

MINUTES

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, February 28, 2012 at 6:15 P.M. with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Paul Siegel, Dwayne Buckner, Charles Lucas, Randy Peters, Tom Lohr and Bobby Bonds. City Manager Jeff Lord, City Clerk Betty Hudson, and City Attorney George Cone were also present. There were approximately 20 persons present in the audience.

There being a quorum present, Mayor Young called the meeting to order and welcomed everyone to the meeting. Mr. Horace Simmons, a citizen, led the Lord's Prayer. Bradley Pye, a young boy scout present at the meeting with his father, led the Pledge of Allegiance to our flag.

At this point, Mayor Young recognized Council Member Lohr who took the opportunity to introduce two newly appointed members of the Youth Advisory Commission, Trey Crosby and Keoisha Bingley. Trey Crosby, was present along with his mother, Mrs. Crosby. Trey represents the Colleton Preparatory Academy, and is a senior student. Keoisha Bingley, also present, is a student at Colleton County High School. Council Member Lohr gave a short narrative introduction for each student.

PUBLIC INPUT ON AGENDA ITEMS:

No public comments were made.

PRESENTATION:

1. Projects Update - City Manager Jeff Lord

City Manager Lord stated, each year after the retreat, in the Council Meeting immediately following it, I give an update on prior year's projects and at the next Council Meeting, I will give a presentation on the initiatives we are looking at going forward with as a result of the retreat. So this report is an update on the accomplishments of where we are and where we might have some issues from last year's initiatives.

1. Annexation has been discussed for a couple of years. We have different parties who have been interested, and we have a couple on the agenda tonight. A lot of people are beginning to hear about the benefits of being in the City. So, we see that moving forward.

We are also looking at a whole website update, but as a part of that, a web application that can show people the benefits of being a citizen of the City.

2. Park Master Plan. That was bonded late last year. We are currently working on the construction documents, and we estimate construction to begin this fall. The "Adopt the Interchange Project" is complete. For the Downtown Arborscape Project, we are at 95% of the plans, and are still waiting on one easement, so we can bid out the construction. Hopefully, we can get this constructed this summer or fall.
3. The I-95 Loop Project Phase 1B, which is the intersection of Washington and Jefferies Boulevard, we still have to get a participation agreement through SCDOT. Once that is done, then we can solicit for design, and we estimate construction will be next spring. We did have on there to do

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Loop Phases 1C and D and that's the South Jefferies portion. But that is on hold.

5. The Recycling Program, the pilot program, has been implemented. We are up to 170 cans out now. We have just about given out all of our 200 cans. This has been quite successful. According to the information I got this week, we are averaging 3/4 to 1 ton a week out of just 150 or 160 cans.
6. The revitalization project, we have the Doodle Hill Project. We had the World Changers who were here in the middle of last year and they did some building rehabs. We have demolitions that are also complete on the old Coastal property and the Moore Street property. Those properties are cleared, and all we have to do now is put the seed out. We are about to bid out the other smaller demolitions. We are still working on the sidewalks. We are also working with DOT on the cameras that we are planning to put in the area. We are working out the encroachment permit issues.
7. The North Lemacks Revitalization, Phase I. Council received that at the end of last year, and last month Council had the public hearing on the Phase I application. We are waiting on the response from that application. Once we get it, we can begin work on that side as well.
8. Cooperative Services with Colleton County. We looked at this last year. We were looking at GIS and our landscaping. We weren't able to make that work because of the costs to be expected in it, but we are constantly looking for ways that we can work with the County.
9. Improving the ISO. We have our training tower currently under construction and our ladder truck is on the way. Once these things are complete and we are trained on the new equipment, we'll be able to proceed with our ISO evaluations.
10. Water Line Improvements, ISO No. 8, that is the waterline from Acorn Drive to Sniders Highway, we have completed this year, funded through the Coastal Electric Cooperative. Francis Street waterline is complete. Lemacks Street area is complete. We are still seeking funding on 3 other lines to finish the looping in the downtown area.
11. Crime Prevention. We released a crime report late last year which demonstrated we had a 30% drop from 2009 to 2010 in violent crime. We are predicting another 30% drop from 2010 to 2011.
12. Health Community Initiative. We have the bike lanes and sidewalks included in the loop projects. We have been working with some neighborhoods on the speed signs and radar enforcement. We have had some good response to that. We have been working with improving walking markers in the Great Swamp Sanctuary. We are also looking at some markers related to the Rice Run.
13. Youth Activities. We have added a web page to our website, identifying places that people can go, who are looking for activities for their kids, directing them to the sites that have those activities.

