

**TOWN OF CENTRAL
SPECIAL CALLED MEETING
1067 WEST MAIN STREET, CENTRAL, SC 29630
APRIL 4, 2022 – 7:00 PM**

Present: Mayor Andrew Beckner, Council Members Paige Bowers, Joe Moss, Lynne Chapman, and Harry Holladay; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Clerk of Court Tina Galbreath; Steve and Jean Roberson, Will Mullinax, Alexis Bridges, Bryan Schaupp, George and Janet Hunter, Jim Wentink, Roger D. Stephens, Alan Stephens, Rosemary Hunter, Tony Hunter, Sheila Cole, Michelle Painter, Russell M. Oglesby, Kate Byrd, Kevin Haas, Wille Gaines, Katina Holden, Evelyn Woodrut, Paul Alexander, Rosa Grayden, Alysén McCaughey, Eunice Lemacher, Alicia Campbell, and Town Clerk Susan Brewer.

Mayor Andrew Beckner called the meeting to order.

Joe Moss rendered the invocation in the previous meeting.

Phillip Mishoe thanked everyone for attending and expressing their concerns. He said that the meeting was really about annexation. He said if we did not annex it in, we don't get a seat at the table. He said the question is annex or do not annex. If we do not annex, we don't have a seat at the table, we will have no voice. He said he knows that Council has an agenda of what they want this town to look like. He said he moved here sixteen years ago for the same reason. The small town feel. He said the bottom line was "does the Town of Central want a seat at the table" when these discussions come. He said we have been told they want to build some sort of development. If they stay in the county, they have the possibility to build around seven hundred homes. He said under our ordinance it would be less than half of that. He said we were trying to control that type of growth.

Phillip Mishoe said the next question was about the traffic. He said they would have to do a traffic study if they decide to develop that property. This would be

to see what best cover the egress and ingress of the traffic flow. He said they would have to meet DOT standards to do that.

Next Question

There were no plats and plans. We are just trying to get a seat at the table so that we can get those types of things.

Mayor Beckner asked Phillip Mishoe to walk them through the process of this type to plan and how it is decided. He said if they were going to develop the property, they would submit a pre-application for the Land Development Regulation that we created. After that is finish that hurdle and citizens would have a chance to express their concerns during the process. Then they get a fully engineered drawing and apply for their permitting process. But he said along those lines there would be plenty opportunities for the public to express whatever issues they have as well as Council.

Next Question

Phillip Mishoe addressed annexation and de-annexation. He said it was more difficult to de-annex. It would have to go on the ballot at a normal election time and it would be decided that way. He said annexation was an easier process. Usually, citizens request annexation to receive services that the town offers. Police, Fire, Sanitation etc. He said it was easy to annex in and annexing out is difficult on purpose. We would have to hire staff if it was simple for example, if rates go up people would want to annex out and if they decided it was a bad idea, then they would want to annex back in. It would be a continuing cycle.

Next Question

Someone asked what the advantages were for annexation. He said that whoever asked the question answered it themselves. Services (Police, Fire, Sanitation, Water, Sewer and Rec)

Next Question

Someone asked about the signage for the public hearing. Phillip Mishoe said we have to post the property that is requesting to annexed. We posted on Wentink and on 123. He said this is following state law.

Next Question

Someone asked if taxes were going up. Phillip Mishoe said that "No" the tax base would increase. He said impact fees is how to handle the impact to infrastructure.

Second Reading of Ordinance #04-04-2022 ANNEX HEAD

Paige Bowers made the motion to adopt on first reading Ordinance #04-04-2022 ANNEX HEAD; seconded by Joe Moss. The vote was unanimous.

Second Reading of Ordinance#04-04-2022 ANNEX CLAYTON

Paige Bowers made the motion to adopt on second reading Ordinance #04-04-2022 CLAYTON; seconded by Joe Moss. The vote carried with Bowers, Moss and Holladay in favor. Beckner and Chapman opposed.

With no objections, Mayor Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

APPROVED:04/11/2022