

# City of Walterboro

2010 Project Update



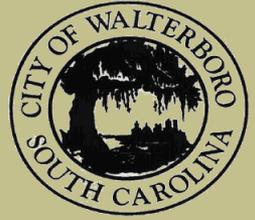


# Projects/Task

GOAL - All property is kept clean and well-maintained which is evidence of an increased pride in the community.

- Create and use an Abatement Fund to abate properties which the property owners are unable or unwilling to do so themselves

Fund created, 9 properties cleaned, 6 buildings demolished



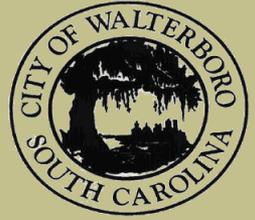
# Projects/Task

GOAL - Walterboro enjoys a strong economic base and an excellent quality of life.

GOAL - Commercial areas in the City offer shoppers a wide variety of goods and services.

GOAL - Commercial and industrial success is evident by our business and industrial communities stable growth, increased employment opportunities, and increased tax base.

- Staff to commission Retail Market Study
  - **Complete**
- Development Corporation
  - **Complete**
- Housing Authority
  - **Ongoing**



# Projects/Task

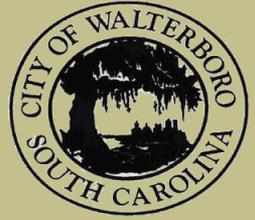
## Economic Development Continued

- In the first year the department has focused on five areas
  1. Business Assistance/Growth
  2. Business Recruitment/Retention
  3. Relationship Building
  4. Communications/Marketing
  5. Analysis & Planning



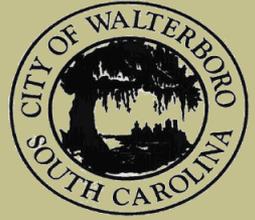
# Business Assistance/Growth

- Coordinated the efforts of the Chamber of Commerce, Colleton Improvement Collaborative, and the Lowcountry Small Business Hub in establishing an assistance program for local small businesses.
- Facilitated the purchase of the vacant Fred's Building by PRTC for future expansion through work with local realtor, SC Dept. of Commerce, SC Dept. of Revenue, and others.
- Developed collaborative programs with other economic development entities in the area including Jasper County, Beaufort County, Hampton County, and the City of Hardeeville.
- Assisted many businesses in navigating the permitting process.
- Established the Department as the advocate for local business in the City planning process.
- Assisted and continue to assist businesses with planning and marketing.
- Applied for numerous grants for various departments with some successes.



# Business Recruitment/Retention

- Assisted Sears in major relocation to keep them in the City.
- Exposed and continue to feature the Buxton Retail Study to major developers that will foster development as the economy recovers.
- Developed incentive packages to encourage smart growth and City expansion.
- Assisted Little Caesar's Pizza in locating within the City by assisting them in purchasing a building that may be annexed into the City.
- Worked with several individuals and companies interested in starting or locating a business in Walterboro.
- Created the Walterboro Economic Development Corporation.



# Relationship Building

- Local Businesses through survey and repeated physical visits.
- Local organizations – Merchants Association, DWDC, Exit 53 Merchants, Colleton Improvement Collaborative, Colleton County Schools, USC Salkehatchie, Clemson Extension, Technical College of the Lowcountry, NAACP, Colleton County Economic Alliance, Board of Realtors, FastTrac SC, and other civic organizations.
- Local and regional utilities and co-ops
- Other cities around the state and region
- Regional and national estate firms and developers
- USDA Rural Development
- SC Department of Commerce
- SC Economic Developers Association
- International Council of Shopping Centers
- Neighborworks and HUD



# Communications/Marketing

- Exposed and continue to feature the Buxton Retail Study to major developers that will foster development as the economy recovers.
- Upgraded website and communications by introducing video and Facebook.
- Coordinated marketing efforts of several businesses, non-profits and government entities for very successful advertisement in Carolina Living Magazine and CarolinaLiving.com
- Conducted major operations, distribution, education, and publicity for the “Keep you Bucks in the Boro” campaign.



# Analysis and Planning

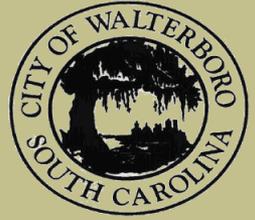
- Development of retail space and tenants to expand the overall draw of Walterboro as a destination for shopping, capturing leakages in keeping with the Buxton study's identified surpluses.
- Development of residential communities drawing primarily on in-migration.
- Exit 53 and 57 development as destinations that pull business from the interstate.
- Downtown revitalization and redevelopment that pulls traffic further into town from the further developed exits.