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14. The Friends of the Great Swamp Sanctuary (FROGS) continue to put on walks. There is one coming up next weekend with Rudy Mancke, but we have no activity on the development of the Discovery Center.
15. The Zoning Ordinance is currently out for review and comment. The Planning Commission has been receiving those comments and talking about it before they send it to Council.
16. The Chamber Update. There is an item on the agenda for that tonight. That is so we can update the carpet, chairs, maybe do some painting and some other things.
17. Sidewalk Repair. Council had budgeted for some sidewalk repairs in the City, but with the two revitalizations pending and including sidewalk repair and replacement, we wanted to see what the grants were going to pay for before we used general funds. Now that we have an idea of what grants will pay for, we are starting to look for places that need repair.

Concluding the presentation, Mr. Lord outlined the grants that the City has received so far to complete planned City projects. He stated that the City received notice of a little more than \$2,000,000 in grants last year, which equals to more than 20% of our total budget.

Mayor Young then thanked Utilities Director Wayne Crosby for being present at the meeting tonight. He was injured in an accident earlier today, but he is still here at the meeting.

APPROVAL OF THE MINUTES:

The Minutes of the January 10, 2012 Regular Meeting and the Minutes of the January 24, 2012 Public Hearing and Regular Meeting were approved as submitted on the motion of Council Member Peters, seconded by Council Member Lucas, with all members voting in favor.

OLD BUSINESS:

There was no Old Business before Council.

NEW BUSINESS:

1. **Ordinance # 2012-02**, An Ordinance to Annex Certain Property to the City of Walterboro, Tax Map # 163-01-00-066.000 (property located at 290 Country Lane, owned by Stephen Lyons and Rebecca Lyons), **First Reading**.

City Manager Lord informed Council that the City had received a petition for annexation for this property from Stephen and Rebecca Lyons. He explained that as you are entering Country Lane, the City has all the property on the left, and that's basically the Forest Hills Elementary School on the left. On the right side, the City has one property, and this would make two on that side of the street in the City.

A motion was made by Council Member Buckner, seconded by Council Member Lucas giving First Reading Approval to Ordinance # 2012-02, An Ordinance to Annex Certain Property to the City of Walterboro, Tax Map # 163-01-00-066,000 as submitted. In discussing the motion, Council Member Lucas asked if there was a way

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that the City could connect Shamrock to Country Lane if we wanted to? City Manager Lord explained that there is a strip of private property there that will not allow that connection. **The motion then passed unanimously.**

2. **Ordinance # 2012-03**, An Ordinance to Annex Certain Property to the City of Walterboro, Portion of Tax Map # 179-00-00-056 (property located between Chuckle Hill Road, Smith Street and Robertson Boulevard, owned by U.S. Land and Timber, President Barnwell Fishburne), **First Reading.**

City Manager Lord explained that the City received a petition for annexation for this property. When the City was originally incorporated, they drew a three quarter mile radius around the original location of the Little Library, and that was the City. That's why you see the little curve there.

A motion was made by Council Member Lucas giving First Reading Approval to Ordinance # 2012-03, An Ordinance to Annex Certain Property to the City of Walterboro, portion of Tax Map # 179-00-00-056, as submitted. Council Member Peters seconded the motion. In discussing the motion, Council Member Buckner asked City Manager Lord what is the proposed plan for development on this piece of property? City Manager Lord responded, I believe the intent is low-income tax credit apartments. Council Member Bonds asked for the exact location of this property. He said, I am having trouble visualizing it. Mayor Young said, this is off of Robertson Boulevard, the new extension part. It's on the right-hand side as you are going south. Showing the map on the overhead screen, City Manager pointed out, this is Robertson Boulevard here, and you can see Hampton Street, and here is Rivers, so this is the property in question here. You can see where it is divided by the City line. Council Member Peters asked, where is Black Street School in comparison to that? City Manager Lord pointed out the location of Black St. School, which is on Smith Street. Council Member Buckner then stated, I think this is a good idea for us to annex this piece of property with the hopes that he is going to do this development. I know a while back, we approved some type of credits or something like that. Would this apply to this piece of property? City Manager Lord responded, no, sir. City Manager Lord affirmed that the City would be adding this 3.1 acre tract to the City limits. Mayor Young stated, and he is planning to use the entire tract in the development. City Manager Lord agreed.

