

**TOWN OF CENTRAL  
PUBLIC HEARING MINUTES  
CENTRAL TOWN HALL  
1067 WEST MAIN STREET - CENTRAL, SC 29630  
MONDAY, JULY 7, 2025 – 6:45 pm**

Present: Mayor Andrew J. Beckner, Council Members Paige S. Bowers, Joe N. Moss, Lynne Chapman, Ken Dill, Curtis Peek, and Robert Griffin; Town Administrator Phillip Mishoe; Assistant Town Administrator Tom Cloer; Doug Barry, Ed Martin, Karen Martin, Jack Queener, Justin Rakey, Ed Young, Bonnie Littrell. All those requesting the agenda and member of press were notified Thursday July 3 at 2:28pm.

The meeting was called to order by Mayor.

Ken Dill rendered the invocation.

Ordinance # 06-09-2025. amendment to Zoning Sections 501, 710, and 1100.

Mayor said he wanted to let folks know what the zoning sections relate to, the changes that we are discussing relates to additional dwelling units, what we refer to as ADUs. The purpose of the ordinance that they were discussing is to change our zoning so that there are stricter regulations on secondary dwellings added to properties that are designated as single-family residential dwellings. He asked Justin Rakey if he wanted to speak. He said it was an excellent start. He asked Council if they wanted him to keep diving a little deeper? Justin Rakey said it was actually accessory dwelling units. Justin Rakey said Planning has gone back and forth on the terminology here. But this really goes back to a need. We were told by our zoning administrator that a couple of people had reached out and had said, hey, I've got a lot that is, you know, a small residential lot here, and I want to carve it up and put a bunch of tiny homes on it. Can I do that? And at the time, the answer in one or two of the particular cases may have been yes. And we felt that, you know, if you live in a nice neighborhood with a 20,000-square-foot lot, maybe it's not the best idea that you ought to be able to carve up and put eight tiny homes on it in addition to your principal residence. And that just really got us thinking about this. That was the example that was brought to us so that we needed to update our regulations to manage it. I think some of the comments that were made at the Planning Commission meeting is that we support housing flexibility. Not everybody can afford \$400,000 to go build a 2,000-square-foot house is what it costs now it seems like. But at the same time, we wanted to be able to support. So, if you have a need for a family member or something like that that needs to live on the property of your residence, you need to put a secondary residence on there. We wanted to be able to support that. We also wanted to be able to support your ability to do so and to make a little bit of income off of it to help offset your own cost of housing. But we didn't want it to be a for-profit venture solely where you were suddenly monetizing your own primary residence. And so, it doesn't stop you from building garages. It doesn't stop you from

building pools. It doesn't stop you from building a shop unless you're using your shop as an accessory dwelling unit, which is very, very specified in the amendments that we proposed. Mayor thanked Justin Rakey for the summary. Mayor asked council if they had anything to add to that or any thoughts from a council perspective? Ken Dill said most of the questions he had received have been things like, I'm willing to build a garage. Does that mean I can't build a garage now? My understanding is no, it doesn't mean that. You can build a garage. You can build an outbuilding, a workshop. Those have been the main questions. And when I've said, well, it's just to keep somebody from putting up a bunch of little homes right after students or something like that, that seemed to help. Mayor asked if anyone else had anything.

Jack Queener.

Jack Queener said he had one question. The public notice that was published in the journal a couple of weeks ago also had a text amendment for changes to Section 555 on the zoning ordinance. But that's not on the agenda for the public hearing. Was that dropped from the public hearing? And if so, is there a reason for that?

Mayor said It was dropped. It needs to get back to planning because they need to make some changes to it before it has a second reading and then we have a public hearing. He asked Jack Queener if that answered his question, sir? He said it did.

Doug Barry

Doug Barry said that his question was partially covered the one answer.