# Projects/Task and Accomplishments

GOAL - Major entrances into the City have been landscaped and beautified to reflect the City's own natural beauty.

- Exit 53 and 57 Adopt-n-Interchange Grant/  
Landscape Improvements
  - Under Construction



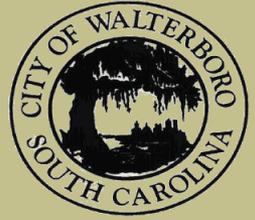
# Projects/Task

GOAL - Major entrances into the City have been landscaped and beautified to reflect the City's own natural beauty.

GOAL - South Jefferies Boulevard has become a beautiful, tree-lined entrance into the City, and businesses are thriving in the new atmosphere.

- Secure a complete design that is compatible with current landscaping for the I-95 Loop Project

- **Preliminary Design complete, public meeting to review 9/21**



# Projects/Task

GOAL - Recreational opportunities include activities for all age groups.

GOAL - All neighborhoods are served by parks and playgrounds.

- Upon resumption of responsibility for parks within the City:
  - “Clean-up” parks to include landscaping and graffiti removal
    - **Initial clean-up of parks completed to include graffiti removal**
  - Update and replace signage in parks
    - **Complete**
  - Park equipment and amenities to be evaluated and upgraded as budget allows
    - **Park master plan underway, preliminary design presented 8/31**



# Projects/Task

GOAL - Recreational opportunities include activities for all age groups.

- Youth Master Plan

- Youth Advisory Commission currently meeting.



# Projects/Task and Accomplishments

GOAL - Tourism is a major industry anchored by the Great Swamp Sanctuary, the Ace Basin, and improvements to Ireland Creek.

- Ireland creek
  - Project list as priority (3<sup>rd</sup>) for funding by Corps of Engineers.
- Great Swamp Sanctuary Invasive Species Rehabilitation
  - Project under way, 3 years to complete.



# Projects/Task and Accomplishments

GOAL - The Great Swamp Sanctuary Discovery Center is operational and is viable educational and recreational resource that is consistently utilized by local citizens and tourist.

– Discovery Center

- Design documents are complete and all necessary permits acquired
- Once funding is secured construction can begin



# Projects/Task

GOAL - North Lemacks Street has been restored to its residential heritage.

- Pursue CDBG grants for neighborhood revitalization and make improvements in the area based upon the committee's recommendations
  - These could include:
    - Streetscape improvements
    - Removal of unsafe structures
    - Construction of affordable housing
    - Improvements to existing housing
  - **Fall round application submitted, approval of planning grant application on this agenda**



# Projects/Task

GOAL - The Great Swamp Sanctuary Discovery Center is operational and is viable educational and recreational resource that is consistently utilized by local citizens and tourist.

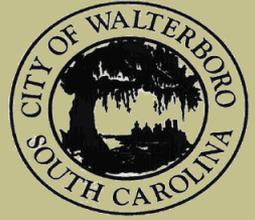
- Installation of security cameras in the Sanctuary
  - **Complete.**



# Projects/Task

GOAL - The Utilities Master Plan continues to address the growing water and sewer needs of the area.

- Bells Highway pump station upgrade
  - **Complete**
- Study WWTP capacity improvements
  - **Complete**
- Staff to seek funding for Phase II of the Sewer System Rehabilitation Project
  - **Under Construction**

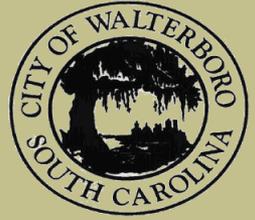


# Projects/Task

GOAL - The Utilities Master Plan continues to address the growing water and sewer needs of the area.

GOAL - Walterboro residents and property owners are proud of the City's ISO Class Three fire rating. Hwy 63 and I-95 Pump Stations

- Seek grant funding for remaining four small looping projects
  - Rivers- **Complete**
  - Henderson – **Complete**
  - Hampton – **Still seeking funding**
  - Witsell – **Complete. Project expanded**
- Assess downtown water tank for restoration
  - **Tank replacement by system upgrade is underway (Francis St.) Under Construction**



# Projects/Task and Accomplishments

GOAL - The Utilities Master Plan continues to address the growing water and sewer needs of the area.

