

Sponsor(s)	:	County Council	1, Martha Thompson, Clerk to Council,
First Reading	:	February 9, 2026	that this Ordinance was advertised for
Committee Referral	:		Public Hearing on <u>3/5/26</u>
Committee Consideration Date	:		
Committee Recommendation	:		
Second Reading	:	March 2, 2026	
Public Hearing	:		
Third Reading	:		
Effective Date	:		

26-O- 02

AN ORDINANCE AUTHORIZING THE TRANSFER OF COLLETON COUNTY'S INTEREST IN A PORTION OF REAL PROPERTY IDENTIFIED AS TMS #132-00-00-028

WHEREAS, Colleton County, South Carolina (the "County"), holds an ownership interest in certain real property identified as Tax Map Number 132-00-00-028 (the "Property"); and

WHEREAS, the Property is located partially within the corporate limits of the City of Walterboro and partially within unincorporated Colleton County; and

WHEREAS, a portion of the Property is no longer required for County or Airport purposes; and

WHEREAS, the Colleton County Airport Commission, at its meeting held on December 11, 2025, voted to recommend that the County convey its interest in a portion of the Property to the City of Walterboro; and

WHEREAS, Colleton County Council has determined that transferring the County's interest in the described portion of the Property serves a valid public purpose to wit: the securing of a grant to make improvements to an existing municipal water tower; and is in the best interest of the citizens of Colleton County; and

WHEREAS, the portion of the Property to be conveyed is more fully described in **Exhibit A**, attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED by the Colleton County Council, duly assembled:

Section 1. Transfer of Interest

County Council hereby authorizes the Transfer of Colleton County's interest in a portion of real property identified as TMS #132-00-00-028, as more particularly described in Exhibit A attached hereto to the City of Walterboro.

Section 2. Conveyance Authorized

The County is authorized to convey its interest in the above-described property to the City of Walterboro, South Carolina, by quitclaim deed or other appropriate instrument as approved by the County Attorney.

Section 3. Consideration and Public Purpose

County Council finds that the conveyance of this property interest between governmental entities serves a valid public purpose. The transfer shall be made for good and valuable consideration, the sufficiency of which is acknowledged, or as otherwise approved by the County Attorney consistent with applicable law.

Section 4. Authorization to Execute Documents

The County Administrator (or Chairman of County Council) is hereby authorized and directed to execute any and all documents necessary to effectuate the intent of this Ordinance. The County Attorney is authorized to prepare and/or approve all conveyance documents and related instruments.

Section 5. Recording

The appropriate County officials are authorized to record all documents necessary to complete the conveyance authorized herein.

Section 6. Severability

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

Section 7. Effective Date

This Ordinance shall become effective upon third reading and approval by Colleton County Council.

ENACTED AND APPROVED by Colleton County Council on this 6 day of April, 2026.

ATTEST:

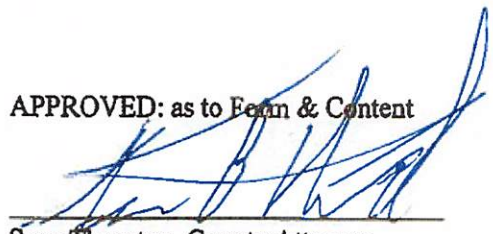
SIGNED:


Martha B. Thompson
Clerk to Council


Scott Biering
Chairman



APPROVED: as to Form & Content



Sean Thornton, County Attorney

COUNCIL VOTE:

