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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
March 26, 2013
City Hall
6:15 P.M.

A G E N D A

I. Call to Order:

1. Invocation.
2. Pledge of Allegiance.

II. Public Input on Agenda Items:

III. Approval of Minutes:

IV. Old Business:

1. **Ordinance # 2013-02**, An Ordinance to Annex Certain Property to the City of Walterboro, Tax Map # 147-09-00-084 (property located at 110 Grove Street, owned by First Federal of South Carolina, President Arnold Zipperer, III, **Second Reading and Adoption** (Ordinance attached).

V. New Business:

1. **Ordinance # 2013-03**, An Ordinance to Change the Zoning on Two Parcels of Land on Padgett Loop, Tax Map # 164-13-00-201 (629 Padgett Loop) and 164-13-00-202 (633 Padgett Loop) from High Density Residential (HDR) to Neighborhood Commercial District (NCD), **First Reading** (Ordinance attached).

VI. Committee Reports:

1. Youth Committee Report - Council Member Tom Lohr.

VII. Executive Session:

1. Discussion of negotiations incident to proposed contractual arrangements.
2. Receipt of Legal Advice.

VIII. ADJOURNMENT.

ORDINANCE # 2013-02

**AN ORDINANCE TO ANNEX CERTAIN PROPERTY INTO THE CITY OF
WALTERBORO**

WHEREAS, a proper petition has been filed with the City Council of the City of Walterboro, South Carolina by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Walterboro, under the provisions of S.C. Code Section 5-3-150 (3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owners and the City of Walterboro;

NOW, THEREFORE , BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WALTERBORO, IN COUNCIL ASSEMBLED:

The following described property is hereby annexed into and becomes a part of the City of Walterboro. The property annexed by this ordinance is described as follows:

All that certain piece, parcel or lot of land, with buildings and improvements thereon, situate in Wolfe Creek School District, County of Colleton and State of South Carolina, being Lot No, 5 on a sketch made by D. H. Zeigler and having the following measurements and boundaries to wit: Measuring Two Hundred Fifty (250) feet on the Northern line and being bounded on the North by Lot No. 6 of said sketch, now owned by Jack Beverly; Measuring One Hundred (100') feet on the Eastern line and bounded on the East by lands and the Estate of Harmon Hiott; Measuring Two Hundred Fifty (250') feet on the Southern line and bounded on the South by Lot No. 3 on said sketch, property of C.R. Wright, and Lot No. 4 on said sketch, property of M.C. Prine; and measuring One Hundred (100') on the Western line and bounded on the West by a road twenty-five (25') feet in width. Be all the aforesaid distances and measurements, more or less, and all boundaries, now or formerly.

TMS No.: 147-09-00-084 The area is outlined in purple on the attached map by the Colleton County Assessor's Office and includes all rights of way.

The tract herein, outlined in purple, is contiguous to the present city limits of the City of Walterboro along its common line with the properties designated as TMS # 147-09-081; TMS # 149-09-082; TMS # 147-09-083, all located within the City of Walterboro.

The property shall be zoned Highway Commercial District pending further action to zone it pursuant to the City Zoning Ordinance.

This Ordinance shall be effective immediately upon passage of second reading.

DONE AND RATIFIED, IN COUNCIL ASSEMBLED, this 26th day of March, 2013.

