**TOWN OF COWPENS**
**REGULAR COUNCIL MEETING**
**5332 N. Main St.**
**Monday, October 19, 2026, 6:00 p.m.**

The Town of Cowpens held its regular meeting on Monday, October 19, 2026, at 6:00 p.m. Present were Mayor Jarred S. Spencer, Mayor Pro-Tem Erin P. Wofford, and Council Members, Lesa C. Bolin, Pam Camp, and Danyelle D. Goode. Mayor Spencer called the meeting to order, and Lesa C. Bolin held prayer.

Pam Camp made a motion to approve the agenda for October 19, 2026, seconded by Danyelle D. Goode, and carried.

**Public Comments**

Randy Goode expressed his concerns regarding the house at 100 Palmetto Street. He is having issues with a variety of animals coming onto his property from this address. Steve Bolin will get the two property owners together to get this resolved.

**Approval of Minutes, Purchase Journal, and Bank Statements**

The minutes of August 31, 2026, and September 21, 2026, meetings were presented. Danyelle D. Goode made a motion to approve the minutes as presented, seconded by Lesa C. Bolin, and carried.

The purchase journals for the month of September 2026 were presented to the town council. Pam Camp made a motion to approve the purchase journals as presented, seconded by Erin P. Wofford, and carried.

The bank statements for the month of September 2026 were presented to the town council. Lesa C. Bolin made a motion to approve the bank statements as presented, seconded by Pam Camp, and carried.

**Department Reports**

Steve Bolin presented departmental reports to the town council. The fire department responded to forty-five calls during September 2026. Sixteen calls were in the Town of Cowpens, twelve were in the Cowpens Fire Service Area, nine in the Spartanburg County Mutual Aid Area, and seven in the Cherokee County Mutual Aid Area. Chief Blanton informed town council that the Cowpens Fire Department participated in tower training at the City of Spartanburg and would be one of four to be called out in situations requiring aid for this type of rescue. He also updated town council that the Cowpens Fire Department has been awarded a grant to replace the fire department generator.

The police issued fifteen warnings and fifteen citations during September 2026. Three were for speeding, two charges for uninsured vehicles, three stop sign violations, and seven miscellaneous charges. Fines collected totaled $6,822.52 and the town portion was $2,973.13.

CC&I Services has issued three re-inspection reports, three residential plan reviews, ten mechanical, electrical permits, and five residential construction permits that include the following properties 121-A and 121-B Saluda Street, 130 Washington Road, 5630 N. Main Street, 112 Catawba Street, and 165 N. Oakland Street.

The street department conducted the fall cleanup running from September 28 – October 2, 2026. Fourteen containers were emptied during the week.

**OLD BUSINESS**

**A. Farmer's Market – Update**

Steve Bolin, along with Pam Camp and Mayor Jarred S. Spencer, will meet with Sossamon Construction on October 20, 2026, to discuss options for the upgrades at the Cowpens Farmers' Market building. Discussion will include occupancy requirements, ADA requirements, and parking.

B. **Development Agreement – Ordinance 2nd Reading**

Pam Camp made a motion to table discussion on the Development Agreement for Linda Mill Property, seconded by Lesa C. Bolin, and carried.

Staff Present: Steve Bolin, Town Administrator, Teresa Carter, Town Clerk, Fire Chief Tony Blanton Guests: Kristopher Chadwick, Randy Goode, and Stephen Wofford

**NEW BUSINESS**

**A. Zoning Board Recommendation**

(1) The Zoning Board has approved and recommends an amendment to Article V. Section 14 of the Zoning Ordinance of the Town of Cowpens. Section 14 will state: The following uses are prohibited within the corporate limits of the Town of Cowpens:

a. Vape shops.
b. CBD shops
c. Tobacco shops
d. Smoke shops
e. Any retail establishment whose primary business is the sale of vape products, CBD products, tobacco products, smoking paraphernalia, or similar goods.

Pam Camp made a motion to accept the Zoning Board's recommendation for the Prohibited Uses Town-Wide, seconded by Danyelle D. Goode and carried.

(2) The Zoning Board has approved and recommends an amendment to Article V. Section 9 of the Zoning Ordinance of the Town of Cowpens. Section will state:

"Prohibited Uses: Noncommercial entities, including but not limited to civic organizations, fraternal organizations, clubs, religious institutions, nonprofit offices, charitable organizations, and any other entity whose principal activity is not commercial in nature, shall be prohibited within the C-3 Central Business District unless expressly listed under "Permitted Uses" in this Section."

Danyelle D. Goode made a motion to accept the Zoning Board's recommendation for Prohibited Uses of Noncommercial Entities in the C-3 Central Business District, seconded by Pam Camp, and carried.

**B. Setoff Debt Program Update**

Teresa Carter, Municipal Clerk Treasurer, provided an update regarding the Setoff Debt Program. Collection notices were mailed in August. Initial data will be released to the Municipal Association of South Carolina (MASC) on October 28, 2026. MASC will forward all claims to the SCDOR between November 1, 2026, and December 1, 2026. The Town of Cowpens will continue to collect claims and SCDOR will attempt to retrieve funds through the defendant's SC Tax Return. A total of 116 claims were issued in the amount of $67,585.26. Collections to date total $516.88.

**C. Request for Hospitality Tax Funds – Boo Fest**

The Cowpens Area Merchants Association (CAMA) applied for funds to cover the cost of candy for Boo Fest. The request is for $1,000.00. Pam Camp made a motion to approve the request, seconded by Lesa C. Bolin and carried.

**D. Budget Review 1st Quarter 2026-2027**

Town Council reviewed the first quarter of the current budget for the Cowpens Fire Department and the Town of Cowpens. No action was taken.

**E. Budget Adjustments 2025-2026**

Town Council was presented with the 2025-2026 budget adjustments. Lesa C. Bolin made a motion to accept the budget adjustments for 2025-2026 as presented, second by Pam Camp, and carried.

**EXECUTIVE SESSION**

Danyelle D. Goode made a motion to enter executive session to discuss the proposed Development Agreement for the Linda Mill Property, seconded by Erin P. Wofford, and carried.

Erin P. Wofford made a motion to come out of executive session, seconded by Lesa C. Bolin, and carried.

Erin P. Wofford made a motion to continue the discussion of the Development Agreement for the Linda Mill Property until all information is received, seconded by Pam Camp, and carried.

**ADJOURNMENT**

Lesa C. Bolin made a motion to adjourn the meeting, seconded by Erin P. Wofford, and carried.

Staff Present: Steve Bolin, Town Administrator, Teresa Carter, Town Clerk, Fire Chief Tony Blanton Guests: Kristopher Chadwick, Randy Goode, and Stephen Wofford

Mayor Jarred S. Spencer

Mayor Pro-Tem Erin P. Wofford

Council Member Lesa Bolin

Attest: Council Member Pam Camp

Teresa Carter, Town Clerk Council Member Danyelle D. Goode

Staff Present: Steve Bolin, Town Administrator, Teresa Carter, Town Clerk, Fire Chief Tony Blanton Guests: Kristopher Chadwick, Randy Goode, and Stephen Wofford