Devenger Special Tax District

Request for Revenue Increase Package

First: Presentation, Handouts and Draft Ordinance for County Council

Second: Statement of Need Including Photos

Third: Financial History and Forecast (5 years of history and 10 year forecast)

Fourth: Statement of Efforts to Inform Residents

Fifth: Presentations and Handouts for the Residents

Sixth: Miscellaneous Communications

GREENVILLE COUNTY COUNCIL

Devenger Place Special Tax District Infrastructure Funding Request

A request to adjust the uniform service fee and special tax district millage to restore core services and address deferred infrastructure needs.

Presented by the Devenger Place Special Tax District Commission | September 15, 2026

1

BACKGROUND

District Overview & Legal Basis

Established by County Ordinance

- Ordinance No. 1780, adopted December 15, 1987

Ordinance No. 3636, adopted September 17, 2002

560+ homes within the defined district boundary

Governed by a 5-member Commission, appointed by County Council, whose members reside within Devenger Place

No Homeowners Association exists; the Special Tax District is the sole funding mechanism for shared infrastructure

Statutory Purposes of the District

1. Security & Property Protection
2. Street Lighting
3. Litter & Health Hazard Control (public ROW)
4. Entrances, Exits & Rights-of-Way
5. Family Center Property (pool, courts, playground)

These five service areas are the basis for today's request.

2

WHY WE ARE HERE

Current Financial Situation

26 years without an adjustment

- Uniform service fee has remained $50/year since 2000

Special tax district levy stands at approximately 5.7 of a maximum 12.0 mills

Combined current annual funding: approximately $76,500

Aging capital assets, including a ~50-year-old parking lot, require increasing near-term investment

Reserve funds have been steadily drawn down to cover routine and emergency needs

A Core, Ordinance-Named Service Has Been Eliminated

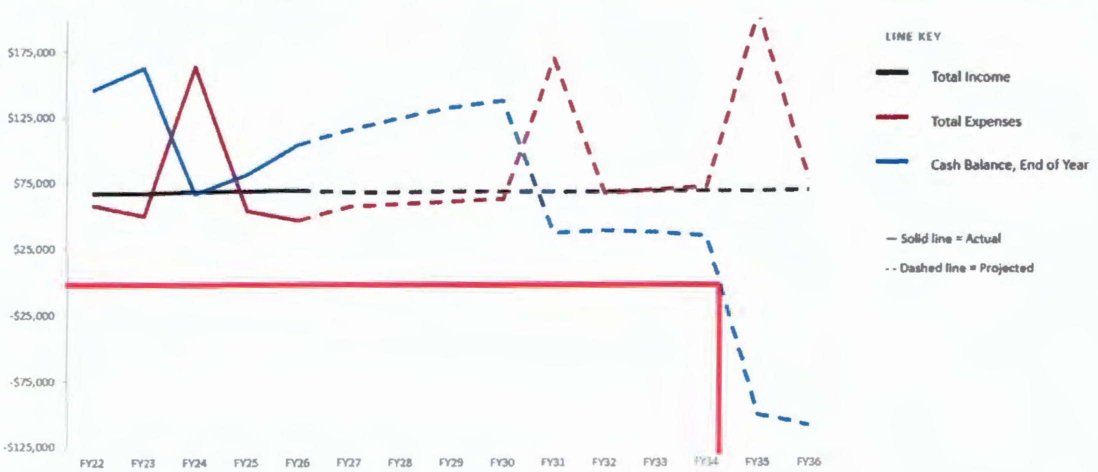
Off-duty security patrols — one of the district's five founding statutory purposes — have been completely cut from the budget due to lack of funding.

The Commission has managed funds conservatively, but with revenue flat since 2000, there is no capacity remaining to absorb rising costs, restore cut services, or assist with unplanned facility repairs.

3

Projected cash reserves

Income, Expenses & Cash Balance



2

Graph assumes 3% inflation except utilities, which are assumed at 5%.
Projected income is with no increase in millage rate or service charge fee

4

FUNDING MECHANISM

Uniform Fee & Ad Valorem Millage

Uniform Service Fee

- Flat charge applied equally to every property in the district, regardless of value

Governed by the district covenant, which caps annual increases at $10 and the total fee at $100

Requires no additional county tax mechanism to implement

	Current	Requested (Yr 5)
Annual Fee	$50	$100

Cap and phase-in schedule set by the recorded covenant document (self-administered; does not require Council action).

Special Tax District Millage

- Ad valorem tax assessed per $1,000 of assessed property value; scales with home value
- Maximum authorized levy for this district is 12.0 mills; current levy is approximately 5.7 mills

	Current	Requested
Millage	~5.7	12.0

On the district's average assessed home value (~$380,000), this represents roughly $87 to $182 per year.

5

FISCAL IMPACT

Special Tax District Budget — Summary

Year	Covenant Assessment	Special Tax District	Total Annual Funding
Current	$28,000	$48,500	$76,500
Year 1	$33,600	$106,400	$140,000
Year 2	$39,200	$106,400	$145,600
Year 3	$44,800	$106,400	$151,200
Year 4	$50,400	$106,400	$156,800
Year 5+	$56,000	$106,400	$162,400

Full implementation (Year 1 millage increase to 12.0 mills, phased-in covenant fee) grows total annual district funding from $76,500 to approximately $162,400 — restoring core services and funding a structured capital plan.

6

INVESTMENT OPTIONS

Three-Tier Capital & Operating Plan

Tier	Annual Investment	One-Time Capital	Purpose
Tier 1 — Foundation Plan	~$38,000/yr	—	Restore basic operations (incl. security); protect existing assets
Tier 2 — Community Enhancement	~$78,240/yr	~$810,500	Address deferred capital needs; modernize amenities
Tier 3 — Legacy Plan	~$98,240/yr	~$1.91M	Full modernization plus new community facility

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ROADMAP

10-Year Capital Improvement Plan — By Phase

Phase	Years	Focus	Major Investments
Phase 1 — Address Risk & Safety	1–2	Stop deterioration; address immediate needs	Pool crack sealing, creek stabilization, playground
Phase 2 — Restore Amenities	3–6	Improve daily-use facilities	Bridge replacement, tennis courts, bathrooms
Phase 3 — Protect the Investment	7–8	Maintain reserves; replace aging infrastructure	Parking lot replacement
Phase 4 — Plan the Future	9–10	Build toward the next generation	Community center planning

8

TRANSPARENCY

Impact on District Homeowners

Scenario	Approx. Cost Today	Additional Annual Cost	Outcome
Current Funding	~$110/year	—	Maintains basic operations only
Stabilization Plan	~$130/year	+$10/year	Addresses immediate needs
Full Modernization (this request)	~$260–$290/year	+$150–$180/year	Preserves & improves district infrastructure

At full implementation, the average per-household cost increase is approximately $12–$15 per month — modest relative to the deferred infrastructure risk it addresses.

9

REQUEST TO COUNCIL

Formal Request

1 Uniform Service Fee Increase

$10/year for 5 consecutive years ($50 → $100)

Administered under the existing recorded covenant cap; informational item — no Council action required for this component.

Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
$60	$70	$80	$90	$100

Requested Council Action:

Acknowledge the phased fee schedule as part of the district's overall funding plan.

2 Special Tax District Millage Increase

Increase from ~5.7 mills to the statutory maximum of 12.0 mills

This component requires formal County Council approval. The Commission requests Council consider approval following the community engagement period concluding September 7, 2026.

5.7 → 12.0 mills

Final figure subject to community feedback through the engagement process

10

PROCESS

Community Engagement & Approval Timeline

1	2	3	4
Aug 10	**Aug 10 - Sep 5**	**Sep 7**	**Sep 15**
Community Meeting #1	**Public Comment Period**	**Community Meeting #2**	**County Council Presentation**
Plan presented to residents; comment period opens	Resident feedback collected by the Commission	Plan finalized based on resident feedback	Formal request submitted for Council consideration

The Commission respectfully requests Council's consideration at the September 15, 2026 meeting, or the next available date thereafter.

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Thank You

The Devenger Place Special Tax District Commission appreciates Greenville County Council's continued partnership and stewardship of our district — including the engagement of the Finance Committee in this request.

Questions may be directed to the Devenger Place Special Tax District Commission.

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MEMORANDUM TO GREENVILLE COUNTY COUNCIL

Devenger Place Tax District — Infrastructure Funding Request

From: Devenger Place Tax District Commission
Re: Fee & Millage Adjustment | Sep 15, 2026

The Devenger Place Special Tax District Commission respectfully requests Council's consideration of an adjustment to the district's uniform service fee and special tax district millage. This memo summarizes the district's legal basis, current financial situation, and the specific request. A condensed presentation accompanies this document.

