

**TOWN OF CENTRAL
SPECIAL CALLED MEETING
1067 WEST MAIN STREET, CENTRAL, SC 29630
MAY 17, 2021 – 7:00 PM**

Present: Mayor Mac Martin, Council Members Lynne Chapman, Joe N. Moss, Harry Holladay, Paige Bowers, Ken Dill, and Harry Holladay; Town Administrator Phillip D. Mishoe; Officer Jake Mealy; Will Mullinax, Justin Rakey, Janie Collins, David Garrett, and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Mac Martin.

Discussion of Amendments to Ordinance # 05-10-2021 Natural Space Residential District

Chair stated as the rule of order the people who voted in favor of the amendment last week, cannot discuss the amendment until it has a motion and a second. Chair said that Paige Bowers and himself could not speak. At that time, he turned the meeting over to Lynne Chapman who requested the meeting to discuss the amendment.

Lynne Chapman proceeded with the meeting. She asked Justin Rakey, Chairman of the Planning Commission to speak with the Council. He reviewed the changes that the Planning Commission thought needed to be amended. He said he didn't think this would be enticeable to any developer. He felt like this would place too much of a burden and would cause developers to not request the Natural Space District. He said he did not want to see 180 homes go on the 46 acres. He liked the idea of conserving some natural space. Lynne Chapman then asked how the process worked if a builder requested a variance. Justin explained the process. Lynne Chapman then returned the meeting back to the Chair.

First Reading of Ordinance #05-17-2021 Natural Space Residential District Amendments

Lynne Chapman made the motion to adopt on first reading of Ordinance #05-10-2021 Natural Space Residential District with the #05-17-2021 Amendment; seconded by Joe Moss. Lynne Chapman made the motion to open Public Comment; seconded by Ken Dill. The vote was unanimous. Janie Collins approached Council. She thanked Paige Bowers and Justin Rakey for all their hard work. She said she was concerned that we were by passing the Zoning Board of Appeals. She said she felt like she would feel better if it went to them first instead of 3 other committees beforehand. She asked what was the least buffer they would approve. She said that everyone has requested a 50-foot buffer. She said that was very important. She said if this builder comes to us repeatedly at what point would Council say "No". Lynne Chapman said that one of the reasons she became OK

was from the print out that the Mayor had handed out. She said that there was a small area that she would agree to changing the setbacks. She still wanted to know at what point would they say “No” to the builder. Ken Dill said that it goes to Curt, Then the Planning Commission, and then the Council. He said if he was a builder he wouldn’t want to go back through the process. Ken Dill said they couldn’t anticipate what they were going to request. Janie then asked what if he presented a site plan with multiple variances. Ken Dill said they wouldn’t have to approve all. Phillip Mishoe said that it would be cut down through the several committees. Chair and Phillip Mishoe stated if it went to the Zoning Board of Appeals that was the end. She asked who was on the Zoning Board of Appeals. Phillip told her Carl Austin, Michael Spearman, and Doug Barry. She said she dint want to see the 50 ft buffer changed.

David Garrett approached Council and said his main concern is the storm water runoff. He said he didn’t think they could build at the creek. He said when Hidden Valley was built because they had no control over the storm water runoff. He wanted to know who would maintain this. Phillip Mishoe said that Curt Edsall would be over this. David said he needed to start out with the silt fences. Phillip Mishoe asked about how Council would be involved. Chair said that any variance has to be voted on by Council at all times. Chair gave out supporting documents about storm water regulations. He discussed briefly about ponds.

Chair then, called for the vote on the first reading of Ordinance #05-10-2021 Natural Space Residential District with the #05-17-2021 Amendment. The vote was unanimous.

With no objections, Mayor Martin adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

APPROVED: 06.14.2021