

TOWN OF DUNCAN

Council Meeting Minutes

Tuesday December 10, 2019 6:00 PM

MINUTES

The Council Meeting was called to order by Mayor Pro Tem Shirley Clopton at 6:00 p.m. Present at call was Councilmember James Waddell, Councilmember Calvin Cowen, Councilmember Greg Rensberger and Mayor Pro Tem Clopton. Also present at Call was Town Administrator Cameron Fant and Police Chief Carl Long. Mayor Rogers was absent.

In compliance with the Freedom of Information Act, notice of this meeting was submitted by e-mail to the Spartanburg Herald-Journal and the Greer Citizen on December 9, 2019. The agenda was posted on the front door of the Duncan Police Department and Town Hall on Monday December 9, 2019. The agenda was also uploaded to the Town of Duncan Website on December 9, 2019.

Mayor Pro Tem Shirley Clopton led the Invocation and then led the Pledge of Allegiance.

At 6:02 p.m. Mayor Pro Tem Clopton opened the Floor for a Public Hearing for the purpose of zoning property RZ-2019-05. Clopton said the property is currently zoned as a RS-2 Residential District. The current land use of the property is residential. The proposed zoning of the property is a change to RS-4 Residential District. The property is located at 0 Fowler Street, Duncan SC and is owned by Upward Rentals, LLC. The property is more particularly described as Spartanburg County Parcel Number 5-20-06-002.00. No one from the public took the Floor.

After that while the Floor was still open to the Public Mayor Pro Tem Clopton opened a Public Hearing for the purpose of zoning property RZ-2019-06. Clopton said the property is currently zoned as a RS-1 Residential District. The current land use of the property is residential. The proposed zoning of the property is a change to R-TF Two Family Residential District. The properties are located at 310 and 360 School Street, Duncan SC and 0 S. Moore Street, Duncan, SC. The properties are owned by Riverside Two, LLC. The properties are more particularly described as Spartanburg County Parcel Number 5-20-01-137.00, 5-20-01-125.00 and 5-20-01-124.00. No one from the public took the Floor. After that Mayor Pro Tem Clopton closed the Public Hearing.

Next Mayor Pro Tem Clopton asked for a Motion to approve the minutes from the regular scheduled council meeting held on November 12, 2019. A Motion was made by Councilmember Rensberger and his Motion was followed by a Second from Mayor Pro Tem Clopton. The Vote to

approve the Minutes from the November 12, 2019 regular scheduled council meeting passed 4-0.

The Police Department report was given by Chief Long. Chief Long gave Council a copy of the report and went thru a couple highlights on the report and then answered a couple various questions from Council.

Fire Department report (information only) Chief Frost was absent from the meeting.

Next Town Administrator Cameron Fant took the Floor to give the Public Works Department update. Fant told Council the Public Works Department had been working on leaves and working on the Christmas lights. Fant then told Council about the problems caused by Charles Hornack to the duke power poles and why many of the Christmas lights didn't light up. Fant said the Public Works Department had also been working on storm drainage and other repair tasks.

Next Town Administrator Cameron Fant took the Floor to give an update on the Water Park. Fant told Council that Patrick was already starting to prepare for next season by putting together a waterpark manual and working on improvements for next season.

Next Mayor Pro Tem Clopton called Town Administrator Cameron Fant to the Floor for the First Reading of Ordinance No. AN-2019-02, an Ordinance to provide for the annexation of property owned by Crown Properties by One Hundred Percent Petition; and to establish a Zoning Classification of RS-4 Residential District. The property is located at Rosewood Circle, Duncan SC. Fant took the Floor and informed Council that this subdivision had been approved by Spartanburg County. Fant said the developer wanted to annex into the Town because of sewer needed for the subdivision. Fant said the site plan had been approved by the county for 27 lots. Fant said this project had been recommended by staff and approved by the Zoning Board during their meeting on November 12, 2018. Next Fant answered a couple various questions from Council. After that Mayor Pro Tem Clopton asked for a Motion to approve the First Reading of Ordinance No. AN-2019-02. A Motion was made by Councilmember Cowen and his Motion was Seconded by Mayor Pro Tem Clopton. The Vote to approve the First Reading of Ordinance No. AN-2019-02, an Ordinance to provide for the annexation of property owned by Crown Properties by One Hundred Percent Petition; and to establish a Zoning Classification of RS-4 Residential District passed 4-0.