District Overview & Legal Basis

- Established by Ordinance No. 1780, adopted December 15, 1987
- Amended by Ordinance No. 3636, adopted September 17, 2002
- 560+ homes within the defined district boundary
- Governed by a 5-member Commission, appointed by County Council, whose members reside within Devenger Place
- No Homeowners Association exists; the Special Tax District is the district's sole funding mechanism

Statutory Purposes of the District

- 1. Security & Property Protection
- 2. Street Lighting
- 3. Litter & Health Hazard Control (public ROW)
- 4. Entrances, Exits & Rights-of-Way
- 5. Family Center Property (pool, courts, playground)

Current Financial Situation

26 years without an adjustment:

- Uniform service fee has remained $50/year since 2000
- District levy stands at approximately 5.7 of a maximum 12.0 mills
- Combined current annual funding: approximately $76,500
- Aging capital assets, including a ~50-year-old parking lot, require increasing investment

A Core, Ordinance-Named Service Has Been Eliminated

Off-duty security patrols — one of the district's five founding statutory purposes — have been completely cut from the budget due to lack of funding. The Commission has managed funds conservatively, but with revenue flat since 2000, there is no capacity remaining to absorb rising costs, restore cut services, or assist with unplanned facility repairs.

Based on our 10-year financial outlook, if revenues remain unchanged, Devenger is projected to exhaust cash reserve by FY2035

Fiscal Detail, Request & Timeline

Memo to Greenville County Council
September 15, 2026

Special Tax District Budget — Summary

Year	Covenant Assessment	Special Tax District	Total Annual Funding
Current	$28,000	$48,500	$76,500
Year 1	$33,600	$106,400	$140,000
Year 2	$39,200	$106,400	$145,600
Year 3	$44,800	$106,400	$151,200
Year 4	$50,400	$106,400	$156,800
Year 5+	$56,000	$106,400	$162,400

Investment Tiers & Impact on Homeowners

Tier	Annual	One-Time Capital	Purpose
Tier 1 — Foundation	~$38,000/yr	—	Restore basic operations incl. security
Tier 2 — Enhancement	~$78,240/yr	~$810,500	Address deferred capital needs
Tier 3 — Legacy	~$98,240/yr	~$1.91M	Full modernization + community facility

At full implementation, the average per-household cost increase is approximately **$12–$15 per month** (from ~$110/yr to ~$260–$290/yr) — modest relative to the deferred infrastructure risk it addresses.

Formal Request to Council

1. Uniform Service Fee

$10/yr increase for 5 years ($50 → $100), administered under the existing covenant cap.

Informational — no Council action required.

2. Special Tax District Millage

Increase from ~5.7 mills to the statutory maximum of 12.0 mills.

Requires formal Council approval. Final figure subject to community feedback.

The Commission is requesting authority to restore long-term financial sustainability - not simply address a single year's operating deficit.

Community Engagement & Approval Timeline

Aug 10
Community Meeting #1
Plan presented; comments open

Aug 10–Sep 5
Comment Period
Resident feedback collected

Sep 7
Community Meeting #2
Plan finalized from feedback

Sep 15
County Council
Formal request presented

Devenger Special Tax District Statement of Need

The Devenger Special Tax District respectfully requests a millage rate increase from the current 5.7 mills to 12.0 mills. The District also requests an increase in its Uniform Service Fee from the current $50 per year to $100 per year in annual increments of $10 per year over the next five years.

This request is necessary to ensure our income can cover our anticipated expenses and capital improvement plans. It is important to know that all of our amenities are about 50 years old except the playground which is 26 years old.

INCOME

Over the last five years, the income derived from our tax base has fallen significantly behind the Consumer Price Index (CPI). We estimate that our annual tax income from millage is now roughly $5,600 less than it would have been if income had kept up with the CPI, namely about $46,900 versus $41,300. The income from the Uniform Service Fee has remained flat since it is fixed at $50 per year. The Uniform Service Fee has been unchanged for 24 years and $50 in 2002 would require $93 today for the equivalent purchasing power which is why we are requesting the increase to $100.

EXPENSES

OPERATING EXPENSES

Our largest operating expense is for utilities including street lighting and water for irrigation. We provide the community with 91 street lights. We also provide three metered lighting circuits and three irrigation systems for our entry way signs and landscaping.

Our second largest operating expense is for landscape maintenance of the family center property located at 302 Paddock Drive and at our five entrance ways. This includes weekly mowing during the growing season, plus application of appropriate herbicides, pesticides and fertilizers. In addition there are many hedges and shrubs that require periodic trimming. There are extensive planting beds at our five entrance ways which receive refreshed landscaping twice a year and maintenance year round.

It may also be worth noting that one of the tax district's primary responsibilities is to help ensure neighborhood safety. To meet our funding needs, the Board had to discontinue providing security services. Current funding does not allow us to provide security even for a few hours a week, which limits our ability to fulfill this important obligation. We were quoted an hourly rate of $50 in December 2024 for off duty Sheriff's Deputies and discontinued this service in 2025. Ten hours per week would require an increase of 3.2 mills to pay for this service ($26,000 per year).

The lighting around the Family Center parking lot, basketball court, and tennis courts is currently inadequate and presents a safety concern. The street lighting throughout the neighborhood may also need to be updated. In addition, extensive tree work would need to be completed before any improvements could be made to the currently derelict tennis courts.

CAPITAL EXPENSES

Examples of capital expenses over the last five years include the following:

- pool resurfacing (done every ten years or so) - $91,450
- parking lot and bridge repair as needed - $24,561
- significant pool repairs such as filters, pumps, etc. - $17,200
- tree work for safety purposes - $8,700
- other (benches, mulch) - $2,955

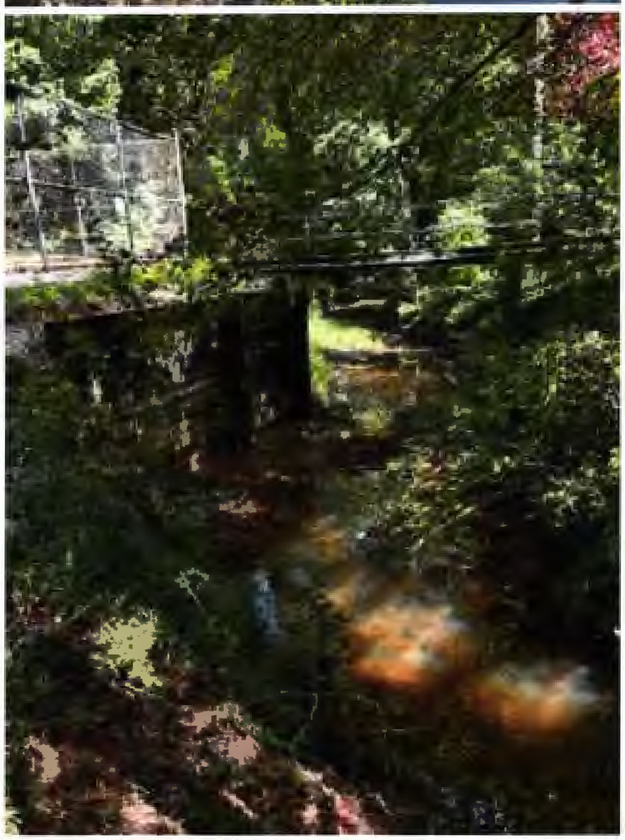
In addition to these types of expenses, (some of which are virtual emergencies to avoid closing the pool, for safety reasons, etc.), we also have a fair amount of deferred maintenance and capital improvements to tend to. These include:

