketball games will start Monday January 4<sup>th</sup> – February 9<sup>th</sup>. We will host the first Central-Clemson City Basketball Tournament just for Central-Clemson Teams. He said he wanted to thank the recreation department for all their work keeping everything open during COVID.

E. Enterprise- Harry Holladay

Harry Holladay reported the Enterprise operated normal. He said they had repairs on Wood Street and customers were without water for nine hours. He said he wanted to commend them for their work. He said they ran the hydrant and he was upset about them running the hydrant. He said he wanted them to remove the hydrant out of his yard. He said it was a big waste of water in his opinion.

F. Tourism and Economic Development – Daniel Evatt

None

New Business

None

Old Business

None

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

Reading of Ordinance #12-14-2020 EMERGENCY

Lynne Chapman made the motion to adopt Ordinance

Paige Bowers made the motion to adopt Ordinance #12-14-2020 EMERGENCY; seconded by Ken Dill. The vote was unanimous.

### Extending Ordinance #06-30-2020 FACE COVERINGS

Lynne Chapman made the motion to adopt Extending Ordinance #06-30-2020 FACE COVERINGS; seconded by Daniel Evatt. The vote was unanimous.

### First Reading of Ordinance #01-11-2021 ANNEX 245 LAWTON ROAD

Lynne Chapman mad the motion to table first reading of Ordinance #01-11-2021 AANEX LAWTON ROAD; seconded by Harry Holladay. Ken Dill asked if we tabled it couldn't be put back. Mayor said it would have to be voted on to be put back on the agenda. Mayor said they could discuss it before the second reading. Paige Bowers asked if we need to tell the owners and answer withing 30 day. Mayor said we did and it had already been sent to the Planning Commission. Mayor called for a vote to table the item. Vote failed 5 to 2.

Chair made the motion to adopt on first reading Ordinance #01-11-2021 ANNEX LAWTON ROAD; seconded by Daniel Evatt. Mayor asked if there was any discussion. Lynne Chapman asked if they passed this ordinance on first reading and she said the ordinance read to annex and zone for R-12. She said she didn't think we could do two things in one Ordinance. Mayor told her it was a request and we could change it before the second reading. He said he would suggest zoning it a PUD. Vote carried 6 to one with Lynne Chapman opposed.

### Consideration of Ordinances, Policies, and Resolutions already in possession of Council

#### Second Reading of Ordinance #11-09-2020 Main Street District (MSD)

Paige Bowers made the motion to adopt Ordinance #11-09-2020 Main Street District (MSD); seconded by Joe Moss. The vote was unanimous.

#### Ordinance #12-14-2020 AG3 for Re-zoning for Parcel #4066-00-40-0877

Paige Bowers made the motion to adopt Ordinance # 12-14-2020 AG3 for Re-zoning for Parcel #4066-00-40-0877; seconded by Ken Dill. The vote was unanimous.

### Reports from the Administrator and Mayor:

#### A. Administrator

Phillip Mishoe said there was going to be a reverse parade on December 18<sup>th</sup> 6-8pm. He said the map will be on our website. Daniel High School football players would be at the caboose.

Phillip Mishoe said the Wreaths Across America would be December 19<sup>th</sup> at 12:00 at Mt. Zion Cemetery.

#### B. Mayor

He said we had 250 wreaths will be honored with a wreath on their grave.

Executive Session

Chair moved to go into Executive Session to discuss legal Section 30-4-70 (a) (1) Legal Issues – Section 30-4-70 (a) (2) potential sale of property; seconded 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

There were none.

With no objections, Mayor Martin adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC  
Town Clerk

Approved: 01/11/2021