The motion then passed with all members voting in favor.

3. **Ordinance # 2012-04**, An Ordinance to Amend the City Zoning Ordinance to Rezone Certain Property, Tax Map # 147-05-00-013, (property located on Mt. Carmel Road, owned by Eurakulon LLC/E.R. Carmichael Jr.), **First Reading.**

City Manager Lord informed Council that the Planning Commission received a request to rezone this property which is right next to the Exit 57 interchange. It is currently zoned Interstate Interchange Commercial District and they have asked to rezone it to Highway Commercial District.

Council Member Peters then moved to give First Reading Approval to Ordinance # 2012-04 as submitted. Council Member Lohr seconded the motion. In discussing the motion, Council Member Peters asked what is the difference between the two zoning classifications? City Manager Lord responded, there is a lot of differences on acceptable uses. The reason they are asking for it is that they also are looking at doing low-income tax credit housing, and multi-family residential is not allowed in the Interstate

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Interchange Commercial District, whereby it is allowed in the Highway Commercial District.

Council Member Siegel then stated, I was just curious, it said that the staff did not recommend the rezoning, and I was just wanting to hear from the staff on this. City Manager Lord responded that the Comprehensive Plan when it was talking about the interchanges, it talks about conserving them for retail and industrial use, and so staff did not believe that the rezoning would match the intent of the Comprehensive Plan, but it did get approved by the Planning Commission.

Council Member Lucas then asked if any of the persons owning individual lots on Mt. Carmel Road had been contacted as to the proposed change, or is this in the City? City Manager Lord responded, that's not in the City limits.

Council Member Bonds then asked, where is this piece of property? I just want to make sure before I vote on something. City Manager Lord responded, right on the other side of the interstate here is Walmart. So this is Mt. Carmel Road. Mr. Bonds then asked, is this where the Exxon used to be. Mr. Lord responded, it's behind that.

Council Member Siegel then asked, if we were to change this zoning, does it rule out commercial development of that lot? City Manager Lord responded no. Commercial development is still allowed in the Highway Commercial District. It just also allows multi-family.

Council Member Bonds then asked, under the new zoning ordinance that we are looking at, is it going to be changed in any way? City Manager Lord responded, it was not intended to be changed. Mr. Bonds then said, so in other words, let's assume the new Zoning Ordinance isn't out, and six months later this application was made, is there going to be anything different in the proposed new zoning ordinance if it were adopted as it relates to usage? City Manager Lord responded, I don't know. He then asked Mr. David Dodd if he knew. Mr. Dodd then said, the only difference would be the multi-family dwelling would be a "special exception" in the new zoning ordinance, so it would have to go through the Planning Commission for its approval before it could get a permit. Right now, it's a conditional use as long as they meet the buffering conditions, then they don't have to go before any other board.

Council Member Bonds then asked, so it has to go to the Planning Commission to be approved as a "special exception", if we adopt the new proposed development code? Mr. Dodd affirmed that this was correct.

Council Member Lucas then asked, what is the final recommendation of staff? Mr. Lord responded that the recommendation was that it does not meet the intent of the Comprehensive Plan.

Council Member Siegel then asked, is the new plan less or more restrictive regarding this piece of property? Mr. Dodd responded, it would be more restrictive in that they would have to receive a "special exception" approval before they could continue with permitting and development for a multi-family dwelling. Councilman Siegel then said, in any event, have they already done that? Mr. Dodd responded, no, because it is not zoned for that at this time, but they have gone before the Planning Commission to ask for rezoning so that multi-family dwellings could be permitted. The only process

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right now for permitting on that, if it's rezoned so that it's an acceptable use, is that it would have to meet the conditions of buffering and screening.

Mayor Young then asked, could you tell us, and I was there for the first part of that meeting and I know that one of the property owner's concern was that they really don't have any access to the interstate, direct access. What was the Planning Commission's feelings? Planning Director Dodd answered, because the property doesn't front Bells Highway and is a long, narrow odd-shaped property, it would not be an ideal development parcel for a shopping center, and so that's what made them agree with the request to recommend rezoning. Mayor Young then asked, and did they think it was a good location for multi-family high density? Mr. Dodd responded, they did not see that as a disadvantage.