Favor: 5

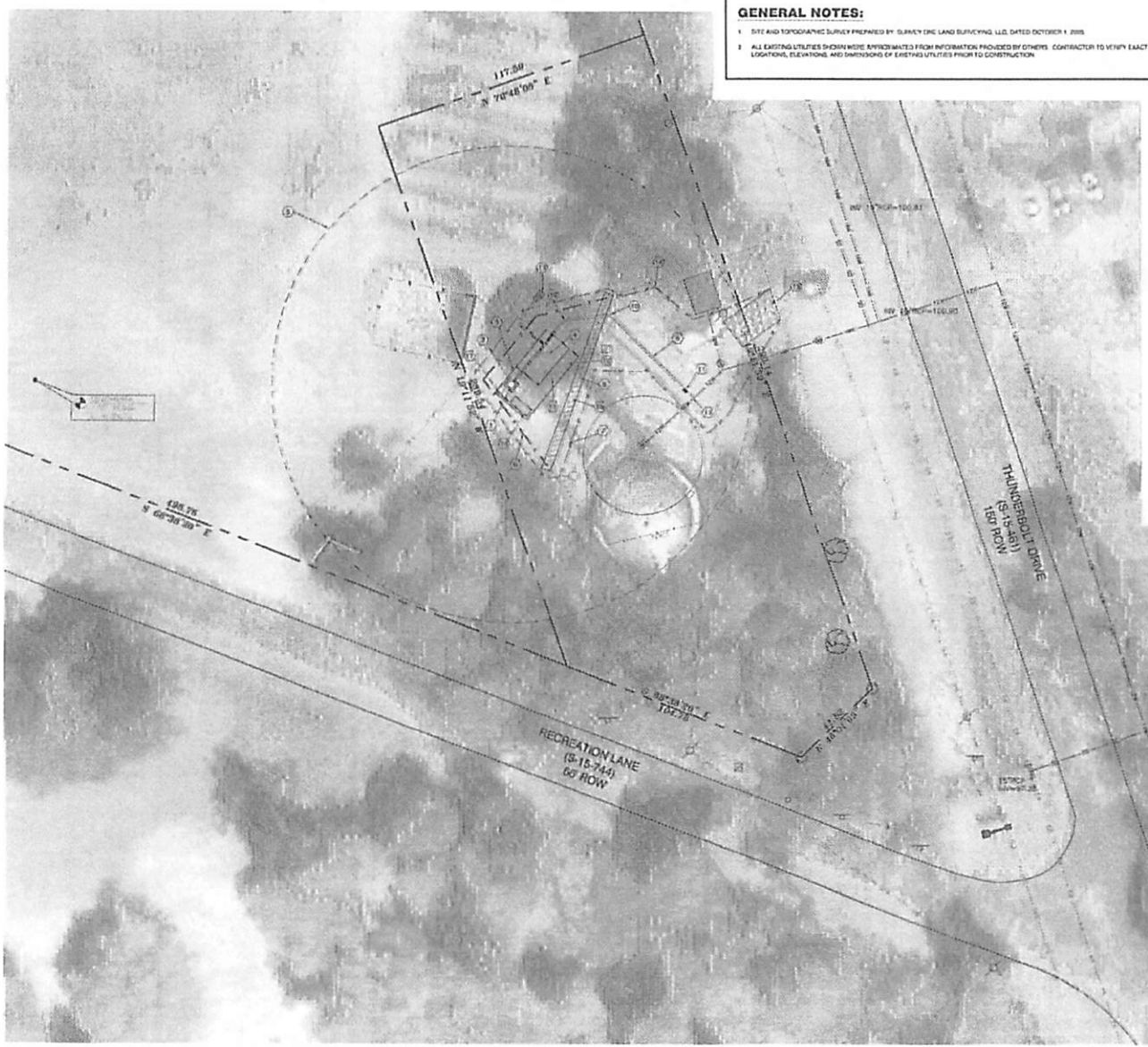
Against: 0

Absent: 0

EXHIBIT A

Legal Description of Property Portion

1. The information on this drawing was prepared by the engineer or other qualified person who is a duly licensed professional engineer in the State of South Carolina. The engineer or other qualified person is not responsible for the accuracy of the information provided by others. CONTRACTOR TO VERIFY EXACT LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.



GENERAL NOTES:





1. SITE AND TOPOGRAPHIC SURVEY PREPARED BY GARDY ONE LAND SURVEYING, LLC, DATED OCTOBER 1, 2018.
2. ALL EXISTING UTILITIES SHOWN WERE APPROXIMATED FROM INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO VERIFY EXACT LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

GENERAL NOTES:

