



**WALTERBORO CITY COUNCIL  
REGULAR MEETING  
JANUARY 7, 2025  
CITY HALL  
6:15 P.M.**

**AGENDA**

**I. Call to Order:**

1. Invocation
2. Pledge of Allegiance

**II. Public Input on Agenda Items:**

**III. Public Hearings:**

1. **Ordinance # 2024-16**, AN ORDINANCE AUTHORIZING AND ESTABLISHING AN FAÇADE GRANT IMPROVEMENT PROGRAM TO ENCOURAGE PRIVATE INVESTMENT IN THE HISTORIC DISTRICT AREA OF THE CITY OF WALTERBORO; AND OTHER MATTERS RELATED THERETO (Second and Final Reading).
2. **Ordinance # 2024-17**, AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF WALTERBORO, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING CLASSIFICATION OF ONE PARCEL OF LAND DESIGNATED AS TMS # 147-14-00-088 FROM HIGHWAY COMMERCIAL DISTRICT (HCD) TO MEDIUM DENSITY RESIDENTIAL (MDR) (Second and Final Reading).

**IV. Presentations:**

1. Blakely Williams and Westy Westmoreland, Dominion Energy – EV Charging Stations.
2. Dana Cheney, Keep Walterboro Beautiful – Christmas Contest Winners.
3. John “Barrett” Ulm – Neighborhood Concerns.
4. Juanita Harvey – Neighborhood Concerns.
5. Carol Black – Code Enforcement.

**V. Approval of Minutes:**

1. Regular Meeting – December 3, 2024

**VI. Old Business:**

1. **Ordinance # 2024-16**, AN ORDINANCE AUTHORIZING AND ESTABLISHING AN FAÇADE GRANT IMPROVEMENT PROGRAM TO ENCOURAGE PRIVATE INVESTMENT IN THE HISTOIC DISTRICT AREA OF THE CITY OF WALTERBORO; AND OTHER MATTERS RELATED THERETO (Second and Final Reading).

2. **Ordinance # 2024-17**, AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF WALTERBORO, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING CLASSIFICATION OF ONE PARCEL OF LAND DESIGNATED AS TMS # 147-14-00-088 FROM HIGHWAY COMMERCIAL DISTRICT (HCD) TO MEDIUM DENSITY RESIDENTIAL (MDR) (Second and Final Reading).

**VII. New Business:**

1. **Ordinance # 2025-01**, AN ORDINANCE APPROVING AN APPLICATION FOR PRELIMINARY CERTIFICATION FOR HISTORIC REHABILITATION; AND OTHER MATTERS RELATED THERETO (Introduction and First Reading).
2. Consideration of a request from Clarence Wiggins to close North Walter Street from East Washington Street to Hampton Street from 9:00 AM – 1:00 PM on Saturday, January 18, 2025, for the Annual NAACP Martin Luther King, Jr. Celebration at the Colleton County Courthouse (Letter attached).

**VIII. City Manager's Report:**

1. Recognition of Walterboro Police Department and Walterboro Fire Department – Lance Corporal Robert Cook, Lance Corporal Jesse Moon, Lance Corporal Jamie Bloodworth, Patrolman William Stanley, Fire Captain Jeffrey Shuman and Driver/Operator Gerald Fraser for the Ireland Creek Vehicle Submersion Rescue on December 16, 2024.

**IX. Executive Session:**

1. Contractual Matters:
  - a. City Vehicles.
  - b. Walterboro Wildlife Center.
  - c. Walterboro Welcome Center.
2. Personnel Matter – Appointments to Keep Walterboro Beautiful Board and Building Board.

**X. Open Session:**

1. Council May Take Action on Items Discussed in Executive Session.

**XI. Adjournment**

## ORDINANCE # 2024-16

### AN ORDINANCE AUTHORIZING AND ESTABLISHING AN FAÇADE GRANT IMPROVEMENT PROGRAM TO ENCOURAGE PRIVATE INVESTMENT IN THE HISTORIC DISTRICT AREA OF THE CITY OF WALTERBORO; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Walterboro, South Carolina (the “*City*”) is a municipal corporation under the laws of the State of South Carolina (the “*State*”).

WHEREAS, the City is duly empowered to enact ordinances, not inconsistent with the laws or Constitution of the State of South Carolina, 1895, as amended, exercising its powers related to the expenditure of public funds for public purposes and those other powers incident to, and necessary for the accomplishment of, the City’s express authorization to levy certain taxes and fees.

WHEREAS, City Council of the City of Walterboro, the governing body of the City (the “*Council*”), has, previously adopted Ordinance No. 2020-14 entitled “AN ORDINANCE AUTHORIZING AND ESTABLISHING AN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM TO ENCOURAGE PRIVATE INVESTMENT IN THE INCENTIVE AREA OF THE CITY OF WALTERBORO; AND OTHER MATTERS RELATED THERETO” dated December 1, 2020 (the “*Incentive Ordinance*”).

WHEREAS, the Incentive Ordinance has resulted in investments being made within the City, and the Council seeks additional ways to encourage redevelopment and improvements in the City’s historic district.