William T. Young, Jr. Mayor

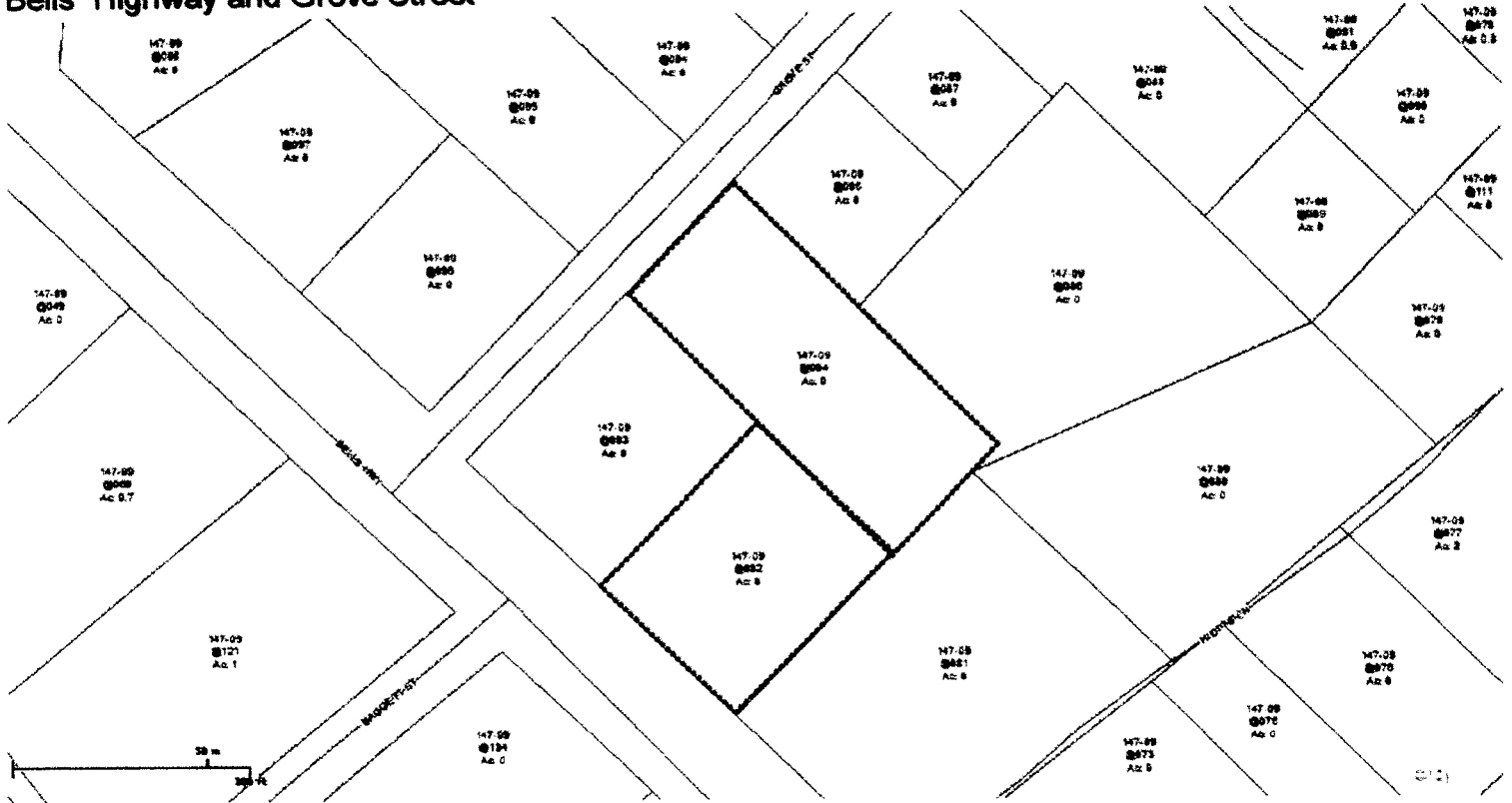
ATTEST:

Betty J. Hudson
City Clerk

First Reading: March 11, 2013
Second Reading: _____

First Federal Property

Bells Highway and Grove Street



Property Annexation Request

First Federal owns property (outlined in green) identified by the number 147-09-082 fronting on Bells Highway. The property is inside the City limits and zoned Highway Commercial. It also owns tract number 147-09-084 (outlined in purple) fronting upon Groves Street. The Groves Street property is outside the City limits.

First Federal requests the City annex the Grove (outlined in purple) Street property (147-09-084) and zone it Highway Commercial as it is contiguous and shares common borders with three properties fronting on Bells Highway and all are zoned Highway Commercial and are within the City limits.

First Federal Property

Bells Highway and Grove Street



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Property Annexation Request

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First Federal requests the City annex the Grove (outlined in purple) Street property (147-09-084) and zone it Highway Commercial as it is contiguous and shares common borders with three properties fronting on Bells Highway and all are zoned Highway Commercial and are within the City limits.

ORDINANCE # 2013-03

AN ORDINANCE TO CHANGE THE ZONING ON TWO PARCELS OF LAND ON PADGETT LOOP.

WHEREAS, the Walterboro Municipal Planning Commission has made its recommendation to rezone said property and a public hearing has been properly advertised and conducted.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Walterboro, in Council Assembled, that the Official Zoning Map is hereby amended to change the zoning on Tax Map Parcels # 164-13-00-201 and 164-13-00-202 from High Density Residential (HDR) to Neighborhood Commercial District (NCD) as shown on the attached map.

DONE, this ____ day of _____, 2013.

William T. Young, Jr.
Mayor

ATTEST:

