



# **Town of Meggett Comprehensive Plan**

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## **Chapter 1: Introduction and Background**

### **1.1: Introduction**

The Town of Meggett Comprehensive Plan is the future vision for preservation and development in the Town of Meggett (the Town). In April of 1998, the Town of Meggett Planning Commission began the comprehensive planning process with a discussion of the requirements of the State Planning Enabling Act of 1994. Previous development plans created for Meggett in 1989 and 1992 were used as the basis for the creation of the revised plan adopted in 1999.

South Carolina State Law (§6-29-510) requires that comprehensive plans be reviewed at least once every five years and updated at least once every ten years. The Town of Meggett completed its Comprehensive Plan 5-Year Review in 2004-2005, thoroughly assessing the original Comprehensive Plan, adopted in 1999, and making necessary changes to the goals and strategies contained in the Plan.

In 2007, the South Carolina Priority Investment Act (The Act) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for inter-jurisdictional coordination. The Act requires that two new elements be included in the Comprehensive Plan, the Transportation Element and the Priority Investment Element. It also expands the Housing Element to require an analysis of local regulatory barriers to the provision of affordable housing and to utilize incentives to encourage development of affordable housing. The primary goal of The Act is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies.

In 2010, the Planning Commission conducted a ten-year update of the Comprehensive Plan, which was adopted by Town Council. Several workshops were held to review and refine the elements, goals and strategies contained in previous plans and to include the new elements required by the South Carolina Priority Investment Act. Each workshop was open to the public. The Town Council held a public hearing prior to adopting the 2010 Plan Update.

In 2014, the Planning Commission conducted a Five Year Review of the Comprehensive Plan in accordance with South Carolina State Law (§6-29-510), making necessary changes to the Plan.

In 2018-2019, the Planning Commission conducted a ten-year update of the Comprehensive Plan. A public workshop was held to review and refine the elements, goals and strategies of the Plan, and the Town Council held a public hearing prior to adopting the 2019 Plan Update.

### **1.2: Purpose and Intent**

The Town of Meggett Comprehensive Plan will guide public decision-making affecting the quality of life in the Town. The elements of the Plan articulate goals for the future regarding the location, quality and intensity of land uses, the preservation of natural and cultural resources, economic development, housing availability, and the provision of public facilities. The Plan also establishes strategies or actions to implement the Town's goals.

### **1.3: Plan Organization**

This Plan is organized based on the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Act), as amended, and contains the nine required Comprehensive Plan elements. Each element includes a purpose and intent statement, an inventory of existing conditions, a statement of needs and goals, and implementation strategies with time frames.

A goal is a statement of a desired end-state or target and sets the tone for the individual strategies for each element. A strategy is a focused, achievable action the Town or its designated agency could undertake in pursuit of a goal.

The nine Comprehensive Plan elements, along with a brief description, are listed below:

1. Land Use Element: Includes an overview of the existing land use and strategies to shape the future of the Town's landscape, regarding location, quality, and quantity of land uses.
2. Economic Development Element: Includes a description of the Town's economic environment and strategies for future employment/business development in the Town to support the population.
3. Natural Resources Element: Recognizes the diverse natural features in the Town and includes strategies to preserve and protect them.
4. Cultural Resources Element: Recognizes the rich history and culture of the Town and includes strategies to preserve and protect the Town's historical and cultural assets.
5. Population Element: Includes an inventory of population and demographic data to establish existing conditions and strategies to monitor the needs of future populations.
6. Housing Element: Includes an assessment of the housing conditions and needs in the Town and strategies to ensure adequate and affordable housing availability.
7. Transportation Element: Describes the existing transportation system in the Town and includes strategies to coordinate with area transportation agencies.
8. Community Facilities Element: Inventories existing facilities serving the Town's population and includes strategies to coordinate with service providers to ensure continued quality service provision in the future.

9. Priority Investment Element: Prioritizes the investment of Town resources into the various strategies of the Plan and includes strategies to continue coordination with adjacent jurisdictions and service providers.

## **Chapter 2: Goals**

### **2.1: Goal Statements**

The following statements have been carefully crafted to establish specific goals for the various elements of the Plan. These goals are reiterated later in the Plan as part of the policies and capstones for each element.

1.     Land Use Element Goal  
Encourage the orderly and environmentally sound development of the land with special consideration to maintaining the small town, rural character of the area.
  