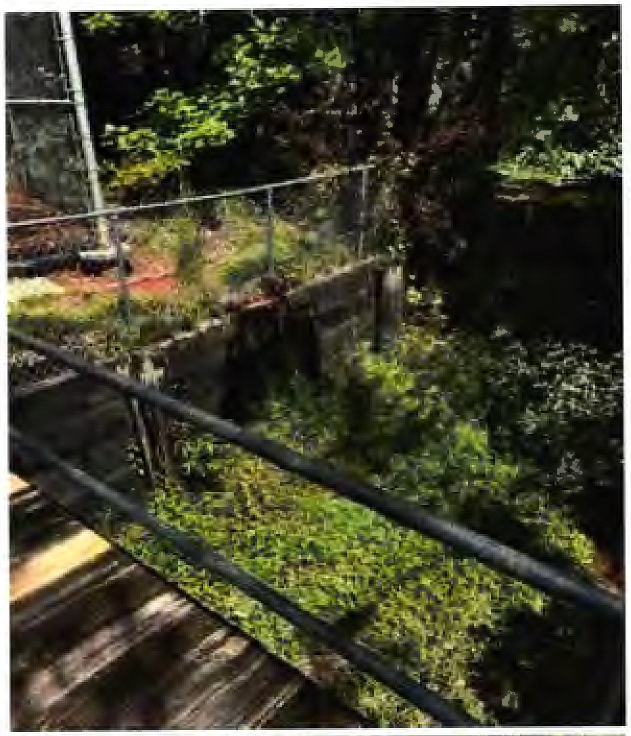
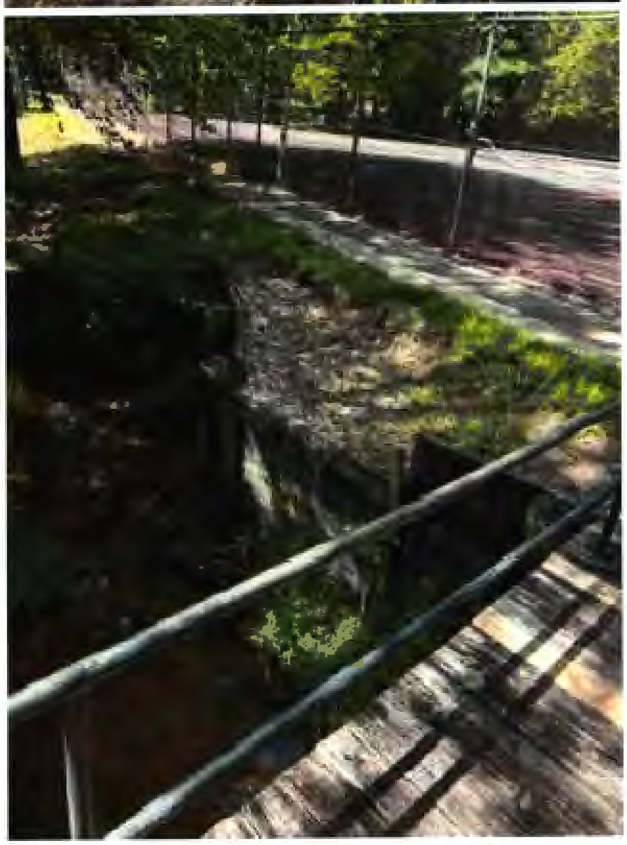
- project to prevent creek bank erosion including the bulkhead at the bridge
- replace the parking lot and improve the drainage
- repair or replace the derelict, unusable tennis courts and the bridge to the courts
- repair the culvert on Paddock Drive
- repair or replace the playground
- maintenance at the basketball court
- construction of a picnic pavilion

Other events are unpredictable, such as storm damage; we need a contingency fund to take care of these events and we maintain a minimum cash balance of $30,000 which is invested for this purpose. Since the Devenger Special Tax District is not authorized to take loans, we must accumulate funds toward these projects before moving forward.

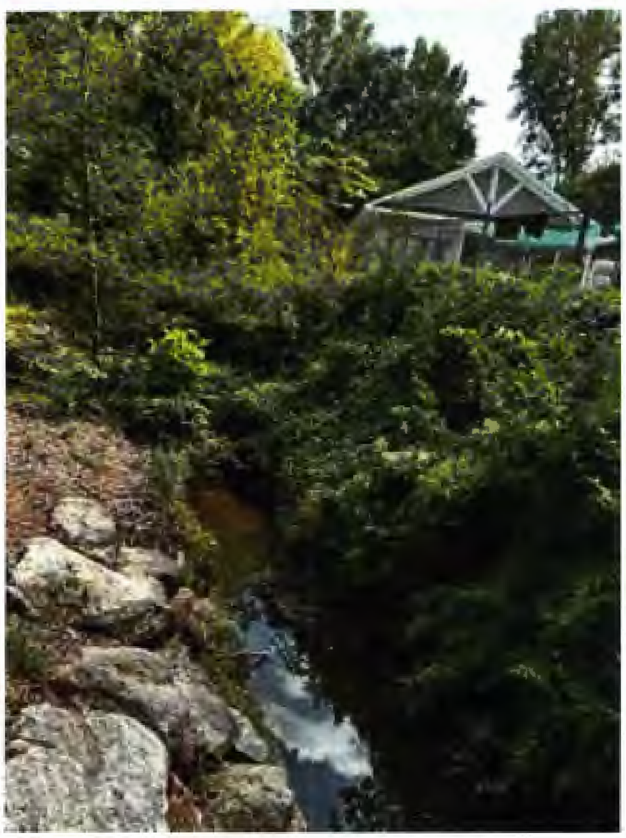
We have attached photos of the areas needing significant attention.

Bridge and Bulkhead

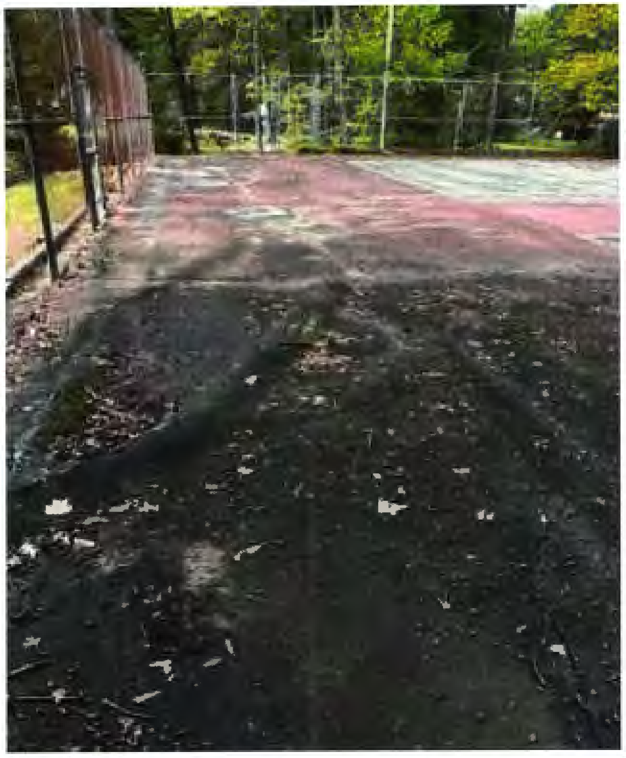


Creek Bank



Tennis Courts



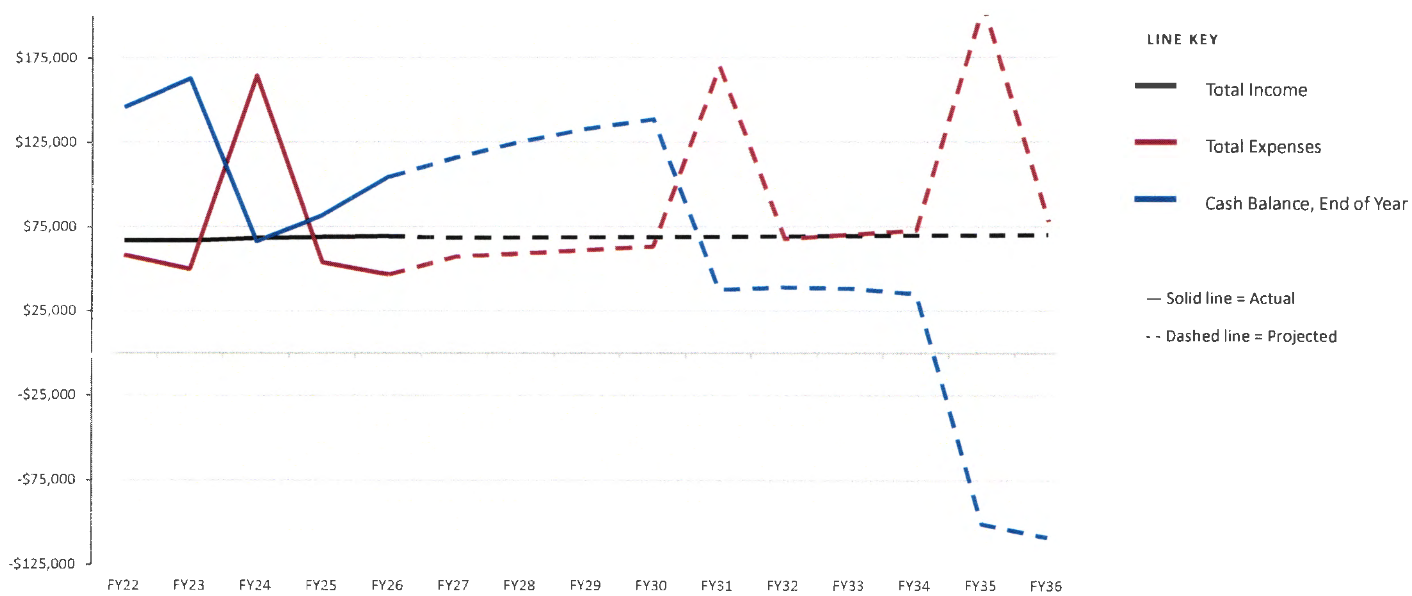
Culvert under Paddock Drive

Devenger Special Tax District
Income/Expense by Category
7/1/2021 through 6/30/2026 Actual Plus 7/1/2026 through 6/30/2036 Forecasted

