

Walterboro City Council
Special Called Meeting
March 3, 2016

MINUTES

A Special Called Meeting of Walterboro City Council was held at City Hall on Thursday, March 3, 2016, at 4:00 P.M. with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Jimmy Syfrett, Paul Siegel, Bobby Bonds, James Broderick and Judy Bridge. City Manager Jeff Molinari, City Clerk Betty Hudson, and City Attorney George Cone were also present. Council Member Tom Lohr was absent. There were six (6) persons present in the audience.

There being a quorum present, Mayor Young called the meeting to order. Council Member Syfrett gave the invocation and Council Member Bridge led the pledge of allegiance to our flag.

The Mayor welcomed everyone to the meeting and also recognized the following persons who were also present: County Administrator, Kevin Griffin, County Council Member Mr. Steve Murdaugh and Colleton County Economic Development Director, Mr. Heyward Horton.

PUBLIC INPUT ON AGENDA ITEMS:

There were no comments or questions on agenda items.

PUBLIC HEARING:

1. The Mayor then opened a public hearing duly advertised to receive public comments and questions on proposed **Ordinance # 2016-02**, 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 Three Parcels of Land on Mable T. Willis Boulevard Designed as TMS #'s 178-00-00-205, 178-00-00-253 and 178-12-00-008 from Highway Commercial District (HCD) to Industrial District (ID).

No comments or questions were received and the public hearing was closed.

OLD BUSINESS:

1. **Ordinance # 2016-02**, 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 Three Parcels of land on Mable T. Willis Boulevard Designed as TMS #'s 178-00-00-205, 178-00-00-253 and 178-12-00-008 from Highway Commercial District (HCD) to Industrial District (ID), Second Reading.

A motion was made by Council Member Siegel giving Second Reading and Adoption to Ordinance # 2016-02, to Amend the Zoning Map of the City of Walterboro to Provide for Changes in the Zoning Districts of the City of Walterboro by Changing the Zoning Classification of Three Parcels of Land on Mable T. Willis Boulevard Designed as TMS #'s 178-00-00-205, 178-00-00-253 and 178-12-00-008 from Highway Commercial District (HCD) to Industrial District (ID), Council Member Broderick seconded the motion.

In discussing the motion, City Attorney George Cone asked if everybody on Council had received all the information they needed. He added that he had gotten a map showing the properties there were in and out of the city limits in the area in question. The Mayor then asked if anybody would like to see that map?

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Council Member Broderick then said that he drove out to look at that area. He asked if City staff had checked the buffer requirements for the back of the buildings in between the residential lots and the building?

City Manager Molinari responded, there is actually from where the closest residential lot and the proposed point that the building extends, there is about 30 feet, which is the minimum buffer requirement. He further pointed out that there is not a significant change in use. The previous use was more of a light industrial use, which is the same as the proposed use. I would suggest to you that the buffering is not deficient. If you look at an aerial of the property, you will see a natural vegetation around the entire perimeter of the property.

Attorney Cone then asked, seeing that you have multi-family residential straight across the street, is there any buffering requirement on the front? City Manager Molinari and the Mayor agreed that the property proposed for rezoning is not directly in front of residential property across the street. Mayor Cone pointed out that the apartments are down the road away.

Attorney Cone then said, I will clarify what I was asking. He then approached the Council desk with a map identifying the properties to be rezoned and the multi-family residential property. Council Member Bridge stated that the law enforcement center will be directly in front of it. Further discussion was held.

City Council Member Bonds then said, let me ask you this. What if they didn't want to do that? What if all of a sudden, they were going to change this for another use and they sold this property? Then, what buffer would be on this side for the front, because George is right. What if this ends up being a widget factory? Well, George, were you asking whether or not there is going to be buffering on the front? Mr. Cone responded, right.

City Manager Molinari then said, on the scale, one inch is 125 feet. So, if you look at the front of this building to the front of the property line, I mean you have 125 feet there that exceeds any buffering requirement that the City has.

City Attorney Cone then asked, what is the City's minimum buffer? I thought they were going to rezone that and sell it.

Mayor Young then asked the City Manager, did the County ask for this to be rezoned or are we doing that at your suggestion?

City Manager then said, those are my suggestions because the use that the County has right now under the Highway Commercial Classification is actually technically in the UDO as a special exception, whereas in an Industrial District, this use is by right. So, it actually behooves the County to do that, as well as the City for this triangle piece of property here, where we have a water tower.

Attorney Cone then asked the City Manager, so you can do this with a special exception?

Further discussion was held on identifying the adjacent properties and their uses.

Directing a question to Mr. Kevin Griffin, the Mayor asked if the County needs to have the property rezoned. Mr. Griffin said, when we were looking at everything, the uses that we're doing here are more in tuned to what's happening. My

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understanding is that the use will change anyway. If this use changes, then new buffer requirements would go into effect.

Mayor Young felt that the County properties in this area are going to be pretty much a "county complex."

Mayor Young thanked Attorney Cone for bringing the map to Council's attention. Attorney Cone then said, I don't want the City to be uninformed on anything. I always like to make sure that you have the information you need. I have the City Code and the Unified Development Ordinance if we need to look up any additional information.

Council Member Syfrett added the following comment. The only thing I'd like to say is, I know that we all want economic growth. I know we want to fill empty buildings and I know we want jobs. Sometimes, we are going to have to make some sacrifices to pull that off. I am sure as a Council, we want to be as probusiness as we can.

The motion then passed with all members voting in favor, except Council Member Lohr was absent and did not vote.

NEW BUSINESS:

There was no New Business before Council.

There being no further business, a motion to adjourn the meeting was made by Council Member Bridge, seconded by Council Member Syfrett and passed unanimously. The Mayor adjourned the meeting at 4:25 P.M. Notice of this meeting was distributed to all local media and posted on the City's website and the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

APPROVED: March 22, 2016