

PLANNING COMMISSIONERS MEETING

PUBLIC HEARING

Comprehensive Plan

February 22, 2010

7:00 PM

SCPA Building

Chairman William Krucke called the Planning Commission Meeting to order. Commissioners who were in attendance were the following: Chairman William Krucke, Robert Clark, Terri Epting and Ed Amerman. Taking the minutes was Gail Seabrook. The meeting was opened with a prayer led by Councilman Buster Herrington and the Pledge of Allegiance.

Purpose of Meeting was to allow the public to present their comments of the Comprehensive Plan and to present the final draft to the Council for their review and recommendations. Chairman Krucke asked if the public had any comments. With no input from the public Mr. Krucke asked for a motion to present the final draft to Council of Meggett for their review and recommendation. Ed Amerman made the motion and was second by Robert Clark. All voted in favor. With no further comments, a motion was made by Ed Amerman to adjourn the meeting. The motion was second by Robert Clark and all voted in favor.

Submitted by: Gail Seabrook

Town Council Meeting

Meggett SCPA Building

4776 Highway 165

February 22, 2010

(Item 1) ROLL CALL AND MEDITATION

Meeting was called to order by Mayor Pro-tem Buster Herrington. The following were present: Tommy Butler, Keith McCarty and Tom Hutto. Also present was Attorney, Andy Gowder, and Zoning and Planning Administrator, Gail Seabrook.

(Item 2) APPROVAL OF MINUTES FROM JANUARY MEETING

A motion was made by Keith McCarty to accept the minutes from the January as written. The motion was seconded by Tom Hutto and all voted in favor.

(Item 3) ORDINANCE 2010-2 (2nd reading Zoning and Land Development)

Tom Hutto briefly explained to the residents what the ordinance was about and Councilman Keith McCarty made a motion to waive the reading of the ordinance. Tom Hutto seconded the motion and all voted in favor. Then Mr. McCarty made the motion to accept the ordinance 2010-2. Mr. Hutto seconded the motion and all voted in favor.

(Item 4) TERMS OF APPOINTMENT OF PLANNING COMMISSIONERS

Attorney Gowder told that the ordinance basically set the terms and time limit for the planning commissioners. Some members would have a 3 year term while others would have a 2 year term. This would coincide with the election of Council members and the appointment would be at the council's discretion. Mr. Hutto inquired about the month this would be held. Attorney Gowder said it would be up to council to decide. Keith McCarty said we could therefore appoint the commissioners in the month after the election for Council members and still be in compliance with the ordinance. Attorney Gowder acknowledged that this was correct. A motion was made by Tom Hutto to also waive the reading of the ordinance 2010-3. Keith McCarty seconded the motion and all voted in favor. Then the motion was made to adopt the Ordinance 2010-3 by Keith McCarty and Tom Hutto seconded the motion. All voted in favor.

(Item 5) VERIZON UPDATE

The transition to Frontier has still not been approved yet by the FTC. The individual that we were talking with has retired so we have lost our contact and now Verizon is not even returning calls. Matt said that the noise problem that he reported cleared up last month has returned since the snow storm we had. Also there is an increase problem with drop calls. He reported the problem to Verizon. Gail Seabrook said that on her home phone and in the office they were experiencing problems with drop calls since the snow as well. Others also expressed that they were also experiencing the same problems. Matt said he would continue to put pressure on Verizon to resolve the problems. Mr. Herrington said to Mr. Zender that we all appreciated his efforts with Verizon.

(Item 6) OLD BUSINESS

a. Playground Ground Cover

Tom Hutto said he had contacted someone about the ground cover and he was to get back with him and provide information on synthetic mulch. He had not heard back from him but would check on the information. Gail Seabrook said we had used the wood mulch and it did not hold up. She said maybe we could look at other products that are used on playgrounds and get information on those products as well. Tom said that this individual has been working with parks and playgrounds for a long time and it came at his recommendation. He would however check to see if he had any information on other products. One of the council members said to be sure and ask if the mulch floats for one of the problems we are having is that the mulch is washing away.

b. Audit

Gail Seabrook said the person had called her Friday and said he thought the council meeting was next Monday and he said he would have it ready by this coming Friday. However, Ellie said she had called as well as e-mailed him and he was quite aware that the meeting was tonight. Tommy Butler asked if he would attend the next meeting. Reply: Yes he will come. Tom Hutto asked if he could provide Council with a copy before the meeting date so they could review before the meeting.