	Actual History					Forecasted									
Category	**7/1/2021-6/30/2022**	**7/1/2022-6/30/2023**	**7/1/2023-6/30/2024**	**7/1/2024-6/30/2025**	**7/1/2025-6/30/2026**	**7/1/2026-6/30/2027**	**7/1/2027-6/30/2028**	**7/1/2028-6/30/2029**	**7/1/2029-6/30/2030**	**7/1/2030-6/30/2031**	**7/1/2031-6/30/2032**	**7/1/2032-6/30/2033**	**7/1/2033-6/30/2034**	**7/1/2034-6/30/2035**	**7/1/2035-6/30/2036**
Cash Balance at Beginning of Year	$137,099.76	$145,731.19	$ 162,524.93	$66,575.37	$ 81,650.70	$104,478.89	$115,794.41	$125,277.43	$132,858.65	$138,465.92	$37,689.54	$39,120.75	$38,343.63	$35,273.60	-$100,654.67
INCOME															
Inflows: Tax Revenue Millage	$ 38,569.93	$ 38,708.73	$ 40,264.26	$40,882.62	$ 41,251.06	$40,328.33	$40,496.33	$40,669.37	$40,847.60	$41,031.18	$41,220.27	$41,415.03	$41,615.63	$41,822.25	$42,035.06
Inflows:Uniform Service Charge	$ 28,150.00	$ 28,050.00	$ 28,100.00	$28,050.00	$ 28,200.00	$28,100.00	$28,100.00	$28,100.00	$28,100.00	$28,100.00	$28,100.00	$28,100.00	$28,100.00	$28,100.00	$28,100.00
TOTAL Inflows	$ 66,719.93	$ 66,758.73	$ 68,364.26	$68,932.62	$ 69,451.06	$ 68,428.33	$ 68,596.33	$ 68,769.37	$ 68,947.60	$ 69,131.18	$ 69,320.27	$ 69,515.03	$ 69,715.63	$ 69,922.25	$ 70,135.06
Investment Income	$ 14.30	$ 15.20	$ 13.96	$ 7.05	$ 9.43	$ -	$ -	$ -	$	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL INCOME	$ 66,734.23	$ 66,773.93	$ 68,378.22	$68,939.67	$ 69,460.49	$ 68,428.33	$ 68,596.33	$ 68,769.37	$ 68,947.60	$ 69,131.18	$ 69,320.27	$ 69,515.03	$ 69,715.63	$ 69,922.25	$ 70,135.06
EXPENSES															
Family Center Property															
Family Center Property:Facilities	$ 7,230.00	$ -	$ 113,039.00	$10,000.00	$ 4,271.13	$ -	$ -	$ -	$ -	$104,334.67	$ -	$ -	$ -	$ 130,477.32	$ -
Family Center Property:Services	$ 3,700.00	$ -	$ 1,500.00	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$	$ -	$ -	$ -
Family Center Property	$ 10,930.00	$ -	$ 114,539.00	$10,000.00	$ 9,271.13	$ -	$ -	$ -	$ -	$ 104,334.67	$ -	$ -	$	$ 130,477.32	$ -
Grounds															
Grounds:Landscaping	$ 1,421.00	$ 2,080.00	$ 1,167.00	$ 1,290.00	$ 3,992.50	$ 4,112.28	$ 4,235.64	$ 4,362.71	$ 4,493.59	$ 4,628.40	$ 4,767.25	$ 4,910.27	$ 5,057.58	$ 5,209.31	$ 5,365.59
Grounds:Maintenance	$ 6,805.00	$ 6,795.00	$ 6,925.00	$ 8,040.00	$ 8,750.00	$ 9,012.50	$ 9,282.88	$ 9,561.36	$ 9,848.20	$ 10,143.65	$ 10,447.96	$ 10,761.40	$ 11,084.24	$ 11,416.77	$ 11,759.27
Grounds	$ 8,226.00	$ 8,875.00	$ 8,092.00	$ 9,330.00	$ 12,742.50	$ 13,124.78	$ 13,518.52	$ 13,924.07	$ 14,341.80	$ 14,772.05	$ 15,215.21	$ 15,671.67	$ 16,141.82	$ 16,626.07	$ 17,124.85
Improvements															
Improvements:Entranceways	$ 170.00	$ 680.96	$ -	$ -	$ 7,780.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Entranceways	$ 170.00	$ 680.96	$ -	$ -	$ 7,780.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance															
Insurance:Liability	$ 3,335.00	$ 3,335.00	$ 3,335.00	$ 2,375.00	$ 2,615.00	$ 2,929.00	$ 3,016.87	$ 3,107.38	$ 3,200.60	$ 3,296.62	$ 3,395.51	$ 3,497.38	$ 3,602.30	$ 3,710.37	$ 3,821.68
Insurance:Property	$ 280.80	$ 421.20	$ 421.20	$ 421.20	$ 442.21	$ 442.21	$ 455.48	$ 469.14	$ 483.21	$ 497.71	$ 512.64	$ 528.02	$ 543.86	$ 560.18	$ 576.98
Insurance	$ 3,615.80	$ 3,756.20	$ 3,756.20	$ 2,796.20	$ 3,057.21	$ 3,371.21	$ 3,472.35	$ 3,576.52	$ 3,683.81	$ 3,794.33	$ 3,908.16	$ 4,025.40	$ 4,146.16	$ 4,270.55	$ 4,398.66
Miscellaneous															
Miscellaneous:Audit Fee	$ 5,495.00	$ 6,485.00	$ 7,675.00	$ 9,045.00	$ -	$	$ -	$ -	$	$ -	$ -	$ -	$ -	$	$ -
Miscellaneous:Bank Fees	$ 48.00	$ 48.00	$ 48.00	$ 53.00	$ 60.00	$ 61.80	$ 63.65	$ 65.56	$ 67.53	$ 69.56	$ 71.64	$ 73.79	$ 76.01	$ 78.29	$ 80.63
Miscellaneous:Meeting Sign	$ 233.66	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous:Rental	$ 195.34	$ 200.00	$ 120.55	$ 50.00	$ 50.00	$ 200.00	$ 206.00	$ 212.18	$ 218.55	$ 225.10	$ 231.85	$ 238.81	$ 245.97	$ 253.35	$ 260.95
Miscellaneous	$ 5,972.00	$ 6,733.00	$ 7,843.55	$ 9,148.00	$ 110.00	$ 261.80	$ 269.65	$ 277.74	$ 286.08	$ 294.66	$ 303.50	$ 312.60	$ 321.98	$ 331.64	$ 341.59
Security Service															
Security Service:Labor	$ 17,952.50	$ 18,177.50	$ 18,225.00	$ 9,550.00	$ -	$ 26,000.00	$ 26,780.00	$ 27,583.40	$ 28,410.90	$ 29,263.23	$ 30,141.13	$ 31,045.36	$ 31,976.72	$ 32,936.02	$ 33,924.10
Security Service	$ 17,952.50	$ 18,177.50	$ 18,225.00	$ 9,550.00	$	$ 26,000.00	$ 26,780.00	$ 27,583.40	$ 28,410.90	$ 29,263.23	$ 30,141.13	$ 31,045.36	$ 31,976.72	$ 32,936.02	$ 33,924.10
Utilities															
Utilities:Meters	$ 760.65	$ 787.00	$ 783.61	$ 849.54	$ 888.84	$ 933.28	$ 979.95	$ 1,028.94	$ 1,080.39	$ 1,134.41	$ 1,191.13	$ 1,250.69	$ 1,313.22	$ 1,378.88	$ 1,447.83
Utilities:Street Lighting	$ 10,089.66	$ 10,650.71	$ 10,624.34	$11,747.32	$ 12,326.66	$ 12,942.99	$ 13,590.14	$ 14,269.65	$ 14,983.13	$ 15,732.29	$ 16,518.90	$ 17,344.85	$ 18,212.09	$ 19,122.70	$ 20,078.83
Utilities:Water	$ 386.19	$ 319.82	$ 464.08	$ 443.28	$ 455.96	$ 478.76	$ 502.70	$ 527.83	$ 554.22	$ 581.93	$ 611.03	$ 641.58	$ 673.66	$ 707.34	$ 742.71
Utilities	$ 11,236.50	$ 11,757.53	$ 11,872.03	$13,040.14	$ 13,671.46	$ 14,355.03	$ 15,072.78	$ 15,826.42	$ 16,617.75	$ 17,448.63	$ 18,321.06	$ 19,237.12	$ 20,198.97	$ 21,208.92	$ 22,269.37
TOTAL EXPENSES	$ 58,102.80	$ 49,980.19	$ 164,327.78	$53,864.34	$ 46,632.30	$ 57,112.82	$ 59,113.30	$ 61,188.16	$ 63,340.33	$ 169,907.56	$ 67,889.06	$ 70,292.15	$ 72,785.66	$ 205,850.52	$ 78,058.58
OVERALL TOTAL	$ 8,631.43	$ 16,793.74	$ (95,949.56)	$15,075.33	$ 22,828.19	$ 11,315.52	$ 9,483.03	$ 7,581.22	$ 5,607.27	$(100,776.38)	$ 1,431.21	$ (777.12)	$ (3,070.03)	$(135,928.28)	$ (7,923.52)
Contribution to Sinking Fund					$ 16,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ (80,000.00)	$ 8,000.00
Cash Balance at End of Year	$145,731.19	$162,524.93	$ 66,575.37	$81,650.70	$104,478.89	$115,794.41	$125,277.43	$132,858.65	$138,465.92	$ 37,689.54	$ 39,120.75	$ 38,343.63	$ 35,273.60	$(100,654.67)	$(108,578.19)
Balance Proof															
Bank Account Balances						$91,794.41	$93,277.43	$92,858.65	$90,465.92	-$18,310.46	-$24,879.25	-$33,656.37	-$44,726.40	-$100,654.67	-$116,578.19
Sinking Fund Contributions - Cumulative						$24,000.00	$32,000.00	$40,000.00	$48,000.00	$56,000.00	$64,000.00	$72,000.00	$80,000.00	$0.00	$8,000.00
						$115,794.41	$125,277.43	$132,858.65	$138,465.92	$ 37,689.54	$ 39,120.75	$ 38,343.63	$ 35,273.60	$(100,654.67)	$(108,578.19)

