

**TOWN OF CENTRAL
PUBLIC HEARING
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, MARCH 10, 2025 – 6:45 pm**

Present: Mayor Andrew Beckner, Council Members S. Paige Bowers, Joe N. Moss, Ken Dill, Curtis Peek, and Robert Griffin; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Police Chief Steve Thompson; Sergeant Sam Freeman; Karen Martin, Jack Queener, Debbie Peek, Jordon Reyes, Kim Reyes, Justin Rakey, and Town Clerk Susan A. Brewer. All those requesting the agenda and member of press were notified Thursday March 6th at 12:39PM.

The meeting was called to order by Mayor Andrew Beckner.

Ken Dill rendered the invocation.

Mayor said were having a public hearing about rezoning parcel numbers:

1. Ordinance #02-11-2025 PZ Portion of TMS #600001028 (W/Side Hwy 88) (PUD-R)
2. Ordinance #02-11-2025 PZ Portion of TMS #600001028 W/Side Hwy 88 GC (General Commercial)
3. Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 (PUD-R)
4. Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 GC (General Commercial)
5. Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd GC (General Commercial)
6. Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd (PUD-R)
7. Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd GC (General Commercial)
8. Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd (PUD-R)
9. Ordinance #02-11-2025 PZ Portion of TMS #600001010 w/Side Hwy 88 (PUD-R)
10. Ordinance #02-11-2025 PZ Portion of TMS #600001010 w/Side Hwy 88 GC (General Commercial)
11. Ordinance #02-11-2025 PZ Parcel #4074-00-75-8412 Tract S/Side Hwy 123 (PUD-R)

12. Ordinance #02-11-2025 PZ Parcel #4074-00-55-2043 S/Side Eighteen Mile Rd GC (General Commercial)

13. Ordinance #02-11-2025 PZ TMS#600001005 W/Side Eighteen Mile Rd GC (General Commercial)

He said he was showing a google map to show where these properties were at. The numbers we put on the agenda are in reference to the parcel of land. He stated the parcels were taken up by the Planning Commission on January 23, 2025 and forwarded it to Council for second reading on March 10th and tonight's public hearing. Mayor asked if anyone was present that wanted to be heard.

Mr. Jack Queener came forth.

Mr. Queener said he wanted to make one point. He said the town was not ready for these annexations. He said he did some studying. He said if the bridge shuts down for any period of time it could be detrimental to citizens. He said everyone's takes would be at risk. He said growth is not always a win win situation. He said at the Work Session heard department heads telling Council their needs are not be taken care of before the funds were not there. He said wait until they have to service this area and just imagine when the police have to patrol a whole another town on the other side of 123. He said the Police Chief will be asking for more officers, more cars, and more equipment. And then the fire department will need a new fire truck and that won't do they will need a whole new fire station. He said he was not even going to address the TIF. He said he wanted to go back to the town is not ready.

He said at a work session a few weeks ago Council Woman Bowers said we did it meaning the last PUD really backwards last time. That's not the way it should of worked and it should have not played out that way. He said most of the people there was in that room then. He said she continued saying we were being reactive instead of proactive. He said we were about 50% to manage this road. If we were 50% ready, that means we are not ready. He said we were not ready at all. He said the developers have planner, engineer's and all the people that produce all the fancy things they need to see to get the approval and the town doesn't have the infrastructure nor the staffing to accommodate this. He said that he has heard at several meetings that we don't even have a codes enforcement officer to help the people who have neighbors with junk cars out of their yards. Are we ready to talk about 100,000,000 infrastructure investments across 123? 50% ready is not really ready and doing it really backwards is not acceptable because at this point his best analogy is the guys with engineer's, planners, and architects and so on are playing in the major leagues. The Town of Central is coming to the game with a whiffle ball and a plastic bat. When you look at the infrastructure and look how ready the town is for what they were proposing to do. He said we think we are knee deep in the annexation thing but we were eyeball deep in it and he thinks something has to be tabled, slowed down, and he thought the sewer availability was going to slow it down for a day or two according to what he heard at the public service commission but the point was the town is seriously not ready to move forward on what they were considering tonight and he would talk about the TIF at another time.

Justin Rakey approached Council. Mr. Rakey introduced himself and told everyone he was the Chair of the Planning Commission. He said he had been on the Planning Commission for eight years now and there were a few people in the room that knew more about the town being ready for development. He said that he was one of the ones that recommended that this development not be approved. He said they ask for a number of things from both the town and the developer to aid us for being ready for this. Justin Rakey thanked Phillip Mishoe and the Council Members for allocating the resources and hire experts like Mr. Forman to guide them through and advise them and Planning through this process and everything that has happened behind the scenes to get to this point. He said Mr. Queener was right. We weren't ready for this six months ago. Tremendous work has taken place to get us ready for this. Justin Rakey said he wanted to clarify. He said we did not do the PUD backwards. The process was followed and it is a very complex process. There was nothing underhanded about this. It was the order we actually through the meetings and the same amount of transparency occurred. It was absolutely done the way it could be done. So, Justin Rakey told Council Member Bowers that he disagreed with characterization of what Mr. Queener said. He wanted to clear about that.

Justin Rakey said he talks to business owners of the town because he cares about the success of the small businesses. He said he hears the same things. "We Need more customers." He said for our businesses to grow and thrive and not close we need to grow. He said he didn't want us to be downtown Greenville either. We have time to work and plan. The fact that someone wants to come and build homes here, for us to get new friends, and new neighbors. He said that was exciting to have a town that people want to move to. He said does that mean we will have a little bit of change. He said it does but that was ok. He said we could work together. We could bring in experts when necessary to guide us and give us good advice. He said this was not going to happen overnight. He said homes don't get built tomorrow. It takes time. A lot of processing. He said he knows what we are seeing now is just the tip of the iceberg of the process. He thanked Council for their consideration to this and he asked them to approve the zoning and to let the people like himself, planning, staff members, and Mr. Forman, hold their hand and guide them through this and do it the right way. He said they could find comfort that we are not flying blind on this. He thanked Council for their time.

Mayor asked if there were any other comments.
None

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved: 04/14/2025