

**TOWN OF DUNCAN**  
Special Call Council Meeting Minutes  
Thursday July 20, 2023 5:30 PM

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**MINUTES**  
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The Council Meeting was called to order by Mayor Shirley Clopton at 5:30 p.m. A roll call was given and present at call was Councilmember James Waddell, Councilmember Calvin Cowen, Councilmember Greg Rensberger, Councilmember Alicia Fulghum and Mayor Shirley Clopton. Councilmember Greg Rensberger attended the meeting via the toll-free call-in number. Also present at Call was Town Administrator Cameron Fant and Police Chief Terry Lane. Fire Chief Barry Frost 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 July 19th, 2023. The agenda was posted on the front door of the Duncan Police Department and Town Hall on July 19th, 2023. The agenda was also uploaded to the Town of Duncan Website on July 19th, 2023. Included on the agenda was a toll-free call-in number for people to attend the meeting that way if they could not attend in person.

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

At approximately 5:33, Mayor Clopton opened the Floor for a Public Hearing

**PUBLIC HEARING RELATING TO ANNEXATION ORDINANCE NO. AN-2023-07, An Ordinance to Provide for the Annexation of Real Property.** The property is owned SC Greer Hwy 101, LLC by One Hundred Percent Petition, and to Establish a Zoning Classification of GBD General Business District and GID General Industrial District for said property. The property is more particularly described as Spartanburg County Parcel # 5-29-00-028.00.....Mayor Shirley Clopton

Nobody from the public took the Floor during the Public Hearing.

At approximately 5:36 Mayor Clopton closed the Floor for the Public Hearing.

Mayor Clopton called Town Administrator Cam Fant to the Floor for the **SECOND READING OF ANNEXATION ORDINANCE NO. AN-2023-07, An Ordinance to Provide for the Annexation of Real Property.** The property is owned SC Greer Hwy 101, LLC by One Hundred Percent Petition, and to Establish a Zoning Classification of GBD General Business District and GID General Industrial District for said property. The property is more particularly described as Spartanburg County Parcel # 5-29-00-028.00. Fant took the Floor and reminded Council that the First Reading

took place during the last meeting, the Public Hearing just finished and this was the Second and Final Reading of this Annexation. Fant pulled up a map of the property on the big screen. Fant told Council that this was the old Bass Pro Shops property. Fant then reminded Council that the zoning would be split with some business district and some industrial district. Fant said they hadn't seen a finalized drawing of what would be built but Fant showed on the map the areas that would be business and industrial. After that Fant reminded Council that sewer to this property was on the border, but it was to Greer and to use that sewer they had to annex into Greer. Fant said that fortunately they were going to work with us because they wanted to be in Duncan. After that Fant answered a couple various questions from Council. Then Mayor Clopton asked for a Motion to pass the Second and Final Reading of Annexation Ordinance No AN-2023-07 and a Motion was made by Councilmember Fulghum and her Motion was followed by a Second from Councilmember Cowen. The Vote to approve the Second Reading of Ordinance No. AN-2023-07 passed 5-0.

After that Mayor Clopton called Town Administrator Cam Fant to the Floor for **RESOLUTION NO. R20230720-01** A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A MEMORANDUM OF UNDERSTANDING ("MOU") FOR ECONOMIC DEVELOPMENT WITH SC GREER HWY 101,LLC. Fant took the Floor and told Council that the developer was going to invest a minimum of \$100,000,000 on this project. Fant reminded Council that the Lowes building was about \$998,000,000 and the taxes that Duncan gets are around \$530,000 per year. Fant said that the developer wanted the Town to help pay to get sewer to the site. Fant said that he and Frost had negotiated around \$500,000 and this money would come from a combination of American Recovery Act monies and tax rebate. Fant said he couldn't tell Council exactly the amount and the split because we were not for sure yet what the tax liability would be per year. Fant said the \$100,000,000 didn't even include what is inside the building that would have to have property taxes paid on it. Next Fant reminded Council that this was just an MOU or Memorandum of Understanding. Fant said that means it could and probably would be changed and would be presented in the form of an Ordinance that would require two reading and this MOU would then be an IRA or Infrastructure Reimbursement Agreement. Fant said this was the same process taken with many of the other industrial projects the town had annexed. After that Fant answered a couple various questions from Council. Then Mayor Clopton asked for a Motion to pass **RESOLUTION NO. R20230720-01** A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A MEMORANDUM OF UNDERSTANDING ("MOU") FOR ECONOMIC DEVELOPMENT WITH SC GREER HWY 101,LLC. A Motion was made by Councilmember Cowen and his Motion was followed by a Second from Councilmember Fulghum. The Vote to approve the Resolution passed 5-0.

After that Mayor Clopton called Town Administrator Cam Fant to the Floor for **RESOLUTION NO. R20230720-02** A RESOLUTION AUTHORIZING The Town Administrator to work with the South

Carolina Department of Revenue to sign off on Certification Procedures related to SC Textile Credits for property located at 1601 Highway 101 S., Geer, SC and better described as Spartanburg County parcel ID# 5-29-00-028.00. Fant took the Floor and reminded Council that years ago the Bass Pro Shops property was owned by Roger Milliken and it had a textile mill on it. Fant said that made this property eligible for tax credits. Fant said the reason for this Resolution was because the property was now located inside the town limits and the SCDOR, (SC Department of Revenue) would require the town to sign off and verify that the property was in fact inside the town limits and this property did at one point in its history have a textile mill on it. Fant said we had to put this in the form of a Resolution for the Developers. After that Fant answered a couple various questions from Council. Then Mayor Clopton made a Motion to pass **RESOLUTION NO. R20230720-02**, A RESOLUTION AUTHORIZING The Town Administrator to work with the South Carolina Department of Revenue to sign off on Certification Procedures related to SC Textile Credits for property located at 1601 Highway 101 S., Geer, SC and better described as Spartanburg County parcel ID# 5-29-00-028.00. Her Motion was followed by a Second from Councilmember Fulghum. The Vote to approve the Resolution passed 5-0.

Finally, Town Administrator Cam Fant reminded Council about the upcoming Main Street Pop Up event and the WSPA Zip Trip.

At approximately 5:56 p.m., Mayor Clopton asked for a Motion to close the meeting. A Motion was made by Councilmember Waddell and his Motion was followed by a Second from Mayor Clopton. The vote to close the meeting was passed 5-0.

Approved by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2023

By: \_\_\_\_\_

Mayor Shirley Clopton

Attest \_\_\_\_\_ Clerk to Council, Melody Millwood