Devenger Income, Expenses & Cash Balance

Projected cash reserves turn negative by FY2035 if revenue stays flat



Graph assumes 3% inflation except utilities, which are assumed at 5%.
Projected income is with no increase in millage rate or service charge fee.

Devenger Special Purpose Tax District

Request for millage and uniform service fee increase in 2026

Community Communication and Feedback

The Devenger Special Tax District Commission (DSTD) adopted the proposal for a millage and uniform service fee increase in a meeting in June 2026. The community was invited to attend as is normal for DSTD meetings but, as usual, no one attended except the Devenger Place Family Center Board (DPFC). This community meeting was announced to the residents by signs posted at the development entrances a week before the meeting and the agenda posted at the Family Center. The DPFC fully supported the proposal. A subsequent meeting was held in July 2026 to review the plans and the presentations drafted by Ben Olson, DPFC President, and by members of the DSTD Board. A special meeting for community input was scheduled for August 10, 2026.

The August 10 community meeting was announced to the residents by

1. a postcard mailing sent the end of July to every homeowner in the District using an address list provided by the County's Real Property Services Department,
2. an announcement on the Devenger Subdivision Facebook page,
3. an email to all homeowners on the DPFC email list sent on July 28,
4. signs posted at the development entrances a week before the meeting and the agenda posted at the Family Center.

The intent of this communication was to encourage our residents to attend the meeting and to not ignore the announcement.

The August 10 meeting was well attended with over 70 residents. Frank Farmer was there and, hopefully, can personally confirm that there were no voices raised in opposition to the requested increases at the meeting. Written comment forms were provided at the meeting and all residents were encouraged to submit comments and questions to the DSTD email account. In excess of 30 comments were received with only one in opposition and that resident requested we create an HOA instead. It was announced at this meeting that a follow up meeting is tentatively scheduled for September 7 to address any remaining concerns and to finalize the plans.

An email was sent on August 14 summarizing the August 10 meeting results and providing everyone on the distribution list with a two page community handout. This continued to encourage residents to submit comments and questions so any concerns can be addressed.

An email was sent on September 2 to everyone on the DPFC distribution list announcing a community meeting on September 7 to review the comments received. The residents were also made aware of this meeting via signs posted at the development entrances a week before the meeting and the agenda posted at the Family Center. Around 30 residents attended this meeting. The meeting attendees were advised that no substantive comments were received that required a change in the plan. This information was also in the email.

The DSTD and DPFC will move forward with the proposal as presented at the August 10 and September 7 meetings. The residents who took the time to participate in the meetings and to read the emails and to be involved in their community were in full support of the proposal.

DEVENGER PLACE

Neighborhood Infrastructure Improvement Plan

A Community Update from the Devenger Place Special Tax District Board & Devenger Place Family Center Board

Community Meeting | August [illegible]

1

OUR NEIGHBORHOOD

Who We Are

Established in 1973
One of the earlier eastside subdivisions in Greenville County

560+ Homes
A well-established, close-knit residential community

Community Amenities
Pool, wooded playground, basketball & tennis courts

Home of the Devenger Dolphins
Our neighborhood swim team — 16+ Metcalf / Founders Cup championships since 1992, most recently 2025 & 2026

No HOA — A Special Tax District

- Devenger has never had a Homeowners Association
- Instead, a Special Tax District funds our shared amenities
- The uniform service fee has been $50/year since 2000 — unchanged for 26 years

$50 / year
since 2000

Devenger Place Special Tax District | Community Update 2

2

THE BASICS

What Is a Special Tax District?

A Special Tax District is a defined neighborhood area where property owners pay a small, county-collected charge that funds shared amenities and services — without an HOA.

- Designated by Greenville County (Ord. 1780, 12/15/87 & Ord. 3636, 9/17/02)

Common in older neighborhoods that don't have or want an HOA

Funds are spent by our elected Devenger Special Tax District Commission, subject to County Council approval

The Commission has 5 members, appointed by County Council, who must live in Devenger Place

Special Tax District vs. HOA

	Special Tax District	HOA
Funding	County-collected tax	Private dues
Rules	No architectural control	Often has rules & restrictions
Enforcement	Through property taxes	Fines / covenants
Created by	Legislation	Developer

BY ORDINANCE

What Your Special Tax District Funds

Devenger's Special Tax District was created to provide five core services:

1. **Security & Property Protection** — Off-duty law enforcement patrols
2. **Street Lighting** — Public lighting along streets & entrances
3. **Litter & Health Hazards** — Vegetation & hazard control along public ROW
4. **Entrances, Exits & ROW** — Landscaping & signage at entry points
5. **Family Center Property** — Pool, courts, playground & grounds

Governed by County Ordinance #1780 and #3636.

THE CHALLENGE

Where We Are Now

26 years of a flat $50 fee, against rising costs, means real strain today:

- Aging infrastructure — our parking lot is approaching 50 years old

Major, unplanned pool maintenance investments in 2024–2026

Rising utility costs, especially in 2026

Dilapidated tennis courts in need of repair or replacement

Reserve funds have progressively dwindled covering the gap

⚠

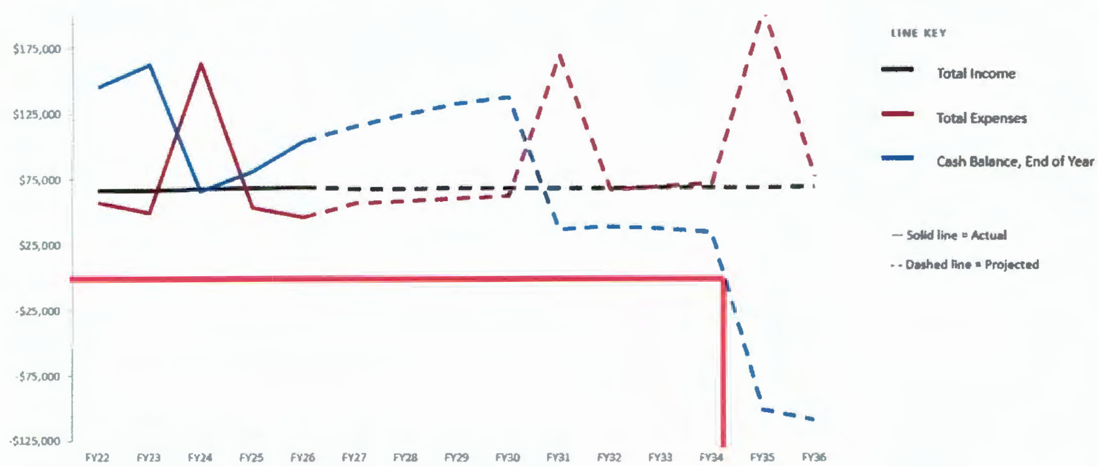
A Core Service Has Already Been Cut

Security patrols — one of the five core purposes named in our founding ordinance — have been eliminated entirely due to funding constraints.