Betty J. Hudson
City Clerk

First Reading: _____, 2013

Second Reading: _____, 2013

Public Hearing: _____, 2013

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GERIDEAU ST

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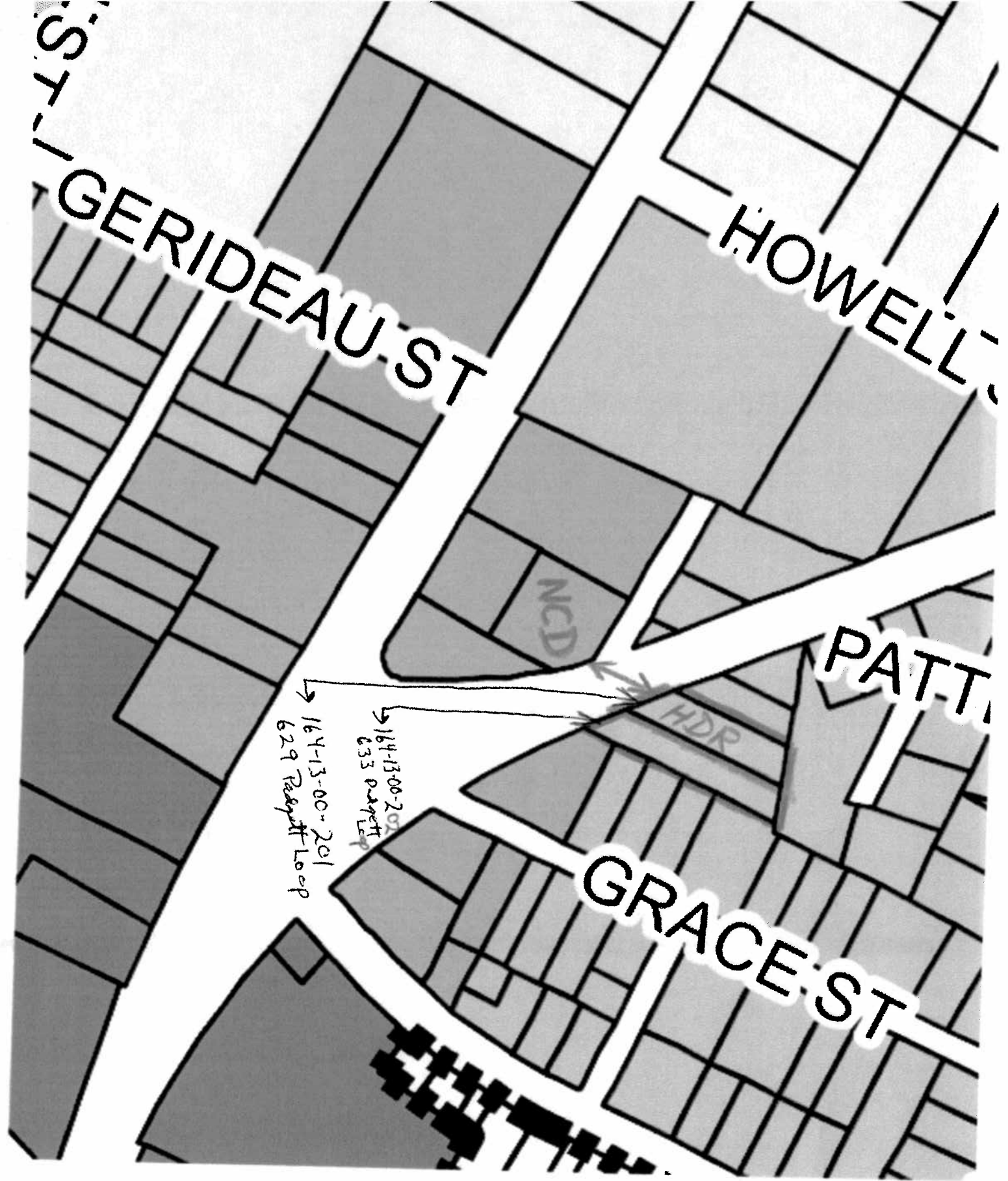
GRACE ST

NCD

HDR

→ 164-13-00-201
629 Rampoff Loop

→ 164-13-00-202
633 Rampoff Loop



629 Padgett Loop



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City of Walterboro


242 Hampton Street

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To: Mayor and Council
From: David B. Dodd, Planning Director 
Subject: Recommendation to rezone TMS# 164-13-00-201 and 164-13-00-202, on Padgett Loop
Date: March, 05, 2013

The Municipal Planning Commission recommends an amendment to rezone the above referenced properties on Padgett Loop, from High Density Residential (HDR) to Neighborhood Commercial District (NCD).

With, Wesley and Mary L. Pinckney's permission, the property owner's of 164-13-00-201 located at 629 Padgett Loop, the applicant, Takeshia L Pinckney, made a request to the Planning Commission to have the property rezoned with the intent of opening a beauty salon business. This zoning classification will not allow any uses that are measurably different or incompatible with the existing land uses of the adjacent property or other properties in the vicinity and the property is contiguous with the Neighborhood Commercial District (NCD) therefore eliminating any spot zoning concerns.

Public notice of the Planning Commission meeting was adequately advertised and conspicuous notice was posted on the property as is required. There was no opposition to the rezoning request and after discussion of the matter, the commission voted to recommend the rezoning to Neighborhood Commercial District (NCD). The Commission also recommends rezoning parcel number 164-13-00-202 located at 633 Padgett Loop to NCD as well due to compatibility with its adjoining NCD properties. The adjoining property owners have been notified of this rezoning recommendation.