1. EXTERIOR PIPING FITTINGS, VALVES, AND PIPE SUPPORTS ABOVE GRADE SHALL BE PAINTED AS FOLLOWS:
 THINCO OR EQUAL
 PRIME COAT: EPOXY-BASED 100% SOLIDS EPOXY PRIMER: 2.0 MILS DRY (240°F/120°C)
 SECOND COAT: EPOXY-BASED 100% SOLIDS EPOXY: 4.0 - 6.0 MILS DRY
 THIRD COAT: EPOXY-BASED 100% SOLIDS EPOXY: 4.0 - 6.0 MILS DRY
 *MINIMUM 100 MILS DRY
2. SUBURGED PIPING, FITTINGS, VALVES, AND PIPE SUPPORTS SHALL BE PAINTED AS FOLLOWS:
 THINCO OR EQUAL
 PRIME COAT: EPOXY-BASED 100% SOLIDS EPOXY PRIMER: 2.0 MILS DRY (240°F/120°C)
 SECOND COAT: EPOXY-BASED 100% SOLIDS EPOXY: 4.0 - 6.0 MILS DRY
 THIRD COAT: EPOXY-BASED 100% SOLIDS EPOXY: 4.0 - 6.0 MILS DRY
 *MINIMUM 100 MILS DRY
3. PIPE SUPPORTS SHALL BE EATON 8 LINE SYSTEMS OR EQUAL AND SHALL CONSIST OF BULK STAINLESS STEEL BRIMS WITH MOULDED BUNGLE STABLE PIPE SADDLES COMPLETE WITH ANCHOR BOLTS AND RELATED ACCESSORIES. PROVIDE TWO (2) FOR EACH PUMPING STATION.

SITE IMPROVEMENTS KEY NOTES:

1. NEW WELL SEE SHEET C018 FOR DETAIL.
2. NEW CONCRETE WELL PEDESTAL, SEE SHEET C018 FOR DETAIL.
3. NEW CONCRETE APPROX. SEE SHEET C018 FOR DETAIL.
4. NEW 30' X 12' WELL HOUSE. SEE SHEET C018 FOR DETAILS.
5. 100' POLLUTION FREE PAD.
6. NEW 12" WATER MAIN.
7. NEW 12" BLOW OFF PIPING DISCHARGED TO EXISTING CONCRETE PAD.
8. CONTRACTOR TO REMOVE 4' TO 12' OF EXISTING CHAIN LINK FENCING.
9. CONTRACTOR TO ADD 4' TO 12' OF NEW CHAIN LINK FENCING AS SHOWN. SEE DETAIL.
10. NEW 12" 40' RAIN BEND.
11. NEW 12" GATE VALVE. WISGAL SEE DETAIL.
12. NEW 12" X 12" RAIN TIE.
13. 12' OF 8" RAIN SPHONUM ALUMINUM STEEL DRAINAGE TO BE IF.
14. INSTALL 30' LT 6' FT FENCE. SEE DETAIL.
15. CONSTRUCTION ENTRANCE. SEE DETAIL.
16. NEW 100 KW GENERATOR ON CONCRETE PAD. SEE DETAIL.
17. NEW ELECTRICAL PANEL. SEE DETAIL.
18. NEW 6" PAVE CONCRETE DRIVEWAY. SEE DETAIL.

DATE REVISION NO. DESCRIPTION	DESIGNED BY DRAWN BY CHECKED BY APPROVED BY	 HYBRID CIVIL & MECHANICAL ENGINEERS 1400 IRVING DRIVE COLUMBIA, SOUTH CAROLINA 29210 P: 803-737-8472 F: 803-737-8473 hybrideng.com	<p style="text-align: center;">2025 WATER SUPPLY IMPROVEMENTS FOR</p> <p style="text-align: center;">CITY OF WALTERBORO COLLETON COUNTY, SOUTH CAROLINA</p>
<p>THUNDERBOLT DRIVE WELL PROPOSED SITE PLAN</p>			
		 	
PROJECT # P2025-19 DATE: NOVEMBER 2025 SHEET		C201	

CC COPY

WALTERBORO-COLLETON COUNTY AIRPORT COMMISSION

RESOLUTION No. 26-01

TO APPROVE THE CONVEYANCE OF COLLETON COUNTY'S ½ UNDIVIDED INTEREST IN AND TO A CERTAIN PARCEL OF LAND AT THE RECREATION CENTER IN THE INDUSTRIAL AREA TO THE CITY OF WALTERBORO

WHEREAS, the fee-simple title in and to the subject real estate is now jointly owned and held and vested in the names of the City of Walterboro f/k/a the Town of Walterboro (A South Carolina Municipal Corporation) and the County of Colleton (A body politic and a corporate and political subdivision of the State of South Carolina) and currently sits on the Colleton County Recreation Center property; and