Our Board has managed these funds carefully, but with a fee that hasn't moved since 2000, there is no longer room to absorb rising costs — and no reserve available to help the pool with unexpected repairs.

Projected cash reserves

Income, Expenses & Cash Balance



Graph assumes 3% inflation except utilities, which are assumed at 5%.
Projected income is with no increase in millage rate or service charge fee.

3

FUNDING 101

Two Funding Tools, One District

Uniform Service Fee

- A flat dollar amount charged equally to every property

Does not change based on home value

Currently $50/year — capped at $100, and by law cannot rise more than $10 in any year

$50 → $100
current cap maximum allowed

Set / capped by our covenant document

Millage (Ad Valorem Tax)

- Based on your property's assessed value — "millage" means tax per $1,000 of assessed value
- Scales with home value, unlike the flat fee
- State law allows up to 12.0 mills for our district; we currently levy about 5.7 mills

5.7 → 12.0 mills
current levy maximum allowed

Set by Greenville County Council

THREE WAYS FORWARD

Investment Tiers

The more the district invests, the more we can accomplish. Every tier below builds on the one before it.

Tier 1
Foundation Plan

~$38,000/yr

Maintain & stabilize — restore basic operations (incl. security) and protect existing assets.

Note: Does not fix aging infrastructure

Tier 2
Community Enhancement Plan

~$78,240/yr + $810,500 one-time

Restore & modernize amenities — pool, courts, playground, bridge, parking lot repairs & upgrades.

Note: Does not include a future community facility

Tier 3
Legacy Plan

~$98,240/yr + $1.91M one-time

Transform the neighborhood — everything above, plus a new community facility.

Note: Full modernization & new centerpiece

THE REAL NUMBERS

What This Means for Your Wallet

Scenario	Approx. Cost Today	Additional Annual Cost	What It Means
Current Funding	~$110/year	—	Maintains basic operations only
Stabilization Plan	~$130/year	+$10/year	Addresses immediate needs
Full Modernization	~$260–$290/year	+$150–$180/year	Preserves & improves neighborhood amenities

Roughly speaking: full modernization costs about $12–$15 more per month than today — less than a streaming subscription — to protect and improve the amenities that make Devenger valuable.

9

HOW WE GOT HERE

Funding Options We Considered

NOT RECOMMENDED

Establish an HOA

Fast-track funding, but requires significant neighborhood involvement and a majority vote — very hard to achieve once a neighborhood is already established.

PARTIAL SOLUTION

Alter the Covenant Only

Also fast-track, requiring a majority vote — but only allows a change to the uniform service fee, not the millage.

RECOMMENDED

This Plan: Fee + Millage

Gradually increase the uniform service fee while also requesting a millage increase — shaped by community feedback and approved by County Council.

10

WHAT WE'RE PROPOSING

Our Request

1 Increase the Uniform Service Fee

$10 per year, every year, for 5 years

Bringing the annual fee from $50 to the $100 covenant-approved cap by Year 5.

Year	1	2	3	4	5
Fee	$60	$70	$80	$90	$100

Not to exceed the $10/year cap set in our covenant — never above $100.

2 Increase the Special Tax District Millage

Up to the maximum allowed: 12.0 mills

Raised from our current level of approximately 5.7 mills, subject to Greenville County Council approval.

5.7 → 12.0 mills

On a $380,000 home, roughly $87 → $182 per year

The exact amount pursued will reflect community feedback from this process.

WHAT'S NEXT

Process & Timeline

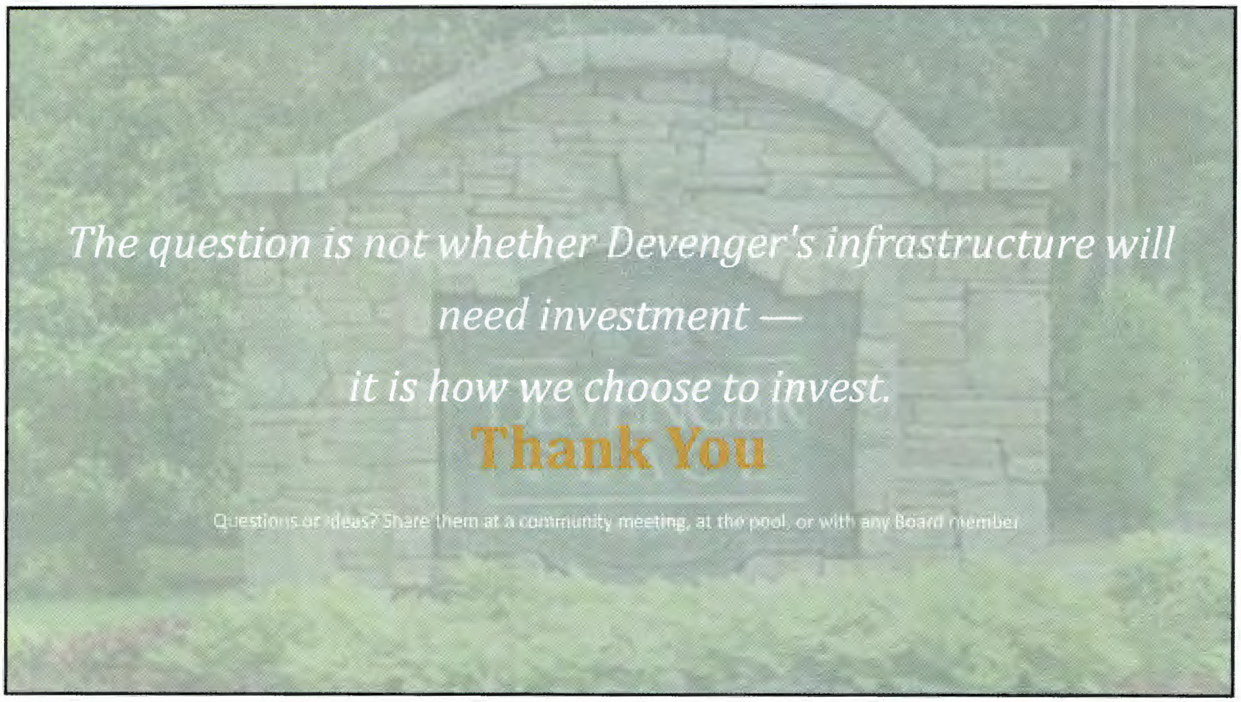
1 **Aug 10**
First Community Meeting
Present the plan; open comment period begins

2 **Aug 10 – Sep 5**
Community Comment Period
Share feedback at the pool on weekends or via mailbox

3 **Sep 7**
Potential Second Community Meeting
Review revisions based on your feedback

4 **Sep 15**
County Council Presentation
Final proposal submitted for approval

If approved, the change goes into effect with the next available County tax year.


The question is not whether Devenger's infrastructure will
need investment —
it is how we choose to invest.
Thank You
Questions or ideas? Share them at a community meeting, at the pool, or with any Board member

13

DEVENGER PLACE

Neighborhood Infrastructure Improvement Plan

Community Handout August 2026

Devenger Place is a 560+ home neighborhood established in 1973, home to our pool, playground, tennis & basketball courts, and the Devenger Dolphins swim team. We have never had an HOA — instead, shared amenities are funded through the **Devenger Place Special Tax District**, established by Greenville County Ordinance 1780 (1987) and Ordinance 3636 (2002). Unlike an HOA, the Special Tax District only funds shared community infrastructure & amenities - it does not regulate private property.

What Your Special Tax District Funds

1. Security & Property Protection

2. Street Lighting

3. Litter & Health Hazards

4. Entrances, Exits & ROW

5. Family Center Property

Special Tax District vs. HOA

	Special Tax District	HOA
Funding	County-collected tax	Private dues
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Governance	5-member Commission, appointed by County Council, living in Devenger	Elected board

Where We Are Now

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Based on our 10-year financial outlook, if revenues remain unchanged, Devenger is projected to exhaust cash reserve by FY2035

DEVENGER PLACE

Investment Plan, Ask & Timeline

Community Handout
August 2026

Three Ways Forward

Tier	Annual Investment	One-Time Capital	Purpose
Tier 1 — Foundation	~$38,000/yr	—	Maintain & stabilize; restore basic operations incl. security
Tier 2 — Community Enhancement	~$78,240/yr	~$810,500	Restore & modernize amenities
Tier 3 — Legacy Plan	~$98,240/yr	~$1.91M	Fully modernize + new community center

What This Means for Your Wallet

Scenario	Approx. Cost Today	Additional Annual Cost	What It Means
Current Funding	~$110/yr	—	Maintains basic operations only
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Our Ask — Pending Your Feedback

1. Uniform Service Fee

$10/year increase, every year, for 5 years

$50 → $100

Capped by covenant — never more than $10/yr, never above $100.