2.     Economic Development Element Goal  
Preserve the rural character of the area by limiting commercial activities to designated areas and retaining large tracts of existing agricultural land.
  
3.     Natural Resources Element Goal  
Protect, preserve and enhance the natural environment.
  
4.     Cultural Resources Element Goal  
Preserve and protect historic and archaeological resources, cultural heritage, and the continuation of community events and festivals.
  
5.     Population Element Goal  
Continue population growth through annexation to fill in the pockets of land that were never annexed. This will allow the Town of Meggett to have a clearly defined service area based on natural boundaries.
  
6.     Housing Element Goal  
Encourage high quality, affordable housing for people of all ages, incomes, and physical abilities.
  
7.     Transportation Element Goal  
Maintain and enhance the transportation system to ensure that it respects the rural character of the Town and its natural and cultural resources, and is coordinated with land use patterns.
  
8.     Community Facilities Element Goal  
Provide community facilities and services with adequate levels of service through coordination with surrounding jurisdictions and service providers and ensure they are linked to land use planning to ensure maintenance of the small town character of the area and protection of the natural environment.
  
9.     Priority Investment Element Goal  
Prioritize adequate public facilities and services through coordination with adjacent and relevant jurisdictions and agencies, and ensure they will not have a negative impact on the Town's rural residential character or its natural, cultural, and historic resources.

## **Chapter 3: Comprehensive Plan Elements**

### **Chapter 3.1: Land Use Element**

#### *3.1.1: Overview and Purpose and Intent*

The Land Use Element of the Plan deals with the development characteristics of the land. It considers existing and future land use by categories including Residential, Agricultural, Neighborhood Commercial, Industrial, Institutional (schools, churches, government facilities, etc.), and Parks, Recreation and Open Space. All previously detailed elements influence the Land Use Element. The findings, projections, and conclusions from each of the other Comprehensive Plan elements will influence the amount of land needed for various uses.

The natural environment in which the Town is situated is an important asset which makes Meggett a pleasing place to live, and attractive for future development. The economic and aesthetic well-being of the entire community is largely dependent upon the maintenance of its natural setting. This updated land use plan includes strategies to preserve the many desirable characteristics of the Town, while allowing for positive growth patterns.

The purpose of the following land use information, goal, and strategies is to encourage sensitive and sustainable development practices to allow for growth while preserving the environmental, cultural, historic and aesthetic integrity of the Town.

#### *3.1.2: Background and Inventory of Existing Conditions*

The Town of Meggett currently encompasses approximately 16,000 acres of land, or about 25 square miles. The majority of the land within the corporate limits of Meggett is currently in residential, agricultural or forestry uses, or is undeveloped. Meggett has retained its desired rural residential character through Town policies limiting development, and through the limited availability of public sewer. Industrial jobs center on shipping industries, and there is a continuing presence of agriculture in the area. Commercial development in surrounding communities serves the needs of the Town's population as there are limited commercial services available within Town limits. Additionally, the majority of the residents do not work in Town; rather, they commute to the employment centers of Charleston and North Charleston.

As a result, the Town has an attractive rural character and many scenic views across marshland and tidal creeks. In addition to tracts of undeveloped land, Meggett is surrounded by vast expanses of wetlands and open waters, which add to the beauty of the area. There are approximately forty miles of marsh frontage or waterfront land currently within Town limits. Cultural and historical resources are also abundant in the Town. Protection of these resources is extremely important to the Town as evidenced by the "Meggett 1925" project through which the Town has reconstructed the area surrounding Town Hall along Highway 165 to the way it looked in 1925.

Single-family residential and clustered small-scale rural commercial uses at the town center are cornerstones of the plan for the area. The Town of Meggett encourages the application of these policies to the unincorporated areas adjacent to the municipal boundaries that have the most impact on the quality of life in Town. This area is defined by a northern boundary at US 17, on the west by SC 174, and on the south and east by the Dawho and Wadmaw Rivers.

### *3.1.3: Future Land Use Categories*

The following are the Future Land Use categories in the Town of Meggett. The Future Land Use Map illustrates the locations of these recommendations.