WHEREAS, the Walterboro-Colleton County Airport Commission has determined that the real estate as more fully set forth herein and depicted in the attached Exhibit A is surplus to the needs for the purposes of operation of the Lowcountry Regional Airport, subject to certain reservations and restrictions and equitable restrictions and covenants and conditions and reserved easements and affirmative obligations, all as set forth in the attached Exhibit B hereto, which shall be reserved expressly in the Deed of conveyance; and

WHEREAS, the City of Walterboro maintains a municipal water tower on the subject parcel of land and has requested Colleton County convey its undivided ½ interest in the subject parcel of land to the City so that it may procure funding and construct necessary improvements; and

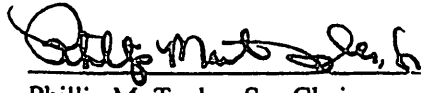
WHEREAS, the Walterboro-Colleton County Airport Commission has agreed with the recommendation and request of the City of Walterboro that the subject parcel of land should now be conveyed to the City for the stated purposes subject to certain reservations and restrictions and equitable restrictions and covenants and conditions and reserved easements and affirmative obligations to be stated and set forth and specified in the Deed of conveyance and

WHEREAS, the Walterboro-Colleton County Airport Commission, at its regular meeting held on December 11, 2025, after proper motion and second, voted unanimously to not object to the execution of a conveyance to the City of Walterboro by Colleton County of its ½ interest in and to the area near the water tower as presented on a drawing submitted by the City as needed by the City for their project and authorized the execution by the chairman of a written resolution stating the same to be presented to the City and County.

NOW THEREFORE, BE IT RESOLVED, that the recitals set forth above are fully incorporated into this resolution as if re-written verbatim and the Walterboro-Colleton County Airport Commission hereby approves and does not object to Colleton County's undivided ½ interest in the subject parcel of land set forth in the attached Exhibit A being conveyed to the City of Walterboro for the stated purposes subject to certain reservations and restrictions and equitable restrictions and covenants and conditions and reserved easements and affirmative obligations set forth in Exhibit B hereto.


Executed this 21 day of January, 2026.

