

Telephone: 843-549-2545

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CDB Relay: 1-800-735-2905

# City of Walterboro

242 Hampton Street

Walterboro, South Carolina 29488

Mailing Address:

Post Office Box 709

Walterboro, South Carolina 29488-0008

Walterboro City Council  
Regular Meeting  
January 7, 2020  
City Hall  
6:15 P.M.

REVISED  
A G E N D A

**I. Call to Order:**

1. Invocation.
2. Pledge of Allegiance.

**II. Swearing-in of Newly Elected Council Members:**

1. Comments by Mayor Bill Young.

**III. Public Input on Agenda Items:**

**IV. Public Hearing:**

1. CDBG Needs Assessment Hearing - Michelle Knight, LCOG.

**V. Old Business:**

**VI. New Business:**

1. **Ordinance # 2020-01**, An Ordinance to Amend the Zoning Map of the City of Walterboro, South Carolina, to Provide for Changes in the Zoning Districts of the City of Walterboro by Changing the Zoning Classification of Four Parcels of Land on Benson Street and Klein Street Designated as TMS Numbers: #163-11-00-227, 163-11-00-228, #163-11-00-229, and #163-11-00-230 from Highway Commercial District(HCD) to Central Business District (CBD)(Ordinance attached)
2. **Ordinance # 2020-02**, An Ordinance Pursuant to Title 5, Chapter 3, Section 5-3-150, Subsection 3, of the Code of Laws of South Carolina, 1976, As Amended, to Annex an Area Known as TMS # 146-00-00-079 into the City of Walterboro, a South Carolina Municipal Corporation, **First Reading** (Ordinance and petition attached).
3. **Resolution No. 2020-R-01**, A Resolution in Opposition to H4431 (Resolution attached).
4. Nomination of Mayor Pro-Tem.
5. Council Internal/External Committee Appointments.

6. Notice of 2020 City Council Retreat, Location and Time (Notice attached).
7. Acceptance of Resignation of Andrew McConnell from the City Appearance Board.
8. Consideration of Rescheduling the February 4, 2020 Regular City Council Meeting to February 11, 2020.

**VII. Committee Reports:**

**VIII. City Manager's Report:**

**IX. Executive Session:**

1. Receipt of Legal Advice: Small Wireless Facility Ordinance.
2. Contractual Matters:
  - a. Waltherboro Wildlife Center.
  - b. Project Swan.

**X. Open Session:**

1. Council May Take Action on Matters Discussed in Executive Session.

**XI. ADJOURNMENT.**

**CDBG & HOME Notice of Public Hearing Concerning Needs Assessment**

**City of Walterboro**

NOTICE IS HEREBY GIVEN that on Tuesday, January 7, 2020 at 6:15 p.m. in the Walterboro City Hall, 242 Hampton Street, Walterboro, SC, City of Walterboro will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities, and economic development in the City and areas adjacent to the City within a two (2) mile radius. At this public hearing, City of Walterboro will provide the results of its needs assessment and the activities which might be undertaken to meet identified needs, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income.

The City will also discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium funded by the US Department of Housing and Urban Development (HUD).

This public hearing and the matters to be discussed are subject to the provisions of the City's Citizen Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program, providing for the participation of the citizens of the City in the planning and implementation of community and economic development projects which will involve CDBG funds. The Citizen Participation Plan is available for review at Walterboro City Hall, Monday through Friday between the hours of 9:00a.m. to 12:00 and 1:00p.m. to 5:00p.m. Persons with questions or comments concerning the public hearing or the Citizen Participation Plan may contact Michelle Knight, Lowcountry Council of Governments, PO Box 98, Yemassee, SC 29945, (843) 473-3990.

City of Walterboro does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Jeff Molanari, PO Box 709, Walterboro, SC, 29488, (843) 782-1000 has been designated to coordinate compliance with the nondiscrimination requirements contained in the U. S. Department of Housing and Urban Development's regulations.