2. Special Tax District Millage

Increase to the maximum allowed

5.7 → 12.0 mills

Requires Greenville County Council approval. Final figure shaped by your feedback.

Process & Timeline

Aug 10
Community Meeting #1
Plan presented; comments open

Aug 10–Sep 5
Comment Period
Share feedback at the pool or with the Board

Sep 7
Community Meeting #2
Review revisions from feedback

Sep 15
County Council
Final proposal submitted for approval

Outlook

Neighborhood infrastructure meeting

From Devenger Place Family Center <Newsletter@DevengerPlace.org> via mailchimpapp.net
Date Tue 7/28/2026 8:13 AM
To price_rl@hotmail.com <price_rl@hotmail.com>

Building Our Community For The Next Generation

DEVENGER PLACE
FAMILY CENTER

Hi Everyone!

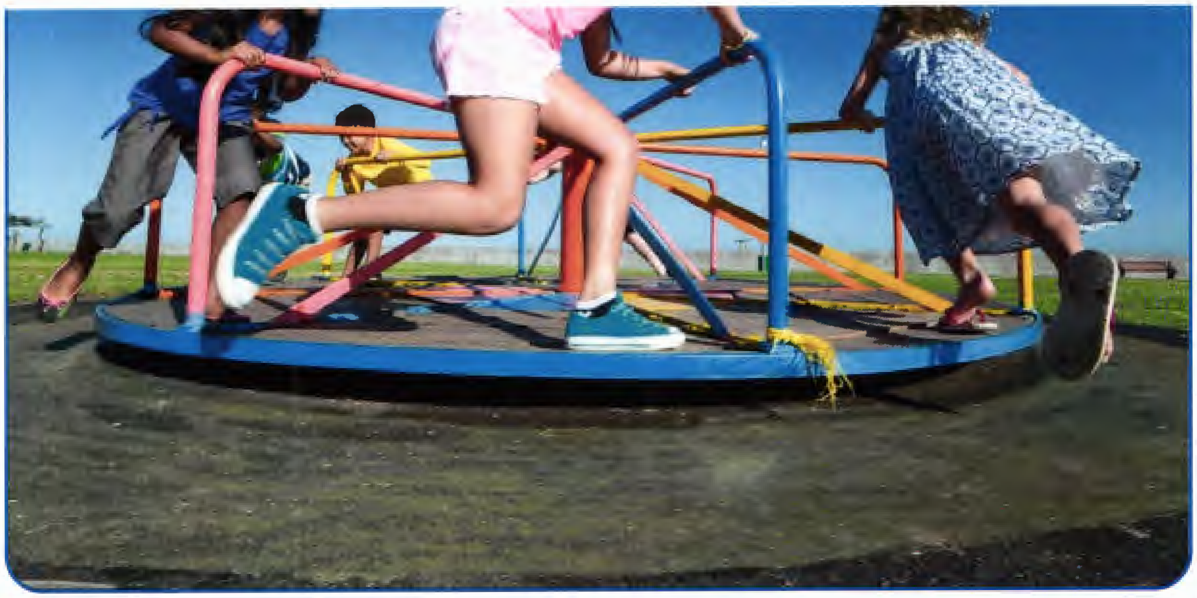
For more than 50 years, Devenger Place has been a wonderful place to live, raise families and build lasting memories. As our neighborhood and community amenities continue to mature, it's important that we plan thoughtfully for the future.

Join the Devenger Community Special Tax District and the Devenger pool board on Monday August 10 at 6:00pm at the pool for a community planning meeting. We'll discuss long-term infrastructure needs, potential capital improvements, and opportunities to preserve and enhance the amenities that make Devenger Place such a special community.
This is an informational meeting, and we encourage all residents to attend, ask questions, and share their feedback.

Calling all volunteers

If anyone is interested in volunteering for events throughout the year, we would love some help! Feel free to reach out to Sara at Devengerplace@gamil.com

Neighborhood informational meeting



Monday, August 10, at 6:00pm

We encourage all residents to attend, ask questions and give feedback!

Devenger place is a wonderful place to live! Let's come together and make it even better!

website

Outlook

Neighborhood meeting recap

From Devenger Place Family Center <Newsletter@DevengerPlace.org> via mailchimpapp.net
Date Fri 8/14/2026 6:24 AM
To price_rl@hotmail.com <price_rl@hotmail.com>

Building Our Community For The Next Generation

DEVENGER PLACE
FAMILY CENTER

Dear Devenger Community,

Thank you to everyone who attended Monday evenings Devenger Infrastructure and Capital

Improvement community meeting. Despite the weather we had an excellent turnout, with approximately 60-75 neighbors in attendance.
The Boards presented the current condition and financial outlook of our neighborhood facilities, along with tentative framework for future funding and potential capital improvements. Feedback from those in attendance was overwhelmingly supportive of continuing to move the initiative forward, while also [providing several helpful comments and suggestions that will be considered as the plan is refined.
For those who were unable to attend, we have attached the two-page meeting handout, which provides an overview of the information and concepts presented.
Please note that the proposal remains preliminary and no final funding or project plan has been adopted. The Special Tax District Board will review community feedback and continue refining the proposal before the next steps are taken.
Questions, comments or additional feedback regarding the infrastructure initiative should be directed to the Devenger Special Tax District Board at dstdboard@gmail.com
Thank you to everyone who attended and contributed to a very productive discussion about the future of our neighborhood.
Best regards,
The DPFC Board and the Devenger Special Tax District

DEVENGER PLACE

Neighborhood Infrastructure

Community

Improvement Plan

Handout
August 2026

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Special Tax District vs. HOA

	Special Tax District	HOA
Funding	County-collected tax	Private dues
Rules	No HOA-style architectural control	Often has rules & restrictions
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Based on our 10-year financial outlook, if revenues remain unchanged, Devenger is projected to exhaust cash reserve by FY2035

DEVENGER PLACE

Investment Plan, Ask & Timeline

Community Handout
August 2026

Three Ways Forward

	Annual	One-Time

Tier	Annual Investment	One-Time Capital	Purpose
Tier 1 — Foundation	~$38,000/yr	—	Maintain & stabilize; restore basic operations incl. security
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Increase to the maximum allowed

5.7 → 12.0 mills

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We encourage all residents to give feedback!
Email The Special Tax District at
dstdboard@gmail.com

Devenger place is a wonderful place to live! Let's come together and

make it even better!

website

View email in browser

Devenger Place · 302 Paddock Drive, Greer, SC, United States · Greer, SC 29650 · USA

update your preferences or unsubscribe

Outlook

Follow up neighborhood meeting

From Devenger Place Family Center <Newsletter@DevengerPlace.org> via mailchimpapp.net
Date Wed 9/2/2026 7:00 AM
To price_rl@hotmail.com <price_rl@hotmail.com>

Building Our Community For The Next Generation

DEVENGER PLACE
FAMILY CENTER

Infrastructure Plan- Follow-up meeting

Thank you to everyone who provided feedback on the proposed infrastructure plan. we'll be holding a follow up meeting to review the plan and discuss the next steps prior to presenting it to County Council.

There are no substantive changes to the plan based on the feedback received, so this meeting will be a continuation of the previous discussion rather than a new presentation. The meeting will take place Monday, September 7th at 6:00pm at the Devenger place pool.

All residents are welcome to attend and ask questions or provide additional feedback.