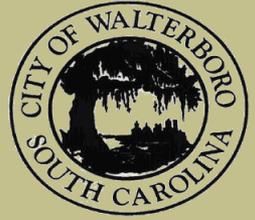
- Hwy 63 and I-95 Pump Stations
  - I-95 pump station is complete
  - Hwy 63 pump station is complete
- WWTP Upgrades
  - Complete
- Pine Needle Pump Station Upgrade
  - Complete
- Gravity line to new QuickJobs Center
  - Complete.
- Airport Water and Sewer Study
  - Complete – Construction Documents next stage



# Projects/Task

GOAL - Through enhanced patrol and active crime prevention activities, Walterboro's Public Safety Department is recognized as a leader in small city efficiency and citizen satisfaction. Our citizens are proud of the department.

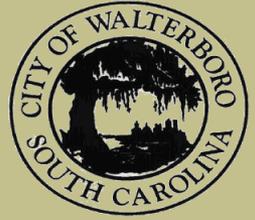
- Staff to implement community outreach program
  - Implemented
- Patrol Laptop Upgrades
  - Implemented, Grant acceptance on this agenda for further upgrades
- Gun Buy-Back Program
  - Program initiated by NGO
- Drug Team
  - Created and active (arrested 33 people facing 49 charges, seized 1062 Hydrocodone, 110 Xanaax, 60 Loritab, 4 other, 4 grams of crack cocaine, 21 ounces of marijuana, 4 pistols, and 1 shotgun)
  - \$174,777 Grant



# Projects/Task

GOAL - Commercial areas in the City offer shoppers a wide variety of goods and services. Occupancy rates remain high. The Central Business District has become a model for revitalization with ample off-street parking.

- Staff to commission study of the sustainability of the downtown trees and landscaping
  - **Design complete, surveying, and bid documents underway**
- Downtown Kiosk
  - **Complete/ updated**
- Expansion of white lights in CBD to be reviewed by Council in budget
  - **Complete.**
- Buy Local Campaign
  - **Complete.**

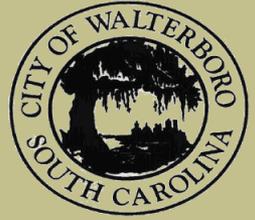


# Projects/Task

GOAL - Walterboro enjoys a strong economic base and an excellent quality of life. The City keeps abreast of and utilizes technological changes and pursues opportunities whenever possible.

– Social Media

- Facebook (916) and Twitter (24) accounts active since beginning of year.



# Projects/Task

GOAL - Walterboro is proud of its past and confident of its future.

- Comprehensive Plan
  - Complete
- Zoning Ordinance revision
  - Underway
- Payday, title loan, and check cashing ordinance
  - Complete



# Projects/Task

Not under any specific GOAL but within the scope of the Vision Statement:

- Staff to pursue providing curbside recycling
  - **Staff has had several encouraging conversations with County staff to pursue jointly**
- Staff to seek funding, in cooperation with SCDOT, to rehabilitate existing sidewalks and identify possible locations for new sidewalks
  - **Under Construction**
- Recodification
  - **Complete**
- Electronic Documents
  - **Complete**



# Current Projects by Department

- **Finance/Economic Development**
  - GASB 45 conversion, North Lemacks Revitalization, Development and Housing Authority
- **Public Safety**
  - ISO reevaluation preparation, patrol workstation upgrades, Drug Team, community involvement initiatives (mentoring, etc...)
- **Utilities**
  - Francis Street Waterline project, Wittsell Street Project (as amended), Fire Hydrant Replacement Program (ISO), Washington and Hampton Street projects (pending grant approval)
- **Planning and Codes**
  - Property Abatement, North Lemacks Revitalization, Zoning Ordinance revision
- **Tourism**
  - Event Development (Shag, Fire aniv.), TV promotion (Channel 2 & 4), Ecotourism conference
- **Parks**
  - Adopt-n-Interchange (53 & 57), Parks Rehab. , Loop Streetscape, Downtown Arborscape, GSS Invasive Rehab.
- **Public Works**
  - Sewer Rehab, Loop Streetscape, Downtown Arborscape, Recycling



# 2010 Grants

- SCNHC            \$20,000 – GSS Trail
- CDBG            \$423,875 – Francis Street Waterline
- USDA            \$27,720 – Vehicles and Equipment
- ARRA            \$131,000 – COPS
- \$19,000 – PSE
- \$80,000 –Energy
- JAG              \$11,556 – PSE
- \$174,777 – Drug Team
- Total to date    \$887,928
- Applied for:
  - USDA \$193,500 - Waterlines