

**TOWN OF DUNCAN**  
**COUNCIL MEETING**

50 Hughes Street Duncan SC 29334

Duncan Court Room

Tuesday

December 13, 2022

6:00 P.M.

AGENDA

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CALL TO ORDER.....Mayor Shirley Clopton

INVOCATION.....Mayor Shirley Clopton

PLEDGE OF ALLEGIANCE.....Mayor Shirley Clopton

**PUBLIC HEARING RELATING TO ANNEXATION ORDINANCE NO. AN-2022-11, An Ordinance to Provide for the Annexation of Real Property.** An Ordinance to provide for the Annexation and zoning of property owned by Ricky H Chastain by 100% Petition. The property is approximately 7.69+/- acres and is located at 1350 S. Danzler Rd. The property is currently un-zoned and located in Spartanburg County. The request is for the property to be zone GI General Industrial District. The property is better defined as Spartanburg County tax map number 5-25-00-126.03.....Mayor Shirley Clopton

Shirley Clopton to be Sworn in as Town Mayor.....Judge Vicki Rae Smith

Council to elect Mayor Pro Tem.....Mayor Shirley Clopton

APPROVAL OF MINUTES:.....Regular Scheduled Council Meeting November 7, 2022

APPROVAL OF MINUTES:.....Special Call Council Meeting November 11, 2022

POLICE DEPARTMENT REPORT.....Chief Shandrell Holcombe

FIRE DEPARTMENT REPORT.....Chief Barry Frost

PUBLIC WORKS DEPARTMENT REPORT.....Cameron Fant

PARKS & EVENTS REPORT.....Cameron Fant

**SECOND READING OF ORDINACNE NO. 20220914-2, a Zoning Text Amendment # ZTA-2022-01,** an Ordinance to Amend the Town of Duncan Code or Ordinances Section 125, Zoning Division 4 District Regulations, Subdivision II. RS-1 Single-Family Residential District, Sec. 125-453 Permitted uses will be amended to include (4) Minimum square footage of the house would be 1,400 sq. ft., Subdivision III. RS-2 Single-Family Residential District, Sec. 125-459 Permitted uses will be amended to include (3) Minimum square footage of the house would be 1,400 sq. ft., Subdivision IV. RS-3 Single-Family Residential District, Sec. 125-525 Permitted uses will be amended to include (3) Minimum square footage of the house would be 1,400 sq. ft., Subdivision V. RS-4 Single-Family Residential District, Sec. 125-561 Permitted uses will be amended to include (3) Minimum square footage of the house would be 1,400 sq. ft., and finally Subdivision VII. RS-TF Two-Family Residential District, Sec. 125-629 Permitted uses will be amended to include (3) Minimum square footage of the house would be 1,400 sq. ft.....Cameron Fant

**SECOND READING OF ANNEXATION ORDINANCE NO. AN-2022-11, An Ordinance to Provide for the Annexation of Real Property.** The property is owned by Ricky H. Chastain by One Hundred Percent Petition. The property is approximately 7.69 +/- acres and is located at 1350 S. Danzler Rd., Duncan SC. The property is Spartanburg County Parcel # 5-25-00-126.03; And to establish a Zoning Classification of GI (General Industrial District) for said property.....Barry Frost

**FIRST READING OF ANNEXATION ORDINANCE NO. AN-2022-12, An Ordinance to Provide for the Annexation of Real Property.** The properties are owned by People Choice Storage Duncan I, LLC and People Choice Storage Duncan II, LLC by One Hundred Percent Petition. The properties are approximately 3.89 +/- acres and are located at 1650 E. Main Street and 1660 E. Main Street, Duncan SC. The properties are Spartanburg County Parcel # 5-26-00-003.06 and 5-26-00-003.08; And to establish a Zoning Classification of GID (General Industrial District) for said properties.....Barry Frost

**FIRST READING OF ANNEXATION ORDINANCE NO. AN-2022-13, An Ordinance to Provide for the Annexation of Real Property.** AN-2022-13, An Annexation of Real Property. The property is owned by Aughtry Investments, LLC and is being annexed by One Hundred Percent Petition. The property is approximately 7.56 +/- acres and is located at 1699 Victor Hill Road, Duncan SC. The property is Spartanburg County Parcel # 5-25-00-073.00; And to establish a Zoning Classification of GID (General Industrial District) for said property.....Barry Frost