Next Mayor Pro Tem Clopton called Town Administrator Cameron Fant to the Floor for the First Reading of Ordinance No. AN-2019-08, an Ordinance to provide for the annexation of property owned by Cynthia Elaine by One Hundred Percent Petition; and to establish a Zoning Classification of RS-2 Residential District. The property is located at 154 Christopher Street, Duncan SC. Fant took the Floor and informed Council that this property was the home of Cynthia Elaine, an older resident that simply wanted to annex into the Town to take advantage of Town

services. Fant said her property touches other property annexed into the Town. Fant said that properties on all sides of her are all residential so the zoning of RS-2 fits. Fant said this annexation had been recommended by staff and approved by the Zoning Board during their meeting on December 9, 2019. Next Fant answered a couple various questions from Council. After that Mayor Pro Tem Clopton asked for a Motion to approve the First Reading of Ordinance No. AN-2019-08. A Motion was made by Councilmember Rensberger and his Motion was Seconded by Councilmember Waddell. The Vote to approve the First Reading of Ordinance No. AN-2019-08, an Ordinance to provide for the annexation of property owned by Cynthia Elaine by One Hundred Percent Petition; and to establish a Zoning Classification of RS-2 Residential District passed 4-0.

Next Mayor Pro Tem Clopton called Town Administrator Cameron Fant to the Floor for the Second Reading of Ordinance No. RZ-2019-05, an Ordinance to provide for the rezoning of property that is currently zoned as a RS-2 Residential District. The current land use of the property is residential. The proposed zoning of the property is a change to RS-4 Residential District. The property is located at 0 Fowler Street, Duncan SC and is owned by Upward Rentals, LLC. The property is more particularly described as Spartanburg County Parcel Number 5-20-06-002.00. Fant took the Floor and informed Council that this was the property from the Public Hearing held earlier in the meeting. Fant said this would be the Second and Final Reading. Fant said the property was located behind the graveyard on Fowler street. Fant said the Zoning Board met and recommended this approval and that staff recommended this approval. Fant took a minute to show Council a layout of the property. Fant said that currently the zoning on the property allows for half acre lots. Fant said the request would be to change to 7,000 square foot lots. Fant said with that change the developer plans on building 8 total homes on the 2.09 acres. Fant said a lot of grading will be required to be done and a lot of dirt will have to be moved in for the sitework. Fant said the houses would be at the back of the lots. Fant said that property around this parcel is all residential except to the west and that is the Church. Next Fant answered a couple various questions from Council. After that Mayor Pro Tem Clopton asked for a Motion to approve the Second Reading of Ordinance No. RZ-2019-05. A Motion was made by Councilmember Rensberger and his Motion was Seconded by Councilmember Cowen. The Vote to approve the Second Reading of Ordinance No. RZ-2019-05, an Ordinance to provide for the rezoning of property that is currently zoned as a RS-2 Residential District for a change to RS-4 Residential District passed 4-0.

Next Mayor Pro Tem Clopton called Town Administrator Cameron Fant to the Floor for the Second Reading of Ordinance No. RZ-2019-06, an Ordinance to provide for the rezoning of property that is currently zoned as a RS-1 Residential District. The current land use of the property is residential. The proposed zoning of the property is a change to R-TF Two Family Residential District. The property is located at 0 S. Moore Street, Duncan SC and 310 and 360 School Street, Duncan, SC. The property is owned by Riverside Two, LLC. The property is more particularly

described as Spartanburg County Parcel Numbers 5-20-01-137.00, 5-20-01-125.00 and 5-20-01-124.00. Fant took the Floor and reminded Council that this was the same property in the Public Hearing held earlier and this was the Second and Final Reading. Fant also told Council that this was the same property that back on 2/11/19 was asked by the property owner to be rezoned to Residential Cluster. Fant said the Zoning Board approved that request but the developer never presented Zoning Administrator Barry Frost with a subdivision plan so the request was never taken to Council. Fant said the property owner now has the property under contract to sale to a developer who wants to build duplexes on the property. Fant said the property to the East, West and South are all zoned RS3 Residential and the property to the North is Zoned General Business District. Fant said a zoning of R-TF would fit the area. Fant said that staff recommends this rezoning request. After that Fant went over the layout of the proposed development. Next Fant answered a couple various questions about the property. After that Mayor Pro Tem Clopton made a Motion to approve the Second Reading of Ordinance No. RZ-2019-06. Her Motion was Seconded by Councilmember Cowen. The Vote to approve the Second Reading of Ordinance No. RZ-2019-06, an Ordinance to provide for the rezoning of property that is currently zoned as a RS-1 Residential District to a change to R-TF Two Family Residential District passed 4-0.

