

Walterboro City Council Regular Meeting

City Hall

October 1, 2024

**Minutes**

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, October 1, 2024, at 6:15 P.M., with Mayor Bill Young presiding.

**Present:** Joined in the meeting were: Mayor Bill Young, Councilmembers: Ladson Fishburne, Greg Pryor, James Broderick, Judy Bridge, and Carl Brown, City Manager Jeff Molinari, Assistant City Manager Ryan McLeod, City Attorney Brown McLeod, and City Clerk Adrienne Nettles. Chief Police Wade Marvin, Annexation and Specials Project Coordinator Austin Williams, Main Street Manager/Tourism Director Patricia Utsey, and Utilities Director Wayne Crosby. Councilmember Paul Siegel was not in attendance.

**Call To Order:**

With the above-mentioned Councilmembers present, Mayor Young called the meeting to order and invited everyone to join in as he gave the invocation. Councilmember Fishburne led the Pledge of Allegiance to our flag.

**Public Input on Agenda Items:**

There was no public input on agenda items.

**Approval of Minutes:**

Upon motion of Councilmember Pryor, Seconded by Councilmember Bridge, the following minutes were unanimously approved.

1. Regular Meeting – July 9, 2024.
2. Rescheduled Regular Meeting – August 20, 2024.
3. Regular Meeting – September 3, 2024.

**New Business:**

1. **Ordinance # 2024-10**, 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 ONE PARCEL OF LAND DESIGNATED AS TMS # 164-05-00-283 FROM SINGLE FAMILY RESIDENTIAL (SFR) TO MEDIUM DENSITY RESIDENTIAL (MDR) (Introduction and First Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet an ordinance and supporting documentation to rezone a parcel located at 204 Savage Street, TMS # 164-05-00-283 from Single Family Residential to Medium Density Residential. There is currently a duplex on this property, and this is a zoning clarification. A duplex is an allowable use in Medium Density Residential, and Single Family Residential is not. This is just a clarification and cleaning up of the ordinance by the Municipal Planning Commission. We ask for Council's favorable consideration.

Motion: Councilmember Broderick; Seconded by Councilmember Pryor

Discussion: None

Carries: All ayes

2. **Ordinance # 2024-11**, 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 # 147-15-00-010 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council, I would like to add for each proposed annexation you have a completed and signed petition as well as a map. The first property fronts North Jefferies Boulevard. This is the former Farm Bureau building. We ask for Council's favorable consideration of the first reading.

Motion: Councilmember Brown; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

3. **Ordinance # 2024-12**, 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 # 147-15-00-010 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet an ordinance as well as a map. This is an undeveloped parcel off Sniders Highway at the Exit 53 interchange. We ask for Council's favorable consideration of first reading.

Motion: Councilmember Bridge; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

4. **Ordinance # 2024-13**, 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 # 178-00-00-072 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council this is another undeveloped tract at Exit 53, TMS # 178-00-00-072. We ask for Council's favorable consideration of first reading. Also, between first reading and second reading as required by ordinance the Planning Commission will be making a recommendation for zoning on all these parcels. When we do second and final reading in November the recommended zoning will be in that final ordinance.

Motion: Councilmember Broderick; Seconded by Councilmember Fishburne

Discussion: None

Carries: All ayes

5. **Ordinance # 2024-14**, 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 # 147-00-00-028, 163-03-00-017, 163-03-00-018, AND 163-03-00-020 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council this is another annexation petition. We have four (4) parcels proposed for annexation. You have the map in your agenda packet. We ask for Council's favorable consideration of the first reading.

Councilmember Broderick asked is this one of the donut holes we are working in the city?

City Manager Jeff Molinari stated yes, it is.

Councilmember Brown stated our city footprint has grown by almost 100 acres tonight.

City Manager Jeff Molinari stated yes it has. I would like to recognize Austin Williams on doing an outstanding job with these annexations.

Motion: Councilmember Bridge; Seconded by Councilmember Broderick

Discussion: None

Carries: All ayes

6. Consideration of a request from Shelia P. Campbell – Word for Life Ministries to close a section of Chaplin Street between Tracy Street and Lemacks Street for the 2<sup>nd</sup> Annual Community Health Fair on Saturday, October 5, 2024, from 10:00 AM to 1:30 PM.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council, you have in your agenda packet a request from Word for Life Ministries for their 2<sup>nd</sup> Annual Community Health Fair. This will involve a closed section of Chaplin Street, between Tracy and Lemacks Street on October 5, 2024, from 10:00 AM to 1:30 PM. We have reviewed this with the Police Department and recommend approval for this request.

Motion: Councilmember Fishburne; Seconded by Councilmember Pryor

Discussion: None

Carried: All ayes

### **City Manager's Report:**

1. Consideration of bids for Bells Highway Water Main Emergency Repair (Tropical Storm Debby). \*\*Bid opening is Tuesday, October 1<sup>st</sup> @ 2:00 PM, bids will be presented to City Council at Council meeting. \*\*

City Manager Jeff Molinari stated Mr. Mayor and members of City Council we had a bid opening today at 2:00 PM for the Bells Highway Water Main Emergency Repair. We did receive three (3) bids. However, we will need some additional time to review those bids. Staff will present a recommendation to City Council in the coming days and how we need to proceed.

A motion was made to go into Executive Session by Councilmember Bridge, seconded by Councilmember Broderick. Mayor Young explained that City Council would be going into Executive Session to discuss security devices, Provision of incentives to encourage downtown redevelopment, Personal Matters: Appointment to the Historic Preservation Commission and Compensation.

**Executive Session:**

1. Discussion of security devices.
2. Provision of incentives to encourage downtown redevelopment.
3. Personnel Matters:
  - a. Appointment to the Historic Preservation Commission.
  - b. Compensation.

A motion to accept Jayne Siegel's resignation from the Historic Preservation Commission and to appoint Jill Chadwick to fill her unexpired term, was made by Councilmember Broderick, seconded by Mayor Young. All in favor, motion carries.

A motion to come out of Executive Session was made by Councilmember Pryor, seconded by Councilmember Bridge, all in favor, motion carries.

There being no further business to consider, a motion to adjourn was made by Councilmember Broderick, seconded by Mayor Young, and passed unanimously. Mayor Young adjourned the meeting at 7:03 P.M. Notice of the meeting was distributed with the agenda packets, to all local media, posted on City Hall bulletin board and posted on the City's website at least twenty-four hours prior to meeting time.

Respectfully,

Adrienne Nettles  
City Clerk