

**TOWN OF CENTRAL
SPECIAL CALLED MEETING
1067 W MAIN ST CENTRAL, SC 29630
MARCH 8, 2021 – 6:45 PM**

Present: Mayor Mac Martin, Council Members Lynne Chapman, Joe N. Moss, Harry Holladay, via phone Paige Bowers, and Daniel Evatt; Town Administrator Phillip D. Mishoe; Fire Chief Ed Reynolds; Police Chief Steve Thompson; Officer Jake Mealy; Will Mullinax, Debbie Peek, Curtis Peek, Jeff Cooper, Theresa Cooper, Faye Herd, Thomas Golden, Mr. and Mrs. Willie Gaines, Jennifer Seitz, Ashleigh Coby, Susan Abercrombie, Keith Abercrombie, Kyle Abercrombie, Maureen Lesley, Rachelle Beckner, Katherine Brooks, Jim Hansen, Janice Evatt, Justin Rakey, Stephanie Garst, Barry Garst, and there were members there that the signature was not legible, and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Mac Martin.

Joe Moss rendered the invocation.

Mayor Martin said the purpose of the meeting was to create the Main Street Zoning Overlay District. The proposed amendments will establish design review authority within the boundaries of the proposed District and design standards for the development, construction, and physical improvement of real property within the boundaries of the proposed District.

The Main Street Zoning Overlay District is proposed to consist of all property bounded by the following public streets: W Main Street, Werner Street, Church Street, Folgers Street, Pepper Street, Gaines Street, Wood Street, Madden Bridge Road, and Watkins Street.

Chair asked Curt Edsall, Town Building and Zoning Official to give a brief overview for the Main Street Zoning Overlay.

Curt Edsall gave the brief description as to why we needed to add this overlay to our zoning. He said it was to help make the vacant and unoccupied space become safe and habitable.

Ashleigh Coby asked several questions. She asked about the homes in this area. She wanted to know how this would affect these homes. Curt Edsall said that any home that is occupied as a resident would not have any changes. If the resident changes to a business this would give them this option.

She asked about the vacant property that this would impact and why were the houses being included in this map range. Curt Edsall said it was geographical. If it was a home it would not be affected.

She asked who was going to be on the committee. She said she was concerned that the zoning was going to be too strict and she didn't like that. Curt told her that things like color will stay in place. He told her it was basically about demolishing by neglect. She said the town does not hallow certain roof colors. Curt said he was unaware of any changes in that. She asked about building repairs and construction. She wanted to know who was over that. Curt told her that he would be in conjunction with the Police Department, and possibly one other person. She asked again if there was a committee? Curt told her that there would not be a committee.

Mayor Martin told her that we follow the International Building Codes. She asked where does someone go if they are not happy with the decision could they appeal? Mayor Martin told her they could go to the Zoning Board of Appeals.

Ashleigh then asked what steps have been taken to reach out to the business owners that had vacant property. Curt told her there had been numerous attempts to resolve the issue but they were not interested. He said again the buildings are vacant, unhealthy, and unsafe. Not willing to sale, rent, or repair.

She said in conclusion she was very concerned about this Ordinance. She felt this would hurt small businesses.

Lynne Chapman asked Ashleigh Coby what she meant and who is she talking about when she stated a "certain group of people" and could she clarify that? Ashleigh said she felt like Maria and Poncho are the ones because they own a lot of the property there and for some reason they don't want to sale. She said the vacant lot beside her house she wished they would sale and put something there. She said that her Grandfather owned the Evatt's Garage and Washerette. She said when her Grandmother passed away it was divided between the boys. She said the Town made it known they were going to but the property. She said the town kept putting things on it until he finally had to sell. She said for him it was hard to sell because of the emotional attachment. She said by no means was taking either side.

She said she has seen the town do it before and she doesn't want to see it happen again.

Theresa Cooper wanted to verify that if you have residents that the zoning was not going to change. Curt Edsall verified that residents will not be affected by the Overlay Ordinance.

With no objections, Mayor Martin adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved:04.12.21