#### Residential

The Residential Future Land Use Category is intended to maintain the Town's low-density single-family residential character. This area should be developed with low residential densities. Incentives to retain the rural character of the area such as flexible site planning guidelines and conservation design should be provided in the zoning ordinance to preserve open space and protect natural and historic resources.

#### Agricultural

The Agricultural Future Land Use Category is intended to preserve and protect land currently in agricultural use. The types and intensities of development in this area should primarily support the needs of the farming industry, secondarily allowing for compatible low-density residential development. Incentives to retain agricultural activities should be included in the zoning ordinance including, but not limited to, flexible site planning guidelines, minimum lot sizes or conservation design with retention of open space.

#### Agricultural Commercial

The Agricultural Commercial Future Land Use Category is intended to allow retail and service uses that serve the residential population and agricultural activities of the Town and that do not negatively impact the surrounding community.

#### Neighborhood Commercial

The Neighborhood Commercial Future Land Use Category is intended to allow office uses and neighborhood oriented commercial uses that serve the residential population of the Town and that do not negatively impact the surrounding community.

#### Institutional

The Institutional Future Land Use Category is intended to allow churches, schools, community and municipal centers, and other uses that comprise the Town's sense of community.

#### Industrial

The Industrial Future Land Use Category is limited to the areas currently designated in this Plan. Industries in these existing areas should provide employment opportunities for Town residents and should not negatively impact the surrounding community.

#### Parks, Recreation, and Open Space

The Parks, Recreation, and Open Space Future Land Use Category is intended to preserve lands intended to remain in a predominantly natural state; lands that have been protected through permanent conservation easements or that are publicly owned that significantly restrict development; and open spaces, green spaces, and parks and recreation.

### *3.1.4: Land Use Element Needs*

Land Use Element needs include, but are not limited to the following:

- Preserving the small town, rural character of the area;

- Preserving the natural, cultural, historic and aesthetic integrity of the Town; and
- Encouraging sensitive and sustainable development practices.

*3.1.5: Land Use Element Goal*

Encourage the orderly and environmentally sound development of the land with special consideration to maintaining the small town, rural character of the area.

*3.1.6: Land Use Element Strategies and Time Frames*

The following strategic actions should be undertaken by the Town in support of the purpose and intent of the Land Use Element of the Comprehensive Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- LU 1. Protect and enhance the environmental quality of the Town's natural features.
- LU 2. Preserve and enhance the cultural, historic and archaeological resources of the Town.
- LU 3. Maintain the low density, single-family residential character of area.
- LU 4. Implement sustainable and flexible development guidelines to maintain the rural character of the Town.
- LU 5. Encourage preservation of large tracts of land currently in agricultural use.
- LU 6. Encourage limited small-scale retail uses near the existing town center (Hwy 165).
- LU 7. Encourage commercial structures in appropriate areas that are in keeping with the rural character of the area.
- LU 8. Encourage commercial uses in appropriate areas that are limited to local residential services and operational needs of agriculture.
- LU 9. Limit industrial growth to currently designated areas.
- LU 10. Encourage environmental protection in conjunction with economic development.
- LU 11. Encourage low-density single family and agricultural uses in areas surrounding the Town limits.
- LU 12. Support Charleston County efforts to develop a Purchase of Development Rights (PDR) program and a Transfer of Development Rights program (TDR) to preserve agricultural land (This includes Conservation Easements).

## **Chapter 3.2: Economic Development Element**

### *3.2.1 : Overview and Purpose and Intent*

The Economic Development Element of the Comprehensive Plan contains information on the number and characteristics of the labor force, where people who live in the community work, and available employment characteristics and trends. The purpose and intent of this element is to provide strategies to balance economic development with the rural residential character of the Town.

### *3.2.2 : Background and Inventory of Existing Conditions*

The Town of Meggett is a rural community whose early economy was based on agriculture. By the mid-1700s, plantations in the area around Meggett were well known for their production of both cotton and rice. After the Civil War, the Meggett area continued as a thriving farm community whose major crops included cabbage, potatoes, and peaches. By the first half of the twentieth century, there were packaging centers for both oysters and menhaden located near Meggett.

The produce grown here was originally transported by boat to the market in Charleston via the inland waters of the Wadmalaw and Stono Rivers, but this changed with the construction of a railway line in 1892 through Meggett to Yonges Island. Farmers from the nearby islands could bring their produce to the station at Yonges Island instead of transporting it themselves all the way to Charleston. The population of the area grew due to the need for farm workers to bring in the crops and manually load and unload trains and barges that stopped in the area. This railroad provided efficient transportation for farm produce to markets in Charleston and beyond.

Though the railroads were instrumental in the growth of Meggett, their use began to decline with the completion of paved highways to Charleston around 1920. For a number of years in the first half of the twentieth century, the Meggett area was supported by the prosperity of large “truck farms.” Over time, however, as the lands within the Town have been divided into smaller parcels and labor and machinery costs have increased, it has become difficult for the family farm to make a profit. In addition, the paved roads that made agriculture transportation easier also made it easier to get to higher paying jobs in nearby areas such as Charleston and as a result, the business of agriculture in the Town of Meggett has declined since the 1940s.

Today, Meggett remains a mainly low-density rural residential community, however, there are a limited number of industrial, agricultural, business/office, retail, marine, and special trades contractor uses within the Town limits.

The Town is in the midst of revitalizing its downtown area, where the majority of the commercial uses exist. The “Meggett 1925” Project recaptures the downtown area as it existed in the 1920s. Pre-existing buildings will either be restored or reconstructed in phases. The walkway between Town Hall and the South Carolina Produce Association building is complete and the South Carolina Produce Association building has been restored. This building houses office space, meeting rooms, a community room, and additional space for Town Hall. The park and playground area across from Town Hall are also complete.

Even though an increase in the number of service industries and jobs in the area is anticipated, the industrial base of the Town is not expected to grow substantially over the next five years.

**Figure 3.2.2: Labor Force Status, 1990-2016**

	<b>1990</b>	<b>2000</b>	<b>2012</b>	<b>2016</b>
Aged 16+ in Labor Force	364	591	619	738
Employed	348	583	551	690
Unemployed	5	8	68	48
Armed Forces	11	0	0	0
Not in Labor Force	N/A	401	447	569

*Sources: U.S. Census Bureau, 1990, 2000, and 2010; American Community Survey, 2012-2016 Five Year Estimates*

Labor Force

The working status of the labor force is another indication of the overall economic health of the Town. The work force in the Town of Meggett increased between 2012 and 2016, rising just over 19 percent, as shown in Figure 3.2.2. Also the number of employed persons rose almost 25 percent between 2012 and 2016, and the

number of unemployed persons decreased by 20 between 2012 and 2016. In 1990, 11 people were employed by the Armed Forces, however none were in this line of duty in 2000, 2012 and 2016. Approximately 37 percent (569 residents) of the total population in Meggett are not in the labor force.

Type of Employment

The working population of the Town of Meggett has increased over the past several years due to population growth and annexation. Figure 3.2.3 illustrates the industries in which Town residents are employed.

**Figure 3.2.3: Industry of Employed Persons Aged 16+, 2000, 2012 and 2016**

Industry	2000	2012	2016	% Change 2012-2016
Agriculture, Forestry, Fishing	12	9	7	-22%
Construction	67	72	86	-19%
Manufacturing	45	49	61	19%
Transportation and Warehousing, and Utilities	53	47	54	14%
Information	9	0	18	180%
Wholesale Trade	22	29	38	31%
Retail Trade	92	47	82	74%
Finance, Insurance, Real Estate, Rental and Leasing	44	44	42	-4%
Professional, Scientific, Management, Administrative, and Waste Management Services	34	46	111	140%
Educational, Health, and Social Services	75	108	80	-25%
Arts, Entertainment, Recreation, Accommodation, and Food Services	44	31	60	93%
Other Services (except public administration)	43	33	15	-54%
Public Administration	43	36	36	-

Sources: U.S. Census Bureau, 2000 and 2010; American Community Survey 2012-2016 Five Year Estimates

The number of Meggett residents employed in each of the industries listed in Figure 3.2.3 grew between 1990 and 2000; however, from 2000 to 2012, the number of residents employed in some industries decreased. Between 2012 and 2016, the Information, Retail Trade, Professional, Scientific, Management, Administrative, and Waste Management Services, and Arts, Entertainment, Recreation, Accommodation, and Food Services industries saw the biggest growth in the number of persons employed, while the Agriculture, Forestry, Fishing, Finance, Insurance, Real Estate, Rental and Leasing, Educational, Health, and Social Services, and Other Services experienced a decline in the number of residents employed.

Income

Levels of income for the residents of the Town have historically been higher than the incomes of surrounding towns and of Charleston County itself. In 1990, the per capita income in Meggett was \$14,889 and the per capita income in Charleston County was \$13,068.

**Figure 3.2.4: Per Capita Income, 1990-2016**

	1990	2000	2010	2016
Town of Meggett	\$14,889	\$22,906	\$31,706	\$38,080
Charleston County	\$13,068	\$21,393	\$29,401	\$33,700
South Carolina	\$11,897	\$18,795	\$23,443	\$25,521

Source: U.S. Census Bureau, 1990-2010, American Community Survey 2012-2016 Five Year Estimates

**Figure 3.2.5: Median Family Income, 1990-2016**

	1990	2000	2010	2016
Town of Meggett	\$43,958	\$51,667	\$72,656	\$70,714
Charleston County	\$31,374	\$47,139	\$61,525	\$72,836
South Carolina	\$30,797	\$44,227	\$54,223	\$58,158

Source: U.S. Census Bureau, 1990-2010, American Community Survey 2012-2016 Five Year Estimates

**Figure 3.2.6: Median Household Income, 1990-2016**

	1990	2000	2012	2016
Town of Meggett	\$32,083	\$45,809	\$62,157	\$58,750
Charleston County	\$26,875	\$37,810	\$50,289	\$54,931
South Carolina	\$26,256	\$37,082	\$44,623	\$46,898

Sources: U.S. Census Bureau, 1990, 2000; American Community Survey, 2012-2016 Five Year Estimate

The per capita income in the Town increased between 2000 and 2010, and increased again between 2010 and 2016, rising just over 20 percent to \$38,080 (see Figure 3.2.4). Although the per capita incomes for Charleston County and South Carolina rose over the last decade as well, the per capita income in the Town was still higher than either the County or the State in 2016.

In 2016, the median family income in the Town was slightly less than that of the County, but higher than that of the State, and the median household income in the Town was higher than that of either the County or the State. The median family income for the Town rose by nearly \$20,000, between 1990 and 2000 (see Figure 3.2.5), and rose again between 2000 and 2016 by 36 percent, or almost \$20,000. From 2000 to 2012, the median household income for the Town increased 36 percent to \$62,157, however between 2012 and 2016 the median household income fell by 5% to \$58,750. It is important to note that the historical figures have not been adjusted for inflation.

Commuting Patterns

As noted in Figure 3.2.7, between 2010 and 2016, the percent of workers who drove alone remained relatively the same (approximately 82 percent).

**Figure 3.2.7: Commuting Patterns to Work**

	2000	2010	2016
Percent of workers who drove alone	82.1%	82.7%	82.3%
Percent of workers in carpools	11.2%	6.1%	4.3%
Percent using public transportation	0.0%	0.7%	0.6%
Percent that walked or worked at home	5.8%	10.5%	7.8%
Percent using other means	0.9%	0.0%	4.9%

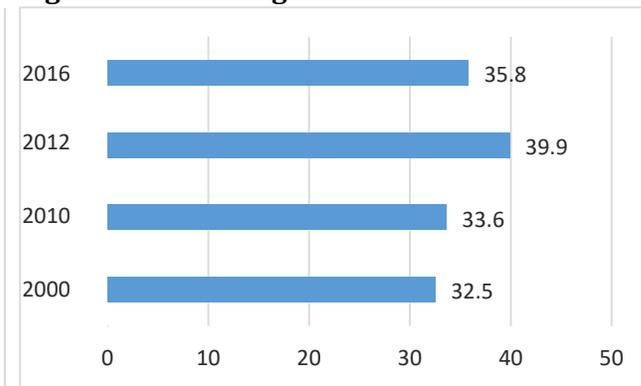
Source: U.S. Census Bureau, 2000, 2010; American Community Survey 2012-2016 Five Year Estimate

However, the percent of workers in carpools decreased from approximately 6.1 percent in 2010 to 4.3 percent in 2016, while the percentage of the population that walked or worked from home also decreased from approximately 11 percent in 2010 to nearly 8 percent in 2016.

The average travel time to work increased by over 7 minutes between 2000 and 2012, however decreased by 4 minutes between 2012 and 2016. According to the 2016 Five Year Estimates from the American Community Survey, Meggett residents now have an average commute of nearly 36 minutes.

A thirty to forty minute drive from the Town of Meggett would indicate that many work in the vicinity of Charleston and North Charleston. The shopping centers in these two cities are also the most likely place for retail and specialty items bought by the residents of Meggett.

**Figure 3.2.8: Average Commuter Travel Time**



Source: U.S. Census Bureau, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates

Grocery shopping and purchasing small retail items could be done at stores in Hollywood or Ravenel.

### Conclusion

Unemployment is low amongst Town residents and there are a number of people who come into the Town to work at one of the industries. At the same time, incomes are generally higher than the surrounding County. The potential exists for a small-scale retail establishment in Meggett, however, special care should be taken to weigh the costs of bringing in retail versus maintaining the rural and residential nature of the area.

The Town has established itself as a unique alternative to unregulated development and suburban sprawl. In the Charleston County Comprehensive Planning Process, the area around Meggett has been designated as rural agricultural, meaning that most new development is anticipated to be low density and residential. This type of growth, along with growth in personal income, is expected in the Town limits. Any other type of economic change may prove disruptive to the rural and agricultural character of the area.

#### *3.2.3: Economic Development Element Needs*

Economic Development needs include, but are not limited to the following:

- Balancing service provision with the rural and residential character of the community; and
- Balancing jobs for the residents with the rural and residential character of the community.

#### *3.2.4: Economic Development Element Goal*

Preserve the rural character of the area by limiting commercial activities to designated areas and retaining large tracts of existing agricultural land.

#### *3.2.5: Economic Development Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- ED 1. Identify existing large agricultural tracts and investigate developing a voluntary purchase or Transfer of Developments Rights (TDR) program (This includes Conservation Easements).
- ED 2. Encourage small scale, service commercial uses within current commercial zones.
- ED 3. Ensure all new commercial development is of a style and character similar to the existing buildings and structures in Meggett.
- ED 4. Increase recreation opportunities by working with the Charleston County Parks and Recreation Commission to identify potential Town/area recreational sites.
- ED. 5 Support and follow the recommendations of the “Meggett 1925” Plan.

### **Chapter 3.3: Natural Resources Element**

#### *3.3.1: Overview and Purpose and Intent*

The natural environment in which the Town is situated is an important asset which makes Meggett an aesthetically pleasing place to live, and attractive for future development. The economic and aesthetic well-being of the entire community is largely dependent upon the maintenance of its natural setting.

The purpose and intent of the Natural Resources Element is to promote protection of the Town's natural resources, to sustain natural environments, habitats, and wildlife, to ensure that development does not have a negative impact on the environment, and to promote sustainable development practices.

#### *3.3.2: Background and Inventory of Existing Conditions*

##### Climate

One of the best natural features of the Meggett area is the climate. Winters are generally mild. Spring, summer, and fall are all usually well suited to outdoor activities and outdoor plant growth. The average annual temperature is 66.7 degrees Fahrenheit. The average temperature during January is 48.5 degrees Fahrenheit, while the average temperature in July is 83.1 degrees Fahrenheit. Precipitation averages approximately 45.54 inches per year.

There is a peak of rainfall in the summer months with the occurrence of afternoon thunderstorms. The greatest amount of rainfall usually occurs in August with an average of 6.36 inches for that month. Rainfall is usually at its minimum in November with an average of 2.53 inches for that month.

One of the most serious weather concerns to Meggett is the occurrence of tropical storms and hurricanes. The height of hurricane season lasts from late summer to early fall. Hurricanes bring threats of high winds, flooding, and strong wave action. The last major hurricane to affect Charleston County was Hugo, which made landfall in September 1989. Building codes and ordinances to improve building quality help reduce storm damage from hurricanes and tropical storms.

##### Physiography, Drainage, and Geology

Charleston County is part of the lower Atlantic Coastal Plain and is mostly level, but in places is slightly undulating. Elevations range from sea level to 70 feet. Most of the area within the town limits of Meggett is close to sea level. The region is indented by tidal streams that provide natural outlets for drainage.

The Town is drained by the South Edisto, North Edisto, and Wadmalaw Rivers. These rivers and their tributaries form somewhat of a dendritic pattern and flow mainly in a southeastern direction. Natural interior drains are extensions of tidal streams because elevation increases only slightly with