Infrastructure Plan Follow up
Monday, September 7th at 6pm
Devenger Pool

DEVENGER PLACE

Neighborhood Infrastructure Improvement Plan

Community Handout
August 2026

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Process & Timeline

Aug 10	Aug 10–Sep 5	Sep 7	Sep 15
Community Meeting #1	**Comment Period**	**Community Meeting #2**	**County Council**
Plan presented; comments open	Share feedback at the pool or with the Board	Review revisions from feedback	Final proposal submitted for approval

Questions or ideas? Share them at a meeting, at the pool, or with any Board member. | Devenger Place Special Tax District Page 2 of 2

2/2

We encourage all residents to give feedback! Email The Special Tax District at dstdboard@gmail.com

Devenger place is a wonderful place to live! Let's come together and make it even better!

website

	Overall, do you support moving forward with an infrastructure/capital improvement plan?	What projects or improvements are most important to you?	What concerns, changes, or suggestions should the Boards consider?	Other Comments	Name	Address
1				Repaving all roads will be considered & planned.	(can't read first name) Campbell	
2				Turn off the light over the pool.Enforce the basketball court curfew.Speeding on Paddock Lane	Peyton Munafo	100 Paddock C
3	Yes	Tennis/pickleball courtsInfrastructre/safety concerns				
4	Yes	Pool/playground	earlier/later	I grew up in Brookfield and the community/pool was the largest factor in choosing Devenger. For $10/year, it is an easy yes.		
5	Generally yes, with change	Playground	No lifeguardsFOB System		Philip Kovanis	
6	Yes	Pool parking			Karen Moxie	
7	Yes	PoolSecurity			Price Barr	105 Devenger F
8	Yes	Family center/pool & surrounding areas			David Harmon	
9	Yes	Any improvements to keep the neighborhood beautiful		Make Devenger greater again	Cheyrl Lunn	303 Paddock D
10	Yes	SafetyPool maintenance	Initial joining fee for new pool members			
11	Yes	Pool staying open in AugustAllowing 2-hour adult swim daily			Diane McDowell	
12	Yes	PoolTennis courtsAll amenities	Future increases		Mac Allen	
13	Yes	Tennis courtsParking lotLandscape at pool			Susan Lyness	
14	Yes	Keeping pool goingBeing able to use tennis courts		Max out millage and tax amount! Tier 3 all the way!	Morgan Yurkovich	
15	Unsure	Club houseNo Street Parking	No trailers, boats, RVs, etc. - behind house only or off-site.Implement & enforce no street parking and no trailers, boats, RVs, etc.Many do not know who officers are or phone numbers for questions.Keep pool fee $300-350.Lots of retireees in Devenger: $10 per year a lot. Maybe $5 per y			
16	Yes	Pool hours all week	Uncared-for homes/lawnsTennis court improvement			
17	Yes	Keeping pool in good condition		I support maxing out millage and universal service charge.	Will York	504 Rosebud L
18	No		No HOA!	If this gets approved, who's to say in 5 to 10 years we won't be standing here again listening to you beg for more money? Is there no end?		
19	Yes	Pool/parking lot			Donna Golob	
20	Yes	Pool entrance security			Erika Barr	105 Devenger F
21	Yes	All of them!			Jen York	
22				Tennis courts be usable! Maybe pickleball?		
23				Tier 3 100%		
24				1. Who controls/pays Devenger money ($28,000)? 1 person/committee?2. Names of all people on Special Tax District and our rep and contact info.3. Need itemized income st	Scot?	

Tax District Email Comments

Devenger Place Infrastructure Improvement Plan Comments

25 Mac and Jade Allen, 402 Windward Way

in Devenger for 20 years - love our community and would love to see it improved - miss

playing tennis on the courts and would love to see improvements to the facilities - get

our police patrolman back to make our neighborhood streets safer - both are for

community improvement and don't mind paying a little extra to see that happen - in full

support of making Devenger a better community. Thank you so very much for caring

and initiating this movement!

26 Carolyn Hendricks, Non-resident pool member

I received the Devenger proposed plan and am so hopeful for it - live on a neighboring

street and pay to join the pool in the summer - THANK YOU for proposing an

improvement plan - a small investment for each property owner, but with a HUGE

impact - If I wanted to contribute through donation, is that an option? (RLP – I told

her yes it is an option to make a donation to the DPFC)

27 Sarah Centers

fine with increasing the uniform service fee every year until reaching $100 - NOT fine

with increasing our millage to the max - From 5.7 to 6.7 is fine--but the max? No. -

Increasing property tax will make selling and buying in the neighborhood harder than

ever, even with the feature of no HOA that tends to attract families to our neighborhood

- If you want to attract families with kids that will drop the $600/summer to use the pool,

the extra for swim team, this will be a huge turnoff.

I couldn't make it to the meeting, but am interested in meeting with those in charge of

the pool. I have had some ideas percolating in my head for ways to increase

membership and revenue for the pool, but can't know if they would work without access

to current demographic data for the neighborhood and membership data.

28 Matt Knarr

We are strongly in favor of the plan. Hope we are able to proceed

Suzanne + Gary Sylvester

200 Longstreet Drive is in support of the full ask of the Board Proposal

29 Shana Stubbs

have read the handouts that were emailed - are thrilled about these changes and we are in full support of them

30 Trisha Fore

I am 100% on board with raising the special uniform fee and millage the maximum amount as quickly as possible. A few comments/suggestions below:

I am NOT in favor of Swim at Your Own Risk. I have seen too many late nights with the adults drinking in excess and not paying attention to their kids. I would worry about glass in the pool and also losing pool memberships when neighbors let neighbors come in after hours. I think it would put an added burden on the board if something happens without the pool management company there and opens us up to unnecessary liability.

Also when the parking lot is redone, I hope we can access the old pipes from the Greenville Water supply to the pool. I would hate to dig up a portion of the newly paved parking lot to fix the antiquated pipes from the road.

My order of capital improvement after the safety concerns are tennis court, playground and basketball courts.

31 Stephen Boggs

Just to clarify, the options are to increase the $50 fee by $10 each year for 5 years or to more than double the millage? Would option 2 not more than double people's property tax? And for how long would that millage be in place? If I'm missing something, please let me know because an extra $3000 (I think he meant $300 - RLP) on my tax bill isn't going to work for me. (FYI, I replied to Stephen with our estimated increase in taxes - RLP)

Stephen Boggs (2 nd email)

Has anyone thought about having new pool members (2027 and beyond) paying a one-time initiation fee to join the pool? A fair portion of pool members don't live in the neighborhood. It doesn't seem fair that people enjoying one of the neighborhood's amenities wouldn't be asked to contribute to said amenity while some neighborhood residents that don't utilize any amenities (not referring to myself) are asked to contribute.

32 Heather Martin

(HOA supporter, left her comments intact – RLP)

I am writing to express my strong support for increasing the tax assessment to ensure that our neighborhood has the funding necessary to properly maintain and improve our community amenities, including our pool, tennis courts, and park.

As homeowners, we understand that maintaining these shared amenities comes at a cost, and we are willing to increase our payments to ensure these facilities remain safe, attractive, and available for our residents. These amenities are not simply extras—they are a significant part of what makes our neighborhood a desirable place to live and an important factor in protecting our property values.

I believe that failing to make the necessary investment now will ultimately cost our community much more. Continued neglect and deterioration of our pool, tennis courts, park, and other common areas could lead to declining property values, fewer families wanting to live here, and ultimately the collapse of the neighborhood as a thriving, desirable community. We have an opportunity to address these issues proactively

	rather than waiting until the costs of restoration become overwhelming.
	I also believe it would be extremely beneficial for our neighborhood to establish an
	HOA. A well-managed HOA could provide a consistent structure for maintaining
	common areas, establishing standards, collecting appropriate assessments, and
	ensuring that homeowners share responsibility for preserving the neighborhood. While I
	understand that an HOA comes with additional responsibilities and costs, I believe the
	long-term benefits could far outweigh the disadvantages.
	We have invested significantly in our homes, and we should be equally committed to
	protecting the community surrounding them. I would much rather see our assessments
	increase now to fund responsible maintenance and improvements than watch our
	neighborhood deteriorate because we were unwilling to make the necessary
	investment.
	I strongly encourage the Special Tax District to move forward with a responsible
	increase in funding and to explore the establishment of an HOA as part of a long-term
	plan for the Devenger.
33	Ann and Todd Ammons
	515 Windward Way Greer SC
	We are in full support of the maximum, long run , development and updated security for
	Devenger Place. Please stay in touch.
34	Ben Sinclair
	104 Royal Oak Ct
	Thank you all for hosting the Infrastructure and Capital Improvement meeting earlier this
	month. My wife and I moved to Devenger Place a little over a year ago, and we fully
	support the Tier 3 - Legacy Plan. When looking for a neighborhood on the Eastside, we
	asked our realtor to provide us a list of neighborhoods with amenities (pool, basketball,
	tennis courts, etc.). There were some neighborhoods and houses we turned down
	because the amenities had not been taken care of for years. While we were
	disappointed to see the tennis courts in Devenger, the pool and basketball courts were
	maintained well enough that we chose this neighborhood as our home.
	While this is obviously anecdotal, I'm sure other families are asking realtors the
	same questions. I believe Tier 3 would put Devenger Place in line with other
	neighborhoods like Silverleaf and Sugarcreek. It would benefit home values, help those
	wishing to sell, and most importantly, create a stronger community for those of us who