*Note: Assistance will be provided to accommodate the special needs of disabled and/or Limited English Proficient persons upon request with forty-eight hour notice.*

**CDBG & HOME Aviso de audiencia pública sobre evaluación de necesidades**

*Nota: Se proporcionará asistencia para acomodar las necesidades especiales de personas discapacitadas o con dominio limitado del inglés previa solicitud con un aviso de cuarenta y ocho horas.*

**ORDINANCE # 2020-01**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF WALTERBORO, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING DISTRICTS OF THE CITY OF WALTERBORO BY CHANGING THE ZONING CLASSIFICATION OF FOUR PARCELS OF LAND ON BENSON STREET AND KLEIN STREET DESIGNATED AS TMS NUMBERS: #163-11-00-227, 163-11-00-228, #163-11-00-229, AND #163-11-00-230 FROM HIGHWAY COMMERCIAL DISTRICT (HCD) TO CENTRAL BUSINESS DISTRICT (CBD).**

**WHEREAS**, the Planning Commission of the City of Walterboro held a properly posted Public Hearing at their December 17, 2019 meeting in order to receive public input on the proposed zoning change, and

**WHEREAS**, the Planning Commission of the City of Walterboro, later in the same meeting, further discussed the proposed the change in zoning classification from Highway Commercial District (HCD) to Central Business District (CBD) for the above-mentioned properties, and

**WHEREAS**, pursuant to said meeting, the Planning Commission unanimously voted to recommend that the zoning classification of the properties aforesaid be changed to the Central Business District (CBD).

**NOW, THEREFORE, BE IT ORDAINED** and ordered by the Mayor and City Council of the City of Walterboro, South Carolina, that the Zoning Map of the City of Walterboro, South Carolina is hereby amended by changing the Zoning District classification of the four properties located on Benson Street and Klein Street, designated as tax map numbers 163-11-00-227, 163-11-00-228, 163-11-00-229, and 163-11-00-230 from Highway Commercial District (HCD) to Central District (CBD) as shown on the attached map.

**DONE**, this \_\_\_\_ day of February, 2020.

\_\_\_\_\_  
William T. Young, Jr  
Mayor

ATTEST:

\_\_\_\_\_  
Betty J. Hudson  
City Clerk

First Reading: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Second Reading: \_\_\_\_\_



**ORDINANCE # 2020-02**

**AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA, KNOWN AS TMS # 146-00-00-079 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION.**

**WHEREAS**, Title 5, Chapter 3, Section 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended, provide for the annexation of any area or property which is contiguous to a city or town by filing a petition with the municipal governing body which is signed by one-hundred (100%) of the owners owning at least one-hundred percent (100%) of the assessed valuation of the real property in the area requesting annexation; and

**WHEREAS**, one-hundred percent (100%) of the freeholders owning one-hundred percent (100%) of the assessed valuation of the real property in the area hereafter delineated and described, have filed a petition with the City Council of Walterboro, South Carolina, requesting that such property be annexed into the City of Walterboro, South Carolina. Such property is contiguous to the current City limits of the City of Walterboro, and is described as follows:

TMS # 146-00-00-079

To include any road, waterway, easement, railroad track, marshland or utility line that intervenes between these properties and the municipal limits of Walterboro.

The owner of said property has requested that the property be annexed into the City of Walterboro. All applicable City services will be provided immediately upon annexation. This is undeveloped property.

**WHEREAS**, the property is a closed parcel of land in Colleton County, South Carolina, consisting of 53.9 acres, more or less, for the purpose of annexation into the City of Walterboro. The area is more fully shown on a plat entitled "Coastal Lumber Tract" as prepared by the Assistant City Manager.

**NOW, THEREFORE, BE IT ORDAINED** and ordered by the Mayor and City Council of the City of Walterboro, South Carolina, in Council duly assembled, that all real property as hereinafter delineated and described are hereby annexed into the City of Walterboro, South Carolina, a South Carolina municipal corporation, pursuant to Title 5, Section 3, Section 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended, and a zoning district classification of Interstate Interchange District (IID) be applied.