WHEREAS, many commercial areas in the City’s historic area show visible deterioration, and property owners often lack resources for necessary repairs. Enhancing facades would boost visual appeal, attract new businesses, increase foot traffic, and preserve historic architecture, which aligns with the Council’s expressed interest in revitalization in such area.

WHEREAS, the Council seeks to supplement the Incentive Ordinance and create more economic development tools by implementing its Façade Improvement Grant program (the “*FIG Program*” or the “*Façade Improvement Grant Program*”), wherein the City will provide reimbursable grants to help offset the costs of exterior renovation and preservation of commercial buildings in the City’s historic district.

WHEREAS, the Council is mindful of and has considered the requirements of *Nichols v. South Carolina Research Authority*, 290 S.C. 415, 351 S.E.2d 155 (1986) and *WDW Properties v. City of Sumter*, 342 S.C. 6, 535 S.E.2d 631 (2000) (the “*Byrd Test*”), wherein the public purpose of the municipal incentives is determined by the following four-part test: (1) what is the ultimate goal or benefit to the public intended by the project; (2) are public parties or private parties the primary beneficiaries; (3) is the benefit to the public speculative; and (4) what is the probability that public interest shall be served and to what degree.

**WHEREAS**, the Council has determined that: (i) commercial businesses are vital to the successful operations of the City and benefit the general public welfare of the City by providing services, employment, renewed tax base, or other public benefits; (ii) revitalization, redevelopment, new investment and preservation of historic resources within the City is a significant priority and public purpose; (iii) the purposes to be accomplished by providing façade grants are proper governmental and public purposes; (iv) the criteria to be eligible for a façade grant, including being limited to reimbursements, reduce the speculative nature of the grants; and (v) the inducement of new investment by qualifying entities within the City is of paramount importance and the benefits provided by the façade grants are greater than the costs incurred by the City.

**NOW, THEREFORE, BEING DULY ASSEMBLED, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WALTERBORO THAT:**

Section 1. There is hereby enacted by the City, for the purposes discussed above, the Façade Improvement Grant Program, which shall be implemented and administered in accordance with policies and procedures set forth on Exhibit A attached hereto, the terms of which are expressly incorporated herein. Amendments, modifications and clarifications to the FIG Program or succeeding amendments, modifications or clarifications to the program shall become effective if approved and enacted by the City. Prior to such effective date, the version of the FIG Program enacted by the terms hereof shall remain in full force and effect. However, and notwithstanding the foregoing, funding for the FIG Program shall be applied and appropriated each year by the Council acting through its budget ordinance or other appropriation ordinance. Implementation of FIG Program in future fiscal year years shall be exclusively controlled, and subject to funding, by Council.

Section 2. If any section, subsection, sentence, clause or phrase of this the FIG Program or this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. Nothing in this Ordinance hereby enacted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause of causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict or inconsistency. This Ordinance shall take effect immediately upon its enactment by the Council.

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DONE AND ORDAINED IN COUNCIL ASSEMBLED, this \_\_ day of January 2025.

CITYOF WALTERBORO, SOUTH CAROLINA

By: \_\_\_\_\_

William T .Young, Jr., Mayor

(SEAL)

Attest:

By: \_\_\_\_\_

City Clerk, City of Walterboro,  
South Carolina

First Reading: \_\_\_\_\_, 2024

Second Reading: \_\_\_\_\_, 2024

**EXHIBIT A**

City of Waltherboro – Façade Improvement Grant Program



## Façade Improvement Grant Program and Application

### Overview:

The City of Walterboro's (the "City") Façade Improvement Grant ("FIG") program has been designed to encourage investment in the revitalization of downtown Walterboro. The FIG program provides reimbursable matching grants funds up to \$ 1,500.00 to help offset the cost of exterior renovation and preservation of commercial buildings located in the City's historic district (the "Historic District"). Grants will be awarded on a first-come, first-served basis until all funding for the FIG program for the applicable fiscal year is exhausted. Once funds are depleted, the FIG program shall be suspended until such time as additional funding is made available.

### Purpose:

The FIG program provides financial assistance to eligible commercial property owners and tenants in the Historic District. FIG funds can only be used for qualifying and approved façade improvements. The goals and objectives of the FIG program are:

- 1.) Encourage revitalization of existing commercial buildings by incentivizing private investments;
- 2.) Attract and retain businesses within the Historic District;
- 3.) Enhance the visual aesthetics and functionality of existing buildings;
- 4.) Preserve the unique historic resources;
- 5.) Encourage the use of quality material in the renovations process; and
- 6.) Promote general health, safety, and welfare of the community.

### Eligibility:

Eligible applicants include the owners and commercial tenants of properties located within the Historic District. Commercial tenants who are leasing a building for which the improvements are proposed must include an executed Consent Form of the owner with their complete application, the form of which is attached hereto. Only businesses whose current or proposed use is permitted (either by-right or conditional use) per the City of Walterboro Unified Development Ordinance

(the “Zoning Ordinance”) are eligible for funding through the FIG. The City reserves the right to deny any applicant with delinquent taxes, fines, fees, or licenses.

Buildings must be used either exclusively or primarily used for commercial purposes. Mixed use buildings are eligible if they currently meet all zoning requirements per the Zoning Ordinance.