(Item 7) NEW BUSINESS

a. Webpage

Buster Herrington said he had done some work on this and some of the companies he had submitted information to were BlueLine, Studio 7 Designs and Web Source. They should have some quotes of fees back by the end of this week.

b. Property on 165 and 162 (In Hollywood or Meggett)

Attorney Andy Gowder said he was looking into it. There has been some question as to whether the property is part of Meggett or Hollywood. We have requested that the Secretary of State send the corporation documents for both towns. We have received the information for Hollywood and should get Meggett's in the next couple of weeks. Once we have the documents we can then cross reference the information and let council know what was found.

c. Annexations

Tom Hutto briefly went over with the resident what was discussed at our workshop on annexations that was held a couple of weeks before our council meeting. We talked about what plans and long term goals we wanted for the town. We have had repeated request for the annexation of the property located at Highway 174 and Little Britton Road known as the Walnut Hill Tract. Tom brought up that Councilman Tommy Butler had mentioned why should we annex to be active rather than proactive. The thought was that maybe we should introduce a new zoning classification that would bring new property into the town at the zoning that it is designated with Charleston County. Looking at the boundaries of Meggett most of the annexations would be focused in the area of Little Britton road and down Highway 174 to the Dahoo Bridge. If we brought the new zoning into affect, then those who wanted to annex would not just want to come in for a reduce zoning code. Second point of discussion was boundaries for Meggett long term. We may look at possibly extending the boundaries in the future to the Dahoo Bridge. This would provide a natural boundary for the Town and perhaps protect the citizens from being surrounded by Hollywood. The other topic was getting the web page up and running and then soliciting those that are in the donut holes of the existing annexed areas and see if they would like to come into the Town. The fourth thing we talked about was how can we transfer a parcel from one town to another. There are a few parcels that the location may be better suited to be in Hollywood and we have a few parcels that geographically would be suited better to be in Meggett. One parcel being the area earlier referenced located in the Hollywood area at the intersection of 162 and 165 provided this is found out to actually be part of the Town of Meggett. Andy Gowder informed council that to transfer a property, it is very difficult and involved and certain stipulations need to be addressed. Councils from each town would have to be in agreement as well. Also, you would want the property owners as well to be in agreement of the transfer. Mr. Hutto asked if it would require a public vote. That would occur only when the towns are not in agreement or when a deannexation

is requested. Mr. Hutto clarifying said so when a trade of properties is in agreement with both towns a public vote is not required. Attorney Gowder said that is correct. It was stated that should the information of the parcels at the intersection of 162 and 165 should be in the Town of Meggett, then that could prove to be a great bargaining tool for Meggett. Attorney Gowder said he had come across very interesting information when starting the search of the annexations of property for Meggett and would like to share the information with the Town. They had received from the Secretary of State a copy of the Charter of the Town of Meggett dated 1904 which petition for incorporation and it described the corporate limits of the town being 1 square mile with 300 inhabitants and listed the boundaries as on the south by Meggett Creek, on the west by Yongs Island Road, on the North by Will Town Road and on the east by Meggett Creek. Attorney Gowder said this was a starting point and we we go from there.

(Item 8) MISCELLANEOUS REPORTS

Tripp Wingard, the auditor was to present the draft to council at this meeting but was unable to meet that deadline and should have the information complete by the end of this week. He thought the meeting was scheduled for the following Monday.

Computer techs came by our office to look at the computers and see what could be done to speed up the computers. Even with the changes they made they are still slow. He will bring some information on cost for new computers this week. He will also set up one of our old computer for residents to use when they come in.

Ray Larkin asked could the Exchange Club could begin using the SCPA Building the first Monday of each month beginning in March. He inquired about a contract and I told him that Mayor Coffin and Buster Herring would be handling this. The meeting rates designated by Council were \$50 from 8AM to 12PM and \$100 for meeting that ran beyond 12:00PM.

We have purchase new door handles and locks to replace the old ones on the front of the SCPA Building. The Handle on Dr. Meyers Office is broken and can not be repaired. This should be installed this week.

Jeffrey Tweed, the plumber will be by this week to look at the problem with the pump under the SCPA building and make the necessary repairs. Presently it is wired to the lights in the elevator and so when the pump had to be turned off the lights in the elevator did not work as well.

Cencus training is scheduled every Friday at 10:00AM through March 12 in the front room of the SCPA Building. They still need workers. The Cencus Bureau will have representatives in Town Hall from March 19th – April 19th to assist residents in updating their information. The workers will be in Town Hall 15 Hours each week.

Upcoming Scheduled:

3/22	7:00PM	Council Meeting

(Item 9) PUBLIC COMMENTS

With no comments from the residents, a motion was made to go into executive session to discuss a contractual matter.
Regular meeting was adjourned.

Submitted by Town Clerk: Gail Seabrook