Council Member Peters then stated, but the staff knowing the same thing, you still can't get to it from Bells Highway. The only place that we could get is that little indentation on Mt. Carmel Road, is that in the City limits, between that lot and that green area? Mr. Dodd responded, it may be. That's a highway right of way, that little white indentation above the blue strip. Mr. Peters acknowledged that this was the little strip of blue on the diagram. Mr. Dodd and City Manager Lord affirmed that all of that is in the City, that one long narrow odd-shaped parcel. Mayor Young pointed out that one could get to it from Bells Highway, but it does not have Bells Highway road frontage. Mr. Siegel then said, you have to get to it by Mt. Carmel Road.

The discussion concluded and the motion giving First Reading Approval to Ordinance # 2012-04, An Ordinance to Amend the City Zoning Ordinance to Rezone Certain Property, Tax Map # 147-05-00-013, passed with a vote of 4/3 with Mayor Young, Council Members Siegel, Peters and Bond voting in favor and Council Members Lohr, Buckner and Lucas opposing the motion.

4. **Ordinance # 2012-05** An Ordinance Establishing a Citizen of the Year Committee and Codifying the Accommodations Tax Advisory Committee, **First Reading.**

A motion was made by Council Member Bonds, seconded by Council Member Buckner giving First Reading Approval to Ordinance #2012-05; being: An Ordinance Establishing a Citizen of the Year Committee and Codifying the Accommodations Tax Advisory Committee. The motion passed unanimously.

5. Funding Recommendations from the Accommodations Tax Advisory Board

Finance Director Dennis Averkin told Council the Accommodations Tax Advisory Board met on February 16, 2012, reviewed and approved the following funding requests from the 65% Tourism Fund:

	<u>Request</u>	<u>Approved</u>
Walterboro Tourism Commission	\$ 4,000	\$ 4,000
S.C. Artisans Center - Antiques History and Arts Festival	\$ 2,000	\$ 2,000
Exit 53 Merchants Association	\$15,000	\$ 7,500
Total 65% Requests	\$21,000	\$13,500

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Mr. Averkin gave a brief description of each funding request. He explained that should the requests be approved by Council, the projected remaining balance available for year 2011-2012 grants is \$2,280.

A motion was made by Council Member Lucas, seconded by Council Member Peters to approve the A-Tax funding recommendations as submitted. In discussing the motion, Council Member Buckner questioned funding request No. 3 for the Antiques History and Arts Festival. He asked, did they only request just \$2,000, and are they doing this in conjunction with the Artisans Center? Mr. Averkin explained that they had already received funding. This is just for their rack cards that go in all the welcome centers. This is strictly promotional materials for the Artisans Center. The Antiques and Arts Festival has already received their funding. **The motion then passed with all members voting in favor.**

6. Consideration of Proposal from Jayne Siegel Design, LCC to Provide Design Consultant Services for Council Chambers Update

At this point, Council Member Siegel recused himself from participation in the discussion and vote on this agenda item due to a conflict of interest, in that Ms. Jayne Siegel is his wife.

City Manager Lord stated that Ms. Jayne Siegel has done the design consulting in City Hall for many years. So, we contacted her to continue doing this for the Council Chamber Update, which is redoing the carpeting, redoing the chairs, maybe putting some new paint on the walls, etc. Our code requires for anything related to any work over \$5,000 be brought to Council for approval. Again, she has been the consultant for City Hall for many years, and there is no reason we see not to continue to use her.

A motion was made by Council Member Dwayne Buckner to utilize the design and consultant services of Jayne Siegel Designs, LCC to update Council Chambers. Council Member Lucas seconded the motion. Council Member Peters then recused himself from voting, because he has participated in bidding on some of the furniture that she is planning on providing in a proposal. Mayor Young then stated, and we are approving a fee not to exceed \$750 for design. Council Member Buckner then said, I think it is a good idea for us to spruce up the Chambers and make it look nice as we begin to move forward, and good things are happening here in the City. We want to make sure that we project that image. I am excited about seeing what design concepts Mrs. Siegel is going to come up with. When people come to our chambers and to our meetings, they will see a nice image of the City, reflected in our Chambers.

The motion then passed with a vote of 5/0, with Mayor Young, Council Members Buckner, Lucas, Lohr and Bonds voting in favor. Council Members Siegel and Peters recused themselves from voting on this agenda item due to a conflict of interest.

7. Request for Use of Downtown Plaza for Annual Memorial Day Ceremony on May 28, 2012, by Veterans Council

A request by the Veterans Council to use the Downtown Plaza on May 28, 2012 for the Annual Memorial Day Ceremony was approved as submitted on the motion of Council Member Lucas, seconded by Council Member Peters and passed unanimously.

