



**WALTERBORO CITY COUNCIL  
REGULAR MEETING  
FEBRUARY 4, 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 # 2025-01**, AN ORDINANCE APPROVING AN APPLICATION FOR PRELIMINARY CERTIFICATION FOR HISTORIC REHABILITATION; AND OTHER MATTERS RELATED THERETO (Second and Final Reading).
2. CDBG Needs Assessment Hearing – Michelle Knight, Lowcountry Council of Governments.

**IV. Presentations:**

1. Barrett Ulm – Neighborhood Concerns.
2. Patricia Utsey, Main Street Manager/Tourism Director – Main Street Walterboro 2024 Report.

**V. Approval of Minutes:**

1. October 1, 2024 Amended Minutes.

**VI. Old Business:**

1. **Ordinance # 2025-01**, AN ORDINANCE APPROVING AN APPLICATION FOR PRELIMINARY CERTIFICATION FOR HISTORIC REHABILITATION; AND OTHER MATTERS RELATED THERETO (Second and Final Reading).

**VII. New Business:**

1. 2025 First Thursday Request (Letter Attached).

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

**IX. Executive Session:**

1. Receipt of Legal Advice – Development of Security Personnel/Devices.
2. Personnel Matter – Compensation.
3. Potential Acquisition of Property.
4. Contractual Matters:
  - a. Walterboro Welcome Center.
  - b. Building Inspections.

**X. Open Session:**

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

**XI. Adjournment**

**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: \_\_\_\_\_

Walterboro City Council

Regular Meeting

City Hall

October 1, 2024

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

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.

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



## Jeffrey Molinari

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**From:** Colleton Coffee <barista@colletoncoffee.com>  
**Sent:** Friday, January 10, 2025 1:13 PM  
**To:** Adrienne Nettles; Jeffrey Molinari; Ryan McLeod  
**Subject:** First Thursday Update and Request

**CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!**

Hello!

This is Jessy from Twig and Colleton Coffee! I have recently begun stepping in to help more with First Thursday details and planning and will be the new point of contact to help with inquiries. The downtown shop owners held a meeting the other day to review First Thursday and to plan for 2025.

We will be making a slight shift in 2025, taking what we have learned so far and (hopefully!) working smarter not harder. As a group, we agreed that the goal of First Thursday is to bring both people and business (shoppers) downtown.

Since not every First Thursday is a great turnout, we ran numbers to see which months have been our most successful. We also cross referenced traffic data from the city (thank you to Ryan for providing!).

The plan for 2025 is to have four larger First Thursday events complete with closing the street, inviting vendors, food trucks, performers, etc, much like we have been doing. (These larger event months are \*starred\* below.)

For the remaining months, we will have shops open and have a first Thursday event, but will focus more on inviting folks to "Shop After Hours". For these smaller events, we will leave the street open, encouraging more people to come downtown. We will not be inviting vendors, performers, or food trucks at this time.

Below is the schedule:

- Jan 2, skip
- Feb 6
- Mar 6
- \*Apr 3, Easter\*
- May 1
- Jun 5
- Jul, possibly skip or just open late
- Aug 7
- \*Sep 4, School / Sports\*
- \*Oct 2, Fall festival / Halloween\*
- Nov 6
- \*Dec 4, Christmas\*

Would the city block off the street and provide additional trash cans for the starred months above (Apr, Sep, Oct, Dec)? In addition, as we have done in the past, would the city set up the highway sign each month prior to First Thursday to announce the upcoming event? We will be happy to request it each month if the reminder is helpful – just let us know!

One other request – would the city be willing to help by printing fliers? We will handle design and provide the file in a timely manner. This would be a huge boost and help us to spread the word to bring more people downtown!

Feel free to reach out, most of y'all have my number or can find me at Colleton Coffee. Thank you for your support and help! Here's to an incredible 2025!

All the Best,

Jessy.

843-599-9733