**ADOPTED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

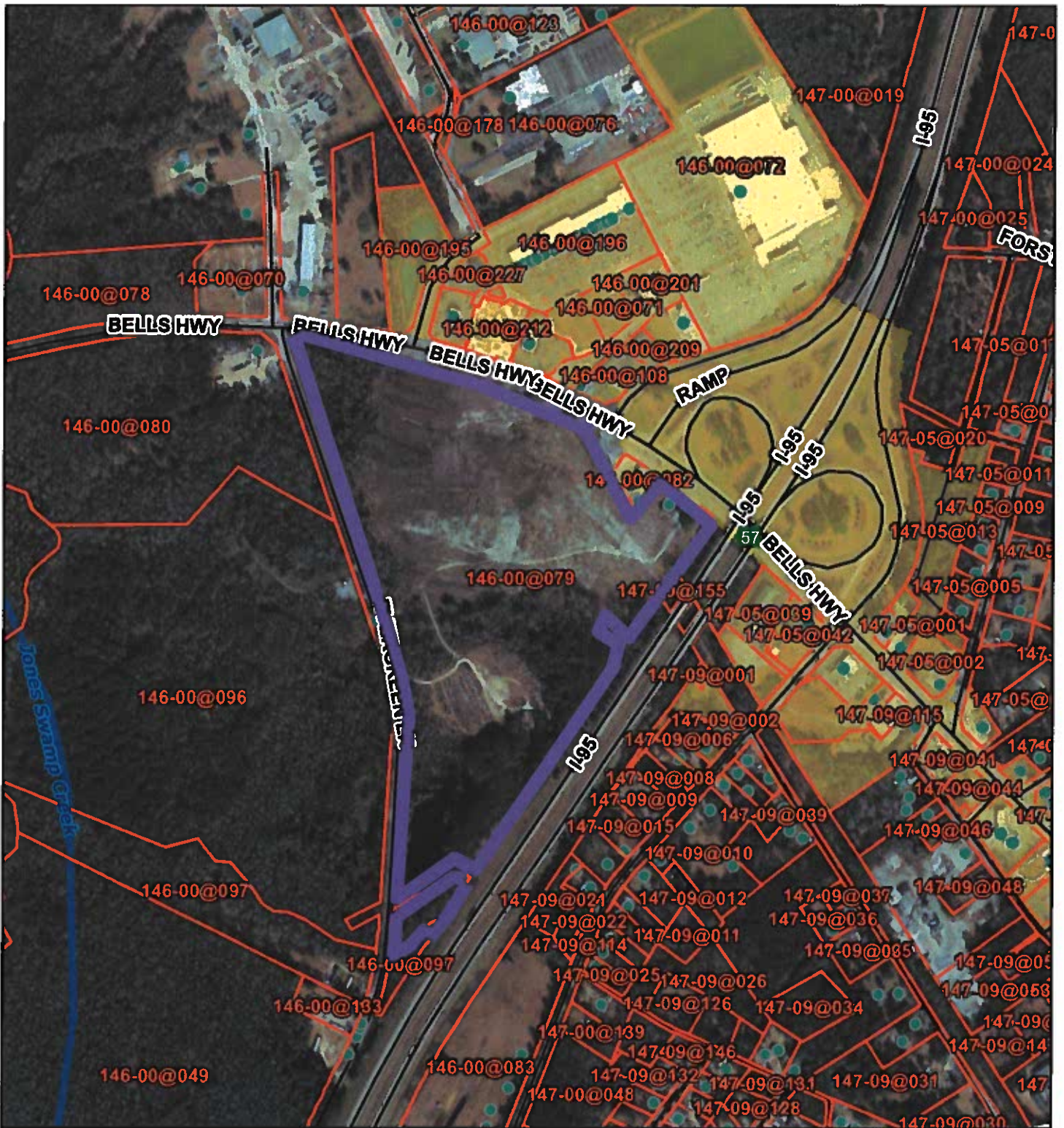
\_\_\_\_\_  
William T. Young, Jr.  
Mayor

ATTEST:

\_\_\_\_\_  
Betty J. Hudson  
City Clerk

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

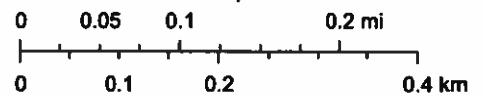
# Coastal Lumber Tract



1/6/2020, 3:58:34 PM

1:9,028

- Override 1
- Road Centerlines
- Parcel Boundaries
- Rivers
- Address Points
- Municipal Boundaries



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Colleton County Government

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF COLLETON )

**100 PERCENT PETITION FOR  
ANNEXATION**

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WALTERBORO; IN COUNCIL ASSEMBLED:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

All that certain lot, tract or parcel of land, situate, lying and being in the County of Colleton, State of South Carolina, located between SC Highway 64 and SC S-15-867, containing 53.923 acres, more or less, as more particularly shown and delineated on that certain plat of survey prepared by Cardinal Surveying, Inc., Roy L. Green, PLS, dated November 5, 2008 and recorded in the Office of the Clerk of Court for Colleton County in Plat Book 805, at Page 4, on March 2, 2009, which plat is incorporated herein pursuant to Section 30-5-250 of the Code of Laws of South Carolina 1976, as annotated.