A property owner who owns multiple properties within the Historic District is eligible for no more than two (2) façade grants per calendar year. Any qualifying building in the Historic District is eligible for no more than one (1) façade grant per calendar year.

### **Expenditures that are eligible for funding by a façade grant, include:**

Signage, to include external illumination of signs.  
Awnings/canopies

### **Grant:**

The City will consider applications for reimbursement grant funding for up to fifty (50%) of the eligible costs up to a maximum matching amount of \$ 1,500.00. FIG funding will be done solely on a reimbursement basis, issued as a single payment made to the qualifying recipient. The recipient must provide documentary evidence of expenditures and completion of the project before making any request for reimbursement. Funding is awarded based on availability of funds, project scope, and value added to the building and district.

### **General Requirements:**

All work must be done in accordance with any/all applicable design guidelines and all applicable codes, rules, and regulations. All projects must be issued a Certificate of Appropriateness by the Planning and Zoning Director or the Walterboro Historic Preservation Commission prior to being awarded. The applicant must complete the awarded project within 120 days of notice of the approved application. The Program Administrator, at their sole discretion, may grant an extension of up to 90 days provided the Grantee submits a written request detailing the reasons for the extension prior to the original deadline.

### **Application and Administrative Review Process:**

#### **Grant Applications Process:**

- 1.) Interested applicants are encouraged to request an informal review of the project with the Program Administrator prior to submitting a completed application.
- 2.) Submission of an application packet. Further, application should include (where applicable):
  - a. An approved Certificate of Appropriateness from the Planning and Zoning Director or Walterboro Historic Preservation Commission.
  - b. Photographs of the existing building and site.



- c. Plans or elevations of proposed improvements, when applicable.
- d. Detailed description of materials to be used, including color schemes.
- e. Cost estimates/bids for proposed improvements.

All applications must be approved in writing under the terms hereof prior to the commencement of work. Work initiated prior to such approval shall not be eligible for funding under the terms hereof.

**Administrative Review Process:**

- 1.) Each application shall be reviewed by the Program Administrator. Following such review, the Program Administrator shall determine whether the application is complete and otherwise compliant with the terms of the FIG program.
- 2.) The Program administrator has the authority to request modifications of a proposed design to ensure appearance of the site or building will be in compliance with design guidelines.
- 3.) Program administrator reserves the right to request further information from the applicant.
- 4.) Following the review of the complete application package, in the discretion of the Program Administrator, the application will be forwarded to FIG Committee for final review and consideration.

**Application Review and Evaluation:**

Applications will be reviewed and scored by a three-member FIG Committee. The FIG Committee shall be made up of (1) City Planning and Zoning Director, (2) Main Street Director, and (3) a representative from the Walterboro Historic Preservation Committee. The FIG Committee shall meet to review applications on an as-needed basis, and a minimum of two committee members must be available for any review and scoring to occur.

**Applications will be reviewed and scored as follows:**

- Project will significantly improve the visual aesthetics 30 Points
- Consistency with HPC guidelines 25 Points
- Positively impact city’s efforts in revitalization 25 Points
- Budget is reasonable for the work to be performed 10 Points
- Materials used are of quality generally acceptable for commercial construction 10 Points

A project must receive at least [85] points to qualify for funding, and funding recipients shall be timely notified of their eligibility for funding.

**Business Licenses:**

All contractors will be licensed and carry a current city business license. Further, where applicable, each applicant must maintain a current city business license to be eligible for funding.



Walterboro®

The Front Porch of the Lowcountry

Façade Improvement Grant Application

RETURN COMPLETED APPLICATION TO:

Ryan McLeod, Assistant City Manager
300 Hampton Street, Walterboro SC, 29488

EMAIL: rmcLeod@walterborosc.org
PHONE: (843) 782-1004

APPLICANT INFORMATION:

Applicant Name: Date:

Applicant(s) Full Mailing Address:

Contact Phone: Email Address:

Your legal interest in the property? Property Owner Tenant Other:

IF APPLICANT IS NOT THE LEGAL PROPERTY OWNER, PLEASE COMPLETE THE FOLLOWING:

Property Owner(s) Name:

Property Owner(s) Mailing Address:

Phone Number: Email Address:

PROPERTY INFORMATION:

Property Address:

Tax Parcel ID Number(s):

City of Walterboro Zoning District:

Description of Property:

PROJECT DESCRIPTION:

Proposed Façade Improvements:

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Anticipated Start Date: \_\_\_/\_\_\_/\_\_\_      Anticipated Completion Date: \_\_\_/\_\_\_/\_\_\_  
Total Cost of Proposed Façade Grant Project: \_\_\_\_\_  
Total Amount of Façade Grant Requested: \_\_\_\_\_  
Additional Comments: \_\_\_\_\_

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**ADDITIONAL REQUIREMENTS:**

- 1.) PHOTOGRAPHS OF EXISTING FACADE
- 2.) PLANS AND/OR ELEVATIONS OF PROPOSED IMPROVEMENTS
- 3.) LIST OF MATERIALS TO BE USED, i.e. paint samples, material samples, lighting examples.
- 4.) DETAILED COST ESTIMATES/BIDS FOR PROPOSED IMPROVEMENTS
- 5.) IF APPLICANT IS NOT THE PROPERTY OWNER, INCLUDE THE PROPERTY OWNER CONSENT FORM

I/We certify that all information provided in, or attached to, this application is true and correct, and I/we authorize the City of Walterboro Façade Grant Committee to make any inquiries necessary in order to verify the accuracy of same; or to confirm that all invoices submitted hereunder have, or will, be paid. I/We agree to defend, fully indemnify and hold the City of Walterboro harmless for any litigation (including reasonable attorney’s fees) and any charges, damages, claims or liens arising out of our participation in the Façade Component Grant Program.