8. Request for Street Closings and Use of Parking Lot for Annual Downtown Walterboro Criterium Pro Cycling Classic

A request for street closings and use of the Parking Lot for the Annual Downtown Walterboro Criterium Pro Cycling Classic on May 2, 2012 was approved as submitted

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on the motion of Council Member Bonds, seconded by Council Member Buckner, and passed with all members voting in favor.

9. Request to Close Street for Cubmobile Race on March 10, 2012, by Connie Carlin, Cubmaster

A motion was made by Council Member Buckner to close the streets as requested for the Cubmobile Race on March 10, 2012. Council Member Peters seconded the motion. Mayor Young pointed out that the road to be closed is the Forest Hills Road, from Jefferies Boulevard to Ivanhoe Drive. The motion passed unanimously.

10. Consideration to Restore the March 13th Regularly Scheduled City Council Meeting and Cancel the March 27th Meeting.

The Mayor explained that the March 27 meeting will coincide with the impending birth of Mr. Lord's second son. A motion was made by Council Member Buckner to restore the March 13th regularly scheduled meeting and cancel the March 27th meeting. Council Member Bonds seconded the motion that passed with all members voting in favor.

COMMITTEE REPORTS:

There were no committee reports given.

A motion to enter an Executive Session was then made by Council Member Lucas, seconded by Council Member Bonds, and passed with all members voting in favor. The Mayor then announced that the meeting will enter an Executive Session for a personnel matter on Boards and Commissions Appointments, and also for a discussion of negotiations incident to proposed contractual arrangements.

The meeting then convened into an Executive Session.

The meeting returned to Open Session, and the Mayor entertained motions for appointments to the City's Boards and Commissions. The appointments made were as follows:

Accommodations Tax Board

On the motion of Council Member Siegel, seconded by Council Member Peters and passed with all members voting in favor:

Jackson Hughes was reappointed for another 3-year term.

Barnwell Fishburne was newly appointed for a 3-year term.

Building Board

On the motion of Council Member Lucas, seconded by Council Member Lohr and passed unanimously:

Herman Radcliff was reappointed for another 4-year term.

Harry Hiott was newly appointed to a 4 year term.

Charles S. Brightwell was newly appointed to an unexpired term.

Board of Zoning Appeals

On the motion of Council Member Peters, seconded by Council Member Lucas and passed with a vote of 6/1, with all members voting for the motion, except Council Member Buckner voted against the motion.

Jimmy Syfrett was newly appointed to an unexpired term.

Travis Godley was reappointed for another 3 year term.

Dandi Daniels was reappointed to another 3 year term.

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City Appearance Board

On the motion of Council Member Bonds, seconded by Council Member Peters and passed unanimously:

Carol Hinson was newly appointed to an unexpired term.

Election Commission

On the motion of Council Member Lohr, seconded by Council Member Siegel and passed with all members voting in favor:

T. Payton Crosby was reappointed for another 6 year term.

Economic Development Commission

On the motion of Council Member Peters, seconded by Council Member Lucas and passed unanimously:

Nicole Holmes was newly appointed to the unexpired term of Joanna Angell.

Historic Preservation Commission

On the motion of Council Member Lucas, seconded by Council Member Buckner and passed with all members voting in favor:

Sherry Cawley was reappointed for another 2 year term.

Leonard Hultquist was reappointed for another 2 year term.

Tree Protection Committee

On the motion of Council Member Buckner, seconded by Council Member Peters and passed unanimously:

Carroll Brown was reappointed for another 2 year term.

Robert Wilkerson was reappointed for another 2 year term.

Joel F. Thompson was reappointed for another 2 year term.

Dr. Martha McKevlin was reappointed for another 2 year term.

Youth Advisory Committee

On the motion of Council Member Lohr, seconded by Council Member Peters and passed unanimously:

Wayne Bennett was reappointed for another 2 year term.

Minister Lesley Bligen was reappointed for another 2 year term.

Melissa Terry was reappointed for another 2 year term.

Cathy Turner was reappointed for another 2 year term.

There being no further business, a motion to adjourn the meeting was made by Council Member Lucas, seconded by Council Member Lohr and passed unanimously. The Mayor adjourned the meeting at 7:45 P.M. Notice of this meeting was distributed to all local media and posted on the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

APPROVED: April 10, 2012