Next Mayor Pro Tem Clopton called Town Administrator Cam Fant to the Floor for the Second Reading of Ordinance No. 20191112-1, an Ordinance to acknowledge and authorize the execution and delivery of an Infrastructure Reimbursement Agreement by and between the Town of Duncan, South Carolina and SEW Eurodrive, with respect to Infrastructure Credits to be applied against Fee in Lieu of Tax Payments related to certain investments in the Town; and Other Matters Related thereto. Town Administrator Cameron Fant took the Floor and informed Council that this project was formally known as PROJECT DAS BOOT. Fant said this is the Second and Final Reading of this Ordinance. Fant said that this project would be approximately a 26-million-dollar investment in Duncan. Fant said SEW Eurodrive had agreed to an IRA for a period of 20 years at 65%. After that Fant answered a couple various questions from Council. Then Mayor Pro Tem Clopton asked for a Motion to approve the Second Reading of Ordinance No. 20191112-1. A Motion was made by Councilmember Rensberger and his Motion was followed by a Second from Councilmember Cowen. The Vote to approve the Second Reading of Ordinance No. 20191112-1, an Ordinance to acknowledge and authorize the execution and delivery of an Infrastructure Reimbursement Agreement by and between the Town of Duncan, South Carolina and PROJECT DAS BOOT, with respect to Infrastructure Credits to be applied against Fee in Lieu of Tax Payments related to certain investments in the Town; and Other Matters Related thereto passed 4-0.

Next Mayor Pro Tem Clopton called Town Administrator Cam Fant to the Floor for the Second Reading of Ordinance No. 20191112-2, an Ordinance to acknowledge and authorize the execution and delivery of an Infrastructure Reimbursement Agreement by and between the

Town of Duncan, South Carolina and Inland Woods, LLC, with respect to Infrastructure Credits to be applied against Fee in Lieu of Tax Payments related to certain investments in the Town; and Other Matters Related thereto. Town Administrator Cameron Fant took the Floor and reminded Council that this would be the Second and Final Reading of this Ordinance. Fant informed Council that this project would be approximately a 28-million-dollar investment in Duncan. Fant said the developer had agreed to an IRA for a period of 15 years at 65%. Fant said that the developer was CRG. After that Fant answered a couple various questions from Council. Then Mayor Pro Tem Clopton asked for a Motion to approve the Second Reading of Ordinance No. 20191112-2. A Motion was made by Councilmember Cowen and his Motion was followed by a Second from Councilmember Waddell. The Vote to approve the Second Reading of Ordinance No. 20191112-2, an Ordinance to acknowledge and authorize the execution and delivery of an Infrastructure Reimbursement Agreement by and between the Town of Duncan, South Carolina and Inland Woods, LLC, with respect to Infrastructure Credits to be applied against Fee in Lieu of Tax Payments related to certain investments in the Town; and Other Matters Related thereto passed 4-0.

Next Mayor Pro Tem Clopton called Town Administrator Cam Fant to the Floor for the Second Reading of Ordinance No. 20190409-1, an Ordinance to acknowledge and authorize the execution and delivery of an Infrastructure Reimbursement Agreement by and between the Town of Duncan, South Carolina and Victor Hill Duncan AE700, LLC, with respect to Infrastructure Credits to be applied against Fee in Lieu of Tax Payments related to certain investments in the Town; and Other Matters Related thereto. Town Administrator Cameron Fant took the Floor and reminded Council that this would be the Second and Final Reading of this Ordinance. Fant reminded Council that we had the First Reading of this Ordinance over a year ago. Fant said this was Project Scarlet and the developer was Excel. Fant said that this was a 24-million-dollar investment into the Town of Duncan and the term was 15 years at 65%. Fant told Council that we need to have the Second Reading to finalize our agreement with the Excel. After that Fant answered a couple various questions from Council. Then Mayor Pro Tem Clopton made a Motion to approve the Second Reading of Ordinance No. 20190409-1. Her Motion was followed by a Second from Councilmember Rensberger. The Vote to approve the Second Reading of Ordinance No. 20190409-1, an Ordinance to acknowledge and authorize the execution and delivery of an Infrastructure Reimbursement Agreement by and between the Town of Duncan, South Carolina and Victor Hill Duncan AE700, LLC, with respect to Infrastructure Credits to be applied against Fee in Lieu of Tax Payments related to certain investments in the Town; and Other Matters Related thereto passed 4-0.

Next Mayor Pro Tem Clopton opened the Floor for the Mayor and Council Update. Mayor Pro Tem Clopton told Town Administrator Cam Fant about a couple of locations that might be in violation and need red tags.

Next Fant took the Floor to give his Administrative Update. Fant gave an update on the paving project on Wheeler Street and Riverside Lane. Fant also told Council that the Town Christmas Party would be rescheduled given the Mayor was in the Hospital. Fant also updated Council and the GO Bond for the sewer infrastructure and Fant updated Council on the small property swap with Chris Hill.

Next Fant took the Floor and gave the Financial Update thru November 2019. Fant went thru the budget, cash balances and loan balance worksheets. Fant then answered a couple various questions from Council.

At approximately 7:09 p.m. Mayor Pro Tem Clopton asked for a Motion to close the meeting. A Motion to close the meeting was made by Councilmember Cowen. His Motion was Seconded by Councilmember Rensberger. The Vote to close the meeting passed 4-0.

Approved by Council this _____ day of _____, 2019

By:

Mayor Clyde "Rog" Rogers

Attest _____

Clerk to Council, Melody Millwood