Said property having following metes and bounds:

Beginning at a set rebar (5/8") on the eastern Right-of-Way of SC Hwy S-15-867; thence North 39°41'38" East a distance of 53.78 feet to a set rebar (5/8") on the southern Right-of-Way of SC Hwy 64; thence South 82°50'14" East a distance of 27.17 feet along a chord to a point on the Right-of-Way of SC Hwy 64; thence South 82°06'59" East a distance of 38.49 feet along a chord to a point on the Right-of-Way of SC Hwy 64; thence South 75°31'47" East a distance of 441.35 feet to a set rebar (5/8") on the Right-of-Way of SC Hwy 64; thence South 67°49'45" East a distance of 651.83 feet to a set rebar (5/8") on the Right-of-Way of SC Hwy 64; thence South 64°17'33" East a distance of 222.58 feet to a set rebar (5/8") on the Right-of-Way of SC Hwy 64; thence South 31°40'04" East a distance of 212.86 feet to a set rebar (5/8"); thence South 31°40'04" East a distance of 200.00 feet to a found 2" iron pipe (buried); thence North 38°45'37" East a distance of 177.68 feet to a found 2" iron pipe (buried); thence South 52°21'15" East a distance of 42.24 feet along a chord to a point on the Right-of-Way of SC Hwy 64; thence South 51°58'47" East a distance of 49.43 feet along a chord to a point on the Right-of-Way of SC Hwy 64; thence South 51°07'29" East a distance .of 49.49 feet along a chord to a point on the Right-of-Way of SC Hwy 64; thence South 50°20'27" East a distance of 37.79 feet along a chord to a point on the Right-of-Way of SC Hwy 64; thence South 60°37'08" East a distance of 39.71 feet along a chord to a point on the Right-of-Way of SC Hwy 64; thence South 49°28'34" East a distance of 22.09 feet along a chord to a point on the Right-of-Way of SC Hwy 64; thence South 48°49'34" East a distance of 50.98 to a found highway r/w concrete; thence South 35°20'00" West a distance of 292.33 feet along a chord to a highway r/w concrete on the Right-of-Way of I-95; thence South 44°39'10" West a distance of 123.50 feet to a set rebar (5/8"); thence South 35°20'00" West a distance of 327.00 feet along a chord to a set rebar (5/8") on the Rightof-Way of I-95; thence South 26°40'44" West a distance of 166.14 feet along a chord to a highway r/w concrete on the Right-of-Way of I-95; thence South 35°20'00" West a distance of 1249.41 feet along a chord to a set rebar (5/8") on the Right-of-Way of I-95; thence South 61°55'41" West a distance of 34.04 feet along the run on the branch to a tum in the branch; thence South 76°07'18" West a distance



of 19.98 feet along the run on the branch to a turn in the branch; thence South 61°18'44" West a distance of 22.38 feet along the run on the branch to a turn in the branch; thence South 07°06'43" West a distance of 23.50 feet along the run on the branch to a turn in the branch; thence South 49°02'57" West a distance of 42.80 feet along the run on the branch to a turn in the branch; thence South 64°37'09" West a distance of 23.61 feet along the run on the branch to a turn in the branch; thence South 88°24'06" West a distance of 23.45 feet along the run on the branch to a turn in the branch; thence South 15°39'18" West a distance of 17.25 feet along the run on the branch to a turn in the branch; thence South 44°59'50" West a distance of 17.09 feet along the run on the branch to a turn in the branch; thence South 54°27'51" West a distance of 26.41 feet along the run on the branch to a turn in the branch; thence South 85°34'46" West a distance of 38.20 feet along the run on the branch to a turn in the branch; thence South 65°47'23" West a distance of 25.61 feet to a found rebar (5/8"); thence North 09°55'42" East a distance of 13.95 feet along a chord to a point on the Right-of-Way of SC Hwy S-15-867; thence North 06°55'34" East a distance of 76.07 feet along a chord to a point on the Right-of-Way of SC Hwy S-15-867; thence North 05°50'12" East a distance of 75.22 feet along a chord to a point on the Right-of-Way of SC Hwy S-15-867; thence North 05°02'48" East a distance of 770.71 feet along a chord to a point on the Right-of-Way of SC Hwy S-15-867; thence North 01°53'59" East a distance of 78.12 feet along a chord to a point on the Right-of-Way of SC Hwy S-15-867; thence North 01°29'22" West a distance of 76.96 feet along a chord to a point on the Right-of-Way of SC Hwy S-15-867; thence North 04°45'24" West a distance of 77.34 feet along a chord to a point on the Right-of-Way of SC Hwy S-15-867; thence North 09°11'18" West a distance of 77.29 feet along a chord to a point on the Right-of-Way of SC Hwy S-15-867; thence North 12°44'52" West a distance of 76.82 feet along a chord to a point on the Right-of-Way of SC Hwy S-15-867; thence North 16°25'36" West a distance of 75.95 feet along a chord to a point on the Right-of-Way of SC Hwy S-15-867; thence North 17°46'31" West a distance of 1402.79 feet to the Point of Beginning;