By: Walterboro-Colleton County
Airport Commission



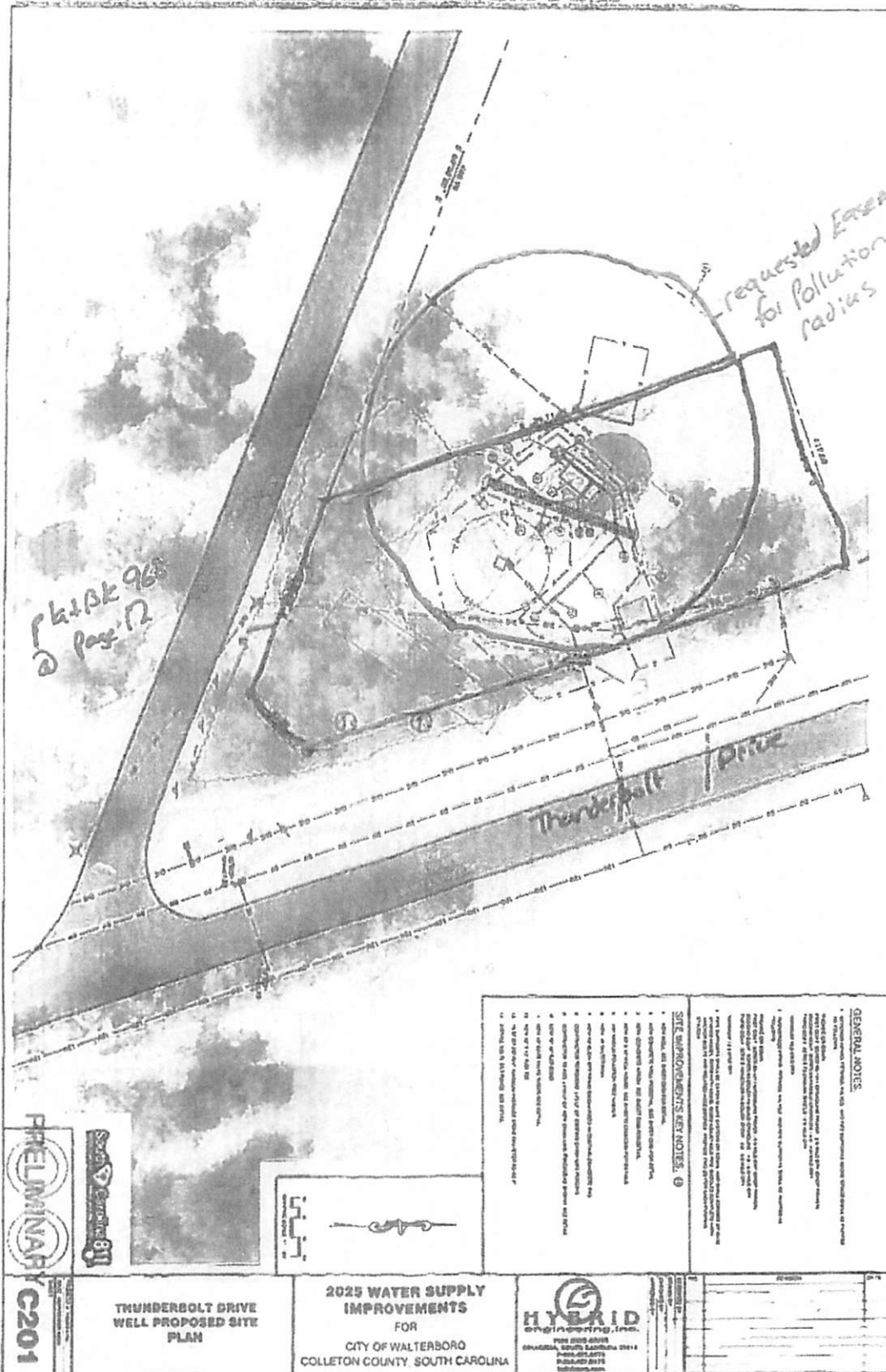
Phillip M. Taylor, Sr., Chairman

ATTEST:



Bert Duffie, Sec./Treas.

COPY



COPY

EXHIBIT B

RESERVATIONS, RESTRICTIONS, EQUITABLE RESTRICTIONS, COVENANTS, CONDITIONS, RESERVED EASEMENTS AND AFFIRMATIVE OBLIGATIONS IMPOSED IN CONNECTION WITH THE CONVEYANCE OF CERTAIN REAL ESTATE LOCATED IN THE COLLETON COUNTY INDUSTRIAL AREA AT THE RECREATION CENTER PROPERTY

The Grantors make the following reservations and impose the following restrictions, equitable restrictions, covenants, conditions, reserved easements, and affirmative obligations on the conveyed premises, and these reservations, easements, restrictions, equitable restrictions, covenants and affirmative obligations shall run with the land and be binding upon the Grantee and its successors and assigns and shall be enforceable by the Grantors herein, their successors and assigns.

1. Grantors reserve unto itself, its successors and assigns, for its benefit and the benefit of the public a right-of-flight for the passage of aircraft in the airspace above the surface of the real estate conveyed by this deed, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for the navigation of, or flight in said airspace, and further reserve use of said airspace for landing on, taking off from, and operation of the Lowcountry Regional Airport.

2. No structure or object, whether natural or manmade, may be placed upon or allowed to remain upon the conveyed premises of a height exceeding one hundred thirty-eight (138) feet above mean sea level (Note: Lowcountry Regional Airport is ninety-six (96) feet above mean sea level). Buildings shall not exceed forty-two (42) feet in height above ground level.

3. All structures, objects of natural growth and other obstructions now or in the future located on the conveyed premises shall comply with the height restrictions in Federal Aviation Regulations, Part 77, and local zoning ordinances, as the same may be amended from time to time.

4. No use may be made of or permitted on the conveyed premises that would interfere with landing or taking off of aircraft at the Lowcountry Regional Airport, or otherwise constitute an airport hazard to aviation taking place in the airspace above the conveyed premises.

These reservations, restrictions, equitable restrictions, covenants, conditions, reserved easements and affirmative obligations shall run with the land and be binding upon Grantee and Grantee's successors in interest in the conveyed premises. Grantee expressly agrees on behalf of Grantee and Grantee's heirs, successors and assigns to prevent any use of the conveyed premises that would violate or fail fully to comply with any of the uses of the restrictions, equitable restrictions, covenants, conditions, reserved easements and affirmative obligations set out herein.

A rectangular stamp with the word "COPY" in a bold, sans-serif font. The letter "C" is enclosed in a small square box.