**FIRST READING OF ANNEXATION ORDINANCE NO. AN-2022-14, An Ordinance to Provide for the Annexation of Real Property.** AN-2022-14, An Annexation of Real Property. The property is owned by Igor Olefirenko and is being annexed by One Hundred Percent Petition. The property is approximately 3.83 +/- acres and is located at 1725 Victor Hill Road, Duncan SC. The property

is Spartanburg County Parcel # 5-25-00-074.00; And to establish a Zoning Classification of GBD (General Business District) for said property.....Barry Frost

**FIRST READING OF REZONING ORDINANCE NO. RZ-2022-04, An Ordinance to Provide for the Rezoning of Real Property.** RZ-2022-04 is for the rezoning of property where the current owners Henry and Maria Restrepo are requesting a change from the current zoning of RS-4 Single-Family Residential District. the current land use of the property is residential. the proposed zoning for this property is R-TF Two-Family Residential District and more clearly by specifying Spartanburg County parcel number 5-20-06-006.02.....Barry Frost

**FIRST READING OF ORDINANCE NO. 20221213-01, An Ordinance to Authorize and Execute an Infrastructure Reimbursement Agreement.** An Ordinance authorizing the execution and delivery of an Infrastructure Reimbursement Agreement by and between The Town of Duncan, South Carolina and Pool 6 Industrial SC, 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.....Cameron Fant

**RESOLUTION # R20221213-01, A Resolution to use monies from the American Rescue Plan Act (ARPA) account to purchase real estate.** A Resolution to allow the Town Administrator to use monies received from the American Rescue Plan Act (ARPA) to purchase 6.7 +/-acres on Hughes Street (Spartanburg County Parcel Numbers 5-20-01-108.00 & 5-20-01-108.01) at a purchase price not to exceed \$145,000 and to close on this purchase on or before December 28, 2022.....Cameron Fant

**RESOLUTION # R20221213-02, A Resolution to use monies from the American Rescue Plan Act (ARPA) account to purchase real estate.** A Resolution to allow the Town Administrator to use monies received from the American Rescue Plan Act (ARPA) to purchase 1.775 +/-acres and an old bank building at 126 W. Main Street (Spartanburg County Parcel Numbers 5-20-01-049.00 & 5-20-01-052.00) at a purchase price not to exceed \$400,000 and to close on this purchase on or before December 28, 2022.....Cameron Fant

**RESOLUTION # R20221213-03, A Resolution to purchase an ATM machine, LED sign and furniture, fixtures and security system.** A Resolution to allow the Town Administrator to enter into an Agreement with Secured Federal Credit Union to purchase an ATM Machine, LED Sign, Furniture, Fixtures and Security System at a price not to exceed \$50,000 and to pay for the purchase using funds from a State Accommodations Tax Grant and funds from the General Fund .....Cameron Fant

**RESOLUTION # R20221213-04, A Resolution for an Annexation Agreement.** The Annexation Agreement is between Spartanburg County, South Carolina (the **“County”**) and the Town of Duncan, South Carolina (the **“Town”**). This Agreement is an intergovernmental agreement

authorized under Article VIII, Section 13 of the Constitution of the State of South Carolina. 1895, as amended. This Agreement addresses service agreements between special tax districts and municipalities when a municipality annexes property in the service area of a special tax district pursuant to Title 5, Chapter 3 of the Code of Laws of South Carolina, 1976, as amended (the “**SC Code**”). This Resolution addresses the Tyger Ridge Industrial Owner, LLC properties.....Cameron Fant

MAYOR AND COUNCIL UPDATE.....Mayor Shirley Clopton

ZONING UPDATE.....Barry Frost

ADMINISTRATIVE UPDATE.....Cameron Fant

FINANCIAL UPDATE.....Cameron Fant

EXECUTIVE SESSION TO DISCUSS A CONTRACTUAL MATTER.....Mayor Shirley Clopton  
**Council may take action on matters discussed in executive session following executive session**

CLOSE OF MEETING.....Mayor Shirley Clopton

**NOTICE: ATTENDIES ARE ENCOURAGED TO USE OUR TOLL-FREE CALL IN NUMBER TO ATTEND THIS MEETING**

**THE CALL IN NUMBER IS 1-646-749-3122.**

**AFTER CALLING THE NUMBER ENTER THIS ACCESS CODE 561-086-229.**