

**WALTERBORO CITY COUNCIL
BUDGET COMMITTEE WORK SESSION/SPECIAL CALLED MEETING**

Walterboro City Council will hold a Budget Committee Work Session to review the FY 2025-2026 budget on Tuesday, April 22nd at 4:30 PM in Council Chambers at City Hall (Agenda Attached). Immediately following the Budget Work Session at 5:30 PM, City Council will hold a Special Called Meeting (Agenda Attached).

This notice was posted at City Hall and sent to the *Press and Standard* at least 24 hours prior to the meeting.



**WALTERBORO CITY COUNCIL
BUDGET COMMITTEE WORK SESSION
APRIL 22, 2025
CITY HALL
4:30 P.M.**

AGENDA

I. Call to order:

II. Budget Committee Work Session:

1. Fiscal Year 2025-2026 Budget.

III. Adjournment:



**WALTERBORO CITY COUNCIL
SPECIAL CALLED MEETING
APRIL 22, 2025
CITY HALL
5:30 PM**

AGENDA

I. Call to order:

II. New Business:

1. **Ordinance # 2025-05**, AN ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA IMPOSING A MORATORIUM ON THE CONSIDERATION OF SPECIAL EXCEPTIONS AND THE ISSUANCE OF OTHER LAND USE OR DEVELOPMENT APPROVALS FOR MULTI-FAMILY DEVELOPMENTS (Introduction and First Reading).

III. Adjournment:

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA IMPOSING A MORATORIUM ON THE CONSIDERATION OF SPECIAL EXCEPTIONS AND THE ISSUANCE OF OTHER LAND USE OR DEVELOPMENT APPROVALS FOR MULTI-FAMILY DEVELOPMENTS.

NOW THEREFORE, be it ordained by the City Council of the City of Walterboro (the “*City Council*”), the governing body of the City of Walterboro, South Carolina (the “*City*”), as follows:

Section 1 Findings. The City Council hereby makes the following findings of fact in connection with the enactment of this ordinance (this “*Ordinance*”):

(a) The City Council is empowered pursuant to Section 5-7-30 of the Code of Laws of South Carolina 1976, as amended, to enact such regulations as are necessary for the security, general welfare, and convenience, of the City or for preserving health, peace, order, and good government within the City. The City Council is additionally empowered pursuant to Title 6, Chapter 29, Article 5 of the Code of Laws of South Carolina 1976, as amended (the “*Act*”), to regulate land use within the City. Pursuant to the Act, the City Council has enacted the City of Walterboro Unified Development Code (the “*UDO*”) which regulates development and land use within the City.

(b) Pursuant to Section 2.4.2 of the UDO, “*Multi-Family Dwellings*” (as defined in Appendix A, Section A.4 of the UDO) are allowed in certain zoning districts within the City as a special exception with certain conditions for development. The City Council has determined that it is appropriate to review the areas within the City where Multi-Family Dwellings are allowed and the conditions under which they may be developed, and to further consider amendments to the provisions of the UDO concerning Multi-Family Dwellings if necessary and prudent to preserve and promote the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the City and its citizens.

(c) To give the City Council, the City of Walterboro Planning Commission (the “*Planning Commission*”), and the City’s staff adequate time to conduct such a review and consider appropriate amendments to the UDO, the City Council has determined that it is appropriate to implement a temporary moratorium on approvals for Multi-Family Dwellings within the City, as set forth in greater detail in Section 2 of this Ordinance.

Section 2 Moratorium on Multi-Family Developments. By and through the enactment of this Ordinance, the City Council hereby imposes a moratorium (as described hereby, the “*Moratorium*”) on the consideration of special exceptions and the issuance of certificates of zoning compliance, building permits, development plan approvals, and other similar land use, development, and construction approvals under the UDO or other City ordinances for a period of six months from the date of the enactment of this Ordinance.

Section 3 Recommendations Regarding Multi-Family Dwelling Regulations.

During the pendency of the moratorium enacted hereby, City staff and the Planning Commission are hereby directed to study the areas of the City where Multi-Family Dwellings may be located and the additional conditions under which they may be developed. The Planning Commission and City staff are further directed to prepare and recommend appropriate amendments and additional regulations to the UDO concerning Multi-Family Dwellings as may be necessary to preserve and promote the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the City and its citizens.

Section 4 Pending Ordinance Doctrine. For the sake of clarity and the avoidance of any doubt, the City Council has determined that that this Ordinance, the Moratorium imposed hereby, and its decision to consider amendments to the UDO concerning Multi-Family Dwellings shall be subject to the “pending ordinance doctrine,” which shall be effective upon the first reading of this Ordinance and the publication of a notice of public hearing in connection herewith.

Section 5 Vested Rights. The City Council is informed that there are no proposed developments or projects containing Multi-Family Dwellings, whether as a single-phase development or a phase of a multi-phase development, that have progressed beyond the vesting point for the establishment of vested rights pursuant to Section 1.6(A) of the UDO. The City staff, the Planning Commission, and the City’s Board of Zoning Appeals are hereby directed to hold in abeyance any applications for special exceptions, development plan approvals, or other land use approvals for developments containing Multi-Family Dwellings that have been received and not yet considered by the appropriate approving-body during the pendency of the Moratorium imposed hereby.

Section 6 Moratorium Extension. The City Council hereby finds and determines that the Moratorium imposed hereby may be extended by resolution of the City Council.

Section 7 Severability. If any one or more of the provisions of this Ordinance should be contrary to law, then such provision shall be deemed severable from the remaining provisions and shall in no way affect the validity of the other provisions of this Ordinance.

Section 8 Repealer. Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired or liability incurred, or any cause 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, except as expressly set forth herein and as may be permitted under South Carolina law.

Section 9 Inconsistency. All ordinances, resolutions or parts of any ordinances or resolutions inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency.

Section 10 Effect. This Ordinance shall be enacted upon second reading by the City Council.

DONE AND ENACTED IN CITY COUNCIL DULY ASSEMBLED, this 6th day of
May 2025.

**CITY OF WALTERBORO, SOUTH
CAROLINA**

[SEAL]

William T. Young Jr., Mayor

ATTEST:

Adrienne M. Nettles, City Clerk

First Reading: April 22, 2025
Public Hearing: May 6, 2025
Second Reading: May 6, 2025