The aforementioned property is bounded, now or formerly: On the North by SC Highway 64 and Howard E. Thomas Inc.; on the East by I-95; On the South by I-95 Auto Salvage, Inc.; and On the West by SC S-15-867.

BEING the same property conveyed to the mortgagor herein by deed of Coastal Lumber Company dated February 25, 2009 and recorded March 2, 2009 in the ROD Office for Colleton County in Book 1730 at Page 214.  
TMS # 146-00-00-079

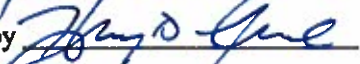
A plat or map of the area is attached.

It is requested that the property be zoned as follows: **Interstate Interchange Commercial District.**


            857 Bell's Hwy, Lumberton SC      1/6/20  
Signature                                  Street Address, City                                  Date

**FOR MUNICIPAL USE:**

Petition received by       Date 1/6/2020

Description and Ownership verified by       Date 1/6/2020

Recommendation: APPROVE ANNEXATION

By:       Date 1/6/2020

**RESOLUTION # 2020-R-01**

**A RESOLUTION IN OPPOSITION TO H4431**

**WHEREAS**, cities and towns in South Carolina are the engines that drive economic prosperity and quality of life in our state; and

**WHEREAS**, cities and towns have formed strong partnerships with their local business communities to provide residents with economic, educational and quality-of-life opportunities; and

**WHEREAS**, cities and towns are working to make the process of doing business within their borders easier by streamlining regulations, improving technology and listening to the concerns of their local businesses; and

**WHEREAS**, local businesses understand the value of the services they receive from cities and towns and want to ensure those services are available now and in the future; and

**WHEREAS**, H4431 seeks to irreparably harm cities' and towns' ability to adequately fund the services residents and businesses expect by dismantling the business license tax; and

**WHEREAS**, if the business license tax is eliminated, cities and towns have no other revenue sources they can rely upon to continue providing the services residents and businesses expect; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Walterboro, on January 7, 2020, adopts this Resolution in opposition to H4431 and urges the South Carolina General Assembly to support local elected officials' authority to make the local decisions needed to continue meeting local residents' and business' expectations for services and quality of life.

**ADOPTED**, this 7<sup>th</sup> day of January, 2020.

\_\_\_\_\_  
William T. Young, Jr.  
Mayor

**ATTEST:**

\_\_\_\_\_  
Betty J. Hudson  
City Clerk

# **NOTICE OF ANNUAL RETREAT**

## **Walterboro City Council**

Walterboro City Council will conduct its 2020 City Council Planning Retreat beginning Friday, January 17, 2020 and running through Saturday, January 18, 2020 to be held at: Wampee Conference Center, 1190 Chicora Drive, Pinopolis, SC 29469. No formal action will be taken on any item at this retreat. Any action items will be brought back to a regular Council meeting for Council's consideration.



Dana Cheney &lt;cleancitywalterboro@gmail.com&gt;

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**Resignation**

1 message

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**Andrew McConnell** <amcconnell42@yahoo.com>  
Reply-To: "amcconnell42@yahoo.com" <amcconnell42@yahoo.com>  
To: Dana Cheney <cleancitywalterboro@gmail.com>

Tue, Dec 17, 2019 at 7:15 PM

Good evening Dana

Per our earlier conversation it is with regret that I am writing to inform you that I am resigning my post on the Walterboro appearance board effective immediately.

It has been my honor to serve and although I am unable to continue as a board member I wish to continue in whatever capacity I can, time permitting in maintaining the appearance of our town.

Regards  
Andrew Wm. McConnell

Sent from Yahoo Mail on Android