He said he was going to yield back to six minutes of the public time for them to give a full explanation of 501, 710, and 1100 and what exactly was going to go into those, changes to those in common language so everybody in the town can understand what exactly they are, changes in second readings. Paige Bowers said all three sections are just accessory dwelling added to the section for 501, 710, and 1100? So normally the way this works is we have at the top, we have the reading of the current zoning ordinance, sections 501, 710, and 1100, which reads as follows. And then we find it necessary to replace it to read as follows and then the additional information. He said he did have a copy of that. He said he was looking at other people out there who maybe don't have access to a computer and don't have access to get up here to talk to Susan and get copies of them. He said he doesn't know how we go about getting the community in the loop. This came up at our community meeting. How do we get people in the loop that don't have the time to come up here or the means to come up here? He thinks that would be a good thing to discuss at our next community meeting and explain it in layman's terms. Mayor said he would make sure that's done. All right. Make sure it's not added with these zoning ordinances. I'm sure Paige will hold to it and make sure there are any changes. It resets the timing clock for the readings, first, second, and third readings of any changes that are made. Doug Barry said he still found it confusing after going through it all and looking at the map and looking at what it was designed for. And

Justin and I talked about this. And there's also the Main Street organization that lists all the businesses that are in the Main Street directory. And there's a bunch of businesses that aren't on Main Street that are in the directory but aren't in a Main Street overlay. There are eight businesses right on Main Street that aren't covered by the overlay. And I wondered if those that were part of the Main Street South Carolina group, and I know at one point maybe they ran out of money, but if you were part of that group, you could apply for grants through that. Well, if these businesses aren't covered under the Main Street district or Main Street overlay, are they losing out on the opportunity for funding or planters or any of that stuff because they're not included? Paige Bowers said It's two separate things. The overlay and Main Street district are completely different. That's why we're going to change the name of them. To the overlay. Yes, we're going to change the name to the overlay. There will always be a Main Street district that Katherine works with. But if you're a town business on Main Street or right off Main Street, you still have the ability to be a part of Katherine's group and qualify for any of the grants or things that she is doing. Paige Bowers said she thought he meant Main Street Association. Doug Barry said yes, I'm sorry. Okay, so they're two separate things. The Main Street district, the Main Street overlay, and the Main Street group. Main Street Association and Main Street overlay. So that's why we need two very distinctive names. 555 addresses the Main Street district as a zoning district, but it incorporates, I think when I tried to look at the map because I couldn't find a full-size one, there was five different types of zoning within the Main Street district. Which is why it's being switched to an overlay rather than a district. The overlay will just apply on top of what their zoning already is. Okay. But we have some wrinkles that we have discovered that we need to fix before we bring it back to council. The association and the overlay are two different things. They have their own zoning and then they will have the overlay attached to it as well. So, the overlay encompasses the two of those entities that are verbally separate. Don't use them interchangeably. The association is a group of businesses that Katherine has together that she works with. They have zoning downtown on Main Street and a couple other streets. And we are going to apply an overlay to those that have additional rules to them. Very good. Clear the mud. We hope to clear that up. Thin that out a little bit. Get some of that mud out of there. Either end of the overlay, there are businesses that aren't included in that. But are vital parts of the town. Like Joe's Pizza. On the other end, Tiger Valley. They're not included in the overlay, but they're part of Katherine's company. This is getting a little off and you can correct me if I'm out of line. The overlay is trying to do things that the association is not trying to do. That's why we have additional rules for the downtown district. We have additional wants from the owners of the businesses for land downtown. And the only way to ask those additional things is by applying an overlay. So, you need to keep those two things very separate in your mind. Okay. The overlay where it ends at Watkins Street? Now we've got the roller mill included, but it's a new overlay. Can we talk about it offline so we're not taking up everybody's time? Since that's not a topic tonight. Okay. Again, we're getting back to our zoning sections 501, 710, and 1100. I was about to use the wrong phrase again.

Accessory dwelling units. Any other comments on the ordinance to amendment to zoning sections 501, 710, and 1100? People not on this list that would like to be added to this list. Okay. Hearing none, I will call this public hearing to a close.

With no objections Mayor Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, Town Clerk

Approved: 08/11/2025