**APPLICANT:**

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Name/Title

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Signature

**APPLICANT:**

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Name/Title

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Signature



Walterboro®

Signature The Front Porch of the Lowcountry

Façade Improvement Grant
Property Owner Consent Form

The undersigned owner of the existing building located at: \_\_\_\_\_ (ADDRESS)
certifies that \_\_\_\_\_ (APPLICANT) operates or intends to
operate a business at the above location.

The undersigned agrees to permit APPLICANT and his/her contractors or agents to implement
improvements listed on the City of Walterboro Façade Improvement Grant (APPLICATION)
dated: \_\_\_\_\_.

The undersigned hereby waives any claim against the City of Walterboro (city) arising out of the
use of said program funds for the purposes set forth in the APPLICATION. The undersigned agrees
to defend, fully indemnify and hold the city harmless for any litigation (including reasonable
attorney’s fees) and any charges, damages, claims or liens arising out of the APPLICANT’s
participation in the Façade Improvement Program.

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

Name/Title

Signature

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

Name/Title

Signature

# Elements of a Facade

## Awning

Use sturdy fabric or canvas awnings. Avoid vinyl waterfall awnings, which deteriorate quickly.

## Paint

Paint should be well-maintained and the color should be consistent with the look and feel of the commercial area.

## Signage

Keep sign wording simple and clear. Use consistent lettering and limit the number of colors.

## Doors

Doors should be accessible and aesthetically compatible with the storefront.

## Exterior Lighting

Use lights to illuminate signs, window displays, and building features.

## Historical Features

Historic architectural elements may include cornices, columns, pilasters, arches, friezes, pediments, or semi-circular arches, frames of windows or doors. These elements should be kept consistent with the style period of when the building was constructed.

## Windows

Do not block windows with signs and other materials.



**ORDINANCE # 2024-17**

**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 # 147-14-00-088. FROM HIGHWAY COMMERCIAL DISTRICT (HCD) TO MEDIUM DENSITY RESIDENTIAL (MDR).**

**WHEREAS**, the Planning Commission of the City of Walterboro conducted a public hearing on November 19, 2024, to consider a change in zoning classification from Highway Commercial District (HCD) to Medium Density Residential (MDR) for the above mentioned property; and

**WHEREAS**, pursuant to said meeting, the Planning Commission has recommended that the zoning classification of the property aforesaid be changed to Medium Density Residential (MDR).

**NOW, THEREFORE, BE IT ORDAINED** and ordered by the Mayor and City Council of the City of Walterboro, South Carolina, that the Zoning Map of the City of Walterboro, South Carolina is hereby amended by changing the Zoning District classification of the property located on Peachtree Road, designated as tax map number 147-14-00-088, from Highway Commercial District (HCD) to Medium Density Residential (MDR) as shown on the attached map.

**DONE**, this \_\_\_\_\_ day of January, 2025.

\_\_\_\_\_  
William T. Young, Jr.  
Mayor

ATTEST:

\_\_\_\_\_  
Adrienne Nettles  
City Clerk

First Reading: \_\_\_\_\_

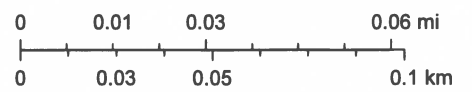
Public Hearing: \_\_\_\_\_



Second Reading: \_\_\_\_\_

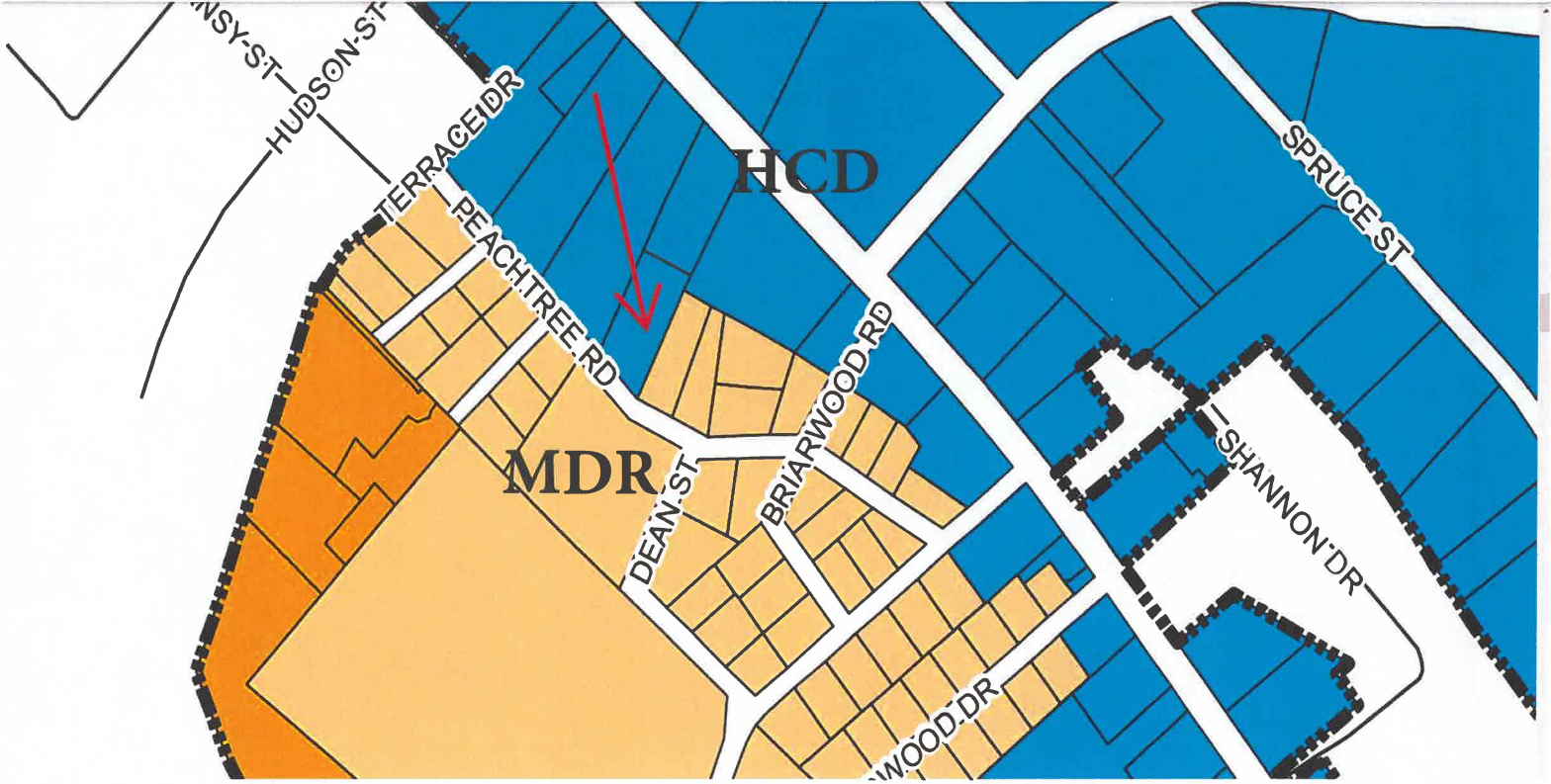
147-14-00-088



1:2,257



-  Parcel Boundaries
-  Municipal Boundaries





Walterboro City Council

Regular Meeting

City Hall

December 3, 2024

**Minutes**

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, December 3, 2024, at 6:15 P.M., with Mayor Bill Young presiding.

**Present:** Joined in the meeting were: Mayor Bill Young, Councilmembers: Greg Pryor, James Broderick, Paul Siegel, Judy Bridge, and Carl Brown. City Manager Jeff Molinari, Assistant City Manager Ryan McLeod, City Attorney Brown McLeod, City Clerk Adrienne Nettles, Parks Director Jonathan Burroughs, Utilities Director Wayne Crosby, Finance Director Amy Risher, Main Street Manager/Tourism Director Patricia Utsey, and Office Ross Hantz. Councilmember Ladson Fishburne 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 Broderick led the Pledge of Allegiance to our flag.

**Public Input on Agenda Items:**

There was no public input on agenda items.

**Public Hearings:**

1. **Ordinance # 2024-15**, AN ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA AUTHORIZING EXPENDITURE OF CORONAVIRUS STATE AND LOCAL RECOVERY FUNDS (Second and Final Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council we are required to dedicate the remainder of our American Rescue Plan Act Funding by December 31<sup>st</sup> of this year. I wanted to point out a couple of changes in this ordinance between first and second reading. For first reading, we had \$8,446.00 dedicated for air monitoring for the Ford demolition project. That has already been allocated and taken care of in a previous ordinance, so we do not have to worry about that. Also, the Bells Highway Water line repair from the first reading we had estimated at \$250,000. We now have the actual cost which is \$245,622.09. As a result, we have been able to dedicate additional funding to the Water Tower Park and Washington Street Plaza in the amount of \$60,799.62. We recommend allocating the following:

1. Beaver Lift Station Demolition \$36,830.57
2. Crime Prevention/Security Cameras \$46,500.00
3. Bells Highway Water line repair \$245,622.09
4. Wellstone Force Main Relocation \$58,000.00

5. Boardwalk Replacement Project Phase II \$999,000.00
6. Mission Serve 2025 and 2026 \$10,000.00
7. Water Tower Park/Washington Street Plaza \$60,799.62

**Presentations:**

1. 2023-2024 Comprehensive Annual Financial Report – The Baird Audit Group, LLC – Ms. Bayi Pognon.

The 2023-2024 Comprehensive Annual Financial Report – The Baird Audit Group, LLC, was presented by Ms. Bayo Pognon. Ms. Pognon gave a detailed presentation of the FY 2023-2024 CAFR. Ms. Pognon thanked Finance Director Amy Risher and her staff for their hard work and assistance during the audit. Ms. Bayi Pognon indicated that it is a clean opinion, there are no material deficiencies, and the city is in a strong financial position.

**Approval of Minutes:**

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

1. Regular Meeting – November 5, 2024.

**Old Business:**

1. **Ordinance # 2024-15**, AN ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA AUTHORIZING EXPENDITURE OF CORONAVIRUS STATE AND LOCAL RECOVERY FUNDS (Second and Final Reading).

Motion: Councilmember Broderick; Seconded by Councilmember Pryor

Discussion: None

Carried: All ayes

**New Business:**

1. **Ordinance # 2024-16**, AN ORDINANCE AUTHORIZING AND ESTABLISHING AN FAÇADE GRANT IMPROVEMENT PROGRAM TO ENCOURAGE PRIVATE INVESTMENT IN THE HISTORIC DISTRICT AREA OF THE CITY OF WALTERBORO; AND OTHER MATTERS RELATED THERETO (Introduction and First Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council we have discussed putting into place a program to provide funds from the city to encourage investment in improving the historic district. After second reading, we would like to offer this program from January to June in 2025. We will allocate up to \$10,000 from the Economic Development Corporation and be in position to authorize the façade grant up to \$1,500. Based on the responses we receive, as we are putting the budget together for 2025-2026, we can allocate resources accordingly. This enabling ordinance does not lock City Council into anything, other than what funding City Council approves. What Ryan and I would like to do is keep it very simple. We would limit the grant opportunities to signage, canopy, and awnings, and see what kind of response we get. We can adjust the program if need be. This ordinance will put this program into place and will forever be contingent upon the funding that City Council allocates.

Councilmember Broderick asked, is this going to be first come, first serve, and once the funds are gone is that it for the program?

City Manager Jeff Molinari stated yes. If we get a good response we will know fairly early on, and we can allocate additional funds when we are going through the budget for 2025-2026. Depending on the popularity, we could potentially have two funding drops in 2025.

Councilmember Broderick asked what is the approval process?

City Manager Jeff Molinari stated we will have a committee that will review the applications, and it will be on first come first serve bases as funding is available.

Councilmember Brown asked what is the amount of the first allocation?

City Manager Jeff Molinari stated it will be \$10,000 from the City Economic Development Corporation, which is technically a 501(c)(3). For this fiscal year we do not have to do anything. We have \$27,000 in the Economic Development Corporation and of that \$27,000, a little over \$15,000 is unrestricted and we can spend anyway we like.

Councilmember Brown asked how will you divide the money up. Do you limit the funds received?

City Manager Jeff Molinari stated what we will do is look at the first half of next year and have total allocation of \$10,000. The grants will not be more than \$1,500. We can fund up to six or seven applications.

Councilmember Bridge asked how are you going to pass this information along to the business owners?

City Manager Jeff Molinari stated with the assistance of our new Tourism Director, Patricia Utsey we will put this information out through social media, the website, and word of mouth. We will be aggressive at getting this information out.

Motion: Councilmember Siegel; Seconded by Councilmember Brown

Discussion: None

Carried: All ayes

2. **Ordinance # 2024-17**, 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 # 147-14-00-088 FROM HIGHWAY COMMERCIAL DISTRICT (HCD) TO MEDIUM DENSITY RESIDENTIAL (MDR).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council this is a rezoning that pertains to a parcel that fronts Peachtree Road. The property is currently zoned Highway Commercial but does not front Bells Highway. The Planning Commission is recommending a down zoning from Highway Commercial to Medium Density Residential. It is my understanding that the property owner may develop this as single family residential or as a duplex, which are both allowable uses under the Medium Density Residential zoning classification. We ask for Council's favorable consideration of this request.

Motion: Councilmember Bridge; Seconded by Councilmember Brown

Discussion: None

Carried: All ayes

3. A PROCLAMATION TO DESIGNATE DECEMBER 6, 2024, AS ARBOR DAY IN THE CITY OF WALTERBORO.

Motion: Councilmember Broderick; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

4. Consideration of a parade request from Herman Bright – Martin Luther King, Jr. Parade, January 19, 2025, at 2:30 PM.

Motion: Councilmember Brown; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

5. Fiscal Year 2025-2026 Budget Calendar.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council, the Budget Committee has reviewed the 2025-2026 Budget Calendar, and we are recommending adoption of the Budget Calendar as submitted.

Motion: Councilmember Pryor; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

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 Contractual matters: Walterboro Wildlife Center, Downtown Beautification, and EV Charging Stations, Provision of services to encourage location or expansion of industries or other businesses served by the City of Walterboro, Provision of incentives to encourage downtown redevelopment, and Receipt of legal advice – security matters.

### **Executive Session**

1. Contractual Matters:

- a. Walterboro Wildlife Center
- b. Downtown Beautification
- c. EV Charging Station

2. Provision of services to encourage location or expansion of industries or other businesses served by the City of Walterboro.

3. Provision of incentives to encourage downtown redevelopment.

4. Receipt of legal advice – security matters.

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

A motion to approve the task order from Hybrid Engineering for the 17 & 63 Pump Station & Force Main Upgrade project in the amount of \$210,834 to be paid from the 2021 Water/Sewer bond issue, Judy Bridge, James Broderick, second. All in favor, motion carries.

There being no further business to consider, a motion to adjourn was made by Councilmember Brown, seconded by Councilmember Bridge, and passed unanimously. Mayor Young adjourned the meeting at 8:04

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

**ORDINANCE NO. 2025-01**

**AN ORDINANCE APPROVING AN APPLICATION FOR PRELIMINARY CERTIFICATION FOR HISTORIC REHABILITATION; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, the City of Walterboro, South Carolina (the “*City*”) is a municipal corporation under the laws of the State of South Carolina.

**WHEREAS**, the City is authorized pursuant to Sections 5-21-140 and 4-9-195 of the Code of Laws of South Carolina 1976, as amended (collectively, the “*Bailey Bill*”), to grant special property tax assessments to real property that qualifies as a “rehabilitated historic property.”

**WHEREAS**, pursuant to Ordinance No. 2018-01 dated June 5, 2018, which is codified at Article XI, Chapter 2 of the City’s code of ordinances (the “*Bailey Bill Ordinance*”), the City enacted the Bailey Bill. Terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Bailey Bill Ordinance.

**WHEREAS**, consistent with Section 2-268 of the Bailey Bill Ordinance, Scott Lockwood (the “*Petitioner*”) has submitted an Application for their property located at 227 N Memorial Avenue (the “*Property*”) and the Application was received and has been recommended for approval by the Walterboro Historic Preservation Commission.

**NOW, THEREFORE, BEING DULY ASSEMBLED, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF WALTERBORO, AS FOLLOWS:**

- Section 1.** All findings of fact above are ratified, confirmed and approved.
- Section 2.** Consistent with Section 2-268(d) of the Bailey Bill Ordinance, it is hereby determined and declared that:
- (i) The Property constitutes an Eligible Property;
  - (ii) The Minimum Expenditures are expected to be met; and
  - (iii) The fair market value of the Property for purposes of calculating the Special Assessment and Expense Percentage is \$70,000.
- (b) The Petitioner and the Property must continue to comply with the terms of the Bailey Bill Ordinance, including those provisions which govern monitoring, substantive changes and Final Certification.
- Section 3.** On the basis of the foregoing, the Property is granted Preliminary Certification and shall be entitled to receive the initial Special Assessment dictated under the Bailey Bill Ordinance.

**Section 4.** If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section 5.** Nothing in this Ordinance hereby enacted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**Section 6.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency. This Ordinance shall take effect immediately upon its enactment.

**DONE AND ORDAINED IN COUNCIL ASSEMBLED,** this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
William T. Young, Jr.  
Mayor

ATTEST:

\_\_\_\_\_  
Adrienne Nettles  
City Clerk

First Reading: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Second Reading: \_\_\_\_\_



**Subject: Approval of Bailey Bill Project – 227 N Memorial Avenue**

Dear Mayor and Members of City Council,

The City of Walterboro Historic Preservation Commission (HPC) reviewed the attached application submitted by Scott Lockwood, owner of 227 N Memorial Avenue, on November 25, 2024. The HPC confirmed that the proposed scope of work complies with the rehabilitation standards and all criteria is met. The HPC recommends utilization of the “Bailey Bill” be approved per the City of Walterboro Code of Ordinances, Section 2-268.

The Bailey Bill is a vital tool for incentivizing historic preservation by providing tax benefits that encourage property owners to undertake significant rehabilitation efforts. The project located at 227 N Memorial Avenue exemplifies the very purpose of this program: to preserve our architectural heritage, stimulate local economic growth, and enhance the visual and cultural appeal of our community.

Staff recommends the Walterboro City Council to approve the Bailey Bill application and support this worthwhile endeavor.

Sincerely,

Ryan McLeod  
Assistant City Manager



# City of Walterboro

## Historic Preservation Commission

### BAILEY BILL HISTORIC PROPERTY REHABILITATION APPLICATION

Property Address: 227 N. MEMORIAL  
Property Owner: 227 N MEMORIAL LLC Phone Number: 671-579-2186  
Property Owner's Email Address: scott@magnoliasofwalterboro.com  
Applicant: SCOTT LOCKWOOD Phone Number: 671-579-2186  
Applicant's Mailing Address: 210 ACADEMY ROAD WALTERBORO 29488  
Applicant's Email Address: scott@magnoliasofwalterboro.com  
Estimated Project Start Date: 10-01-2024 Estimated Completion Date: 09-30-2025  
Fair Market Value of Property: \$ 70,000 (Please attach appraisal or other proof of value)  
Estimated Project Cost \$ 350,000 (Must meet or exceed 50% of the fair market value)

#### Historic Designation Status

The property must have been granted a "historic designation by the Walterboro City Council. Check all that apply:

- The property is listed on the National Register of Historic Places  
 The property is more than 50 years old  
 The property is located within an area that has been designated as a historic district by the City Council  
 The property's primary use is commercial

#### Attachments

The following information must be submitted along with a completed application:

- An original signed and completed application  
 Plan detailing the proposed Historic Rehabilitation including the following: the areas of the structure or property that are to be rehabilitated; the scope of work to be done; and detailed information on the materials and techniques to be used to comply with the Rehabilitation Standards of the City.

Applicant's Signature: [Signature] Date: 07-17-2024

Owner's Signature (if not Applicant): \_\_\_\_\_

Co-Owner's Signature (if not Applicant): \_\_\_\_\_

The above signatures certify that the information in this application is accurate and complete, that the City may copy any drawings and materials necessary for review, and that pursuant to S.C. Code Ann. Section 6-29-1145 this property is not subject to a recorded covenant that is contrary to, conflicts with, or prohibits this activity.

#### FOR STAFF USE

Application #: 88-2024-1 Tax Map #: 163-11-00-132 Zoning District: CBD

The work as described in this application and attachments appears to meet the Rehabilitation Standards and would likely receive final approval if completed as described.

The work as described in this application and attachments would meet the Rehabilitation Standards if the Special Conditions on the attached sheet are met.

The work as described in this application and attachments does not appear to meet the Rehabilitation Standards and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

Authorized Signature: [Signature] Date: 11/25/2024

## DESCRIPTION OF PROPOSED WORK

Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.

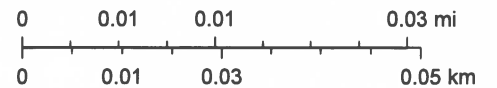
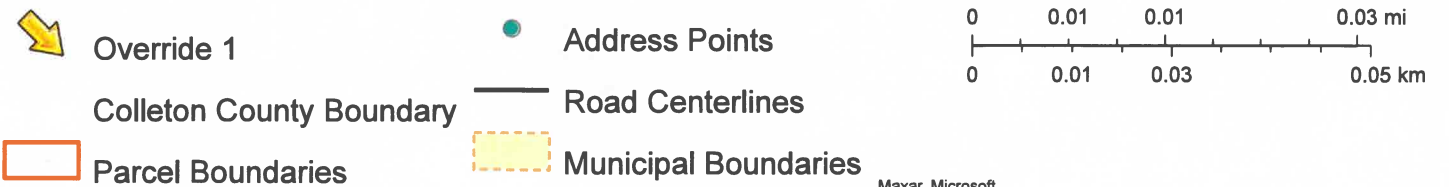
<p>Architectural feature_ Approximate date of feature            _____ Describe feature and its condition</p> <p style="font-size: 1.2em;">ADDITION OF FRONT PORCH</p> <p>Photograph No. <u>1</u> Drawing No. <u>A4</u></p>	<p>Describe work and impact on feature</p> <p style="font-size: 1.2em;">BE A FOCAL POINT FOR THE BUILDING AND THE STREET SCAPE</p>
<p>Architectural feature_ Approximate date of feature            _____ Describe feature and its condition</p> <p style="font-size: 1.2em;">CHANGE VINYL REPLACEMENT WINDOWS</p> <p>Photograph No. <u>2</u> Drawing No. <u>A5</u></p>	<p>Describe work and impact on feature</p> <p style="font-size: 1.2em;">HISTORICALLY CORRECT WINDOWS AS FOUND UNDER VINYL SIDING WHEN REMOVED</p>
<p>Architectural feature_ Approximate date of feature            _____ Describe feature and its condition</p> <p style="font-size: 1.2em;">REUSE OF CYPRESS SIDING ON FACADE AND SIDE OF BUILDING</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p style="font-size: 1.2em;">ORIGINAL SIDING WILL BE REMOVED AND REUSED ON ALL STREET FACING FACADES.</p>
<p>Architectural feature_ Approximate date of feature            _____ Describe feature and its condition</p>   <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p>   

# 227 North Memorial Avenue



1/3/2025, 2:57:24 PM

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Maxar, Microsoft

**From:** Clarence Wiggins <[clarencew@lowcountry.com](mailto:clarencew@lowcountry.com)>  
**Date:** December 30, 2024 at 7:06:21 AM EST  
**To:** byoung <[byoung@walterborosc.org](mailto:byoung@walterborosc.org)>  
**Cc:** [wmarvin@walterborosc.org](mailto:wmarvin@walterborosc.org), anettles <[anettles@walterborosc.org](mailto:anettles@walterborosc.org)>  
**Subject: Closure of North Walter Street**

Good morning, Mayor Young,

The NAACP is requesting the closure of North Walter Street section between Hampton Street and Washington Street as it was this year in January. Our annual Martin Luther King, Jr. Celebration on the courthouse grounds is scheduled for Saturday, January 18, 2025, from 9:00 a.m. to 1:00 p.m. If I need to attend the January 2025 monthly meeting, I can.

Please let me know what I need to do. I can be reached at 843-893-8982 or via email [clarencew@lowcountry.com](mailto:clarencew@lowcountry.com). Thanks in advance for your assistance with this very important celebration.

Best Regards,  
Clarence Wiggins, MLK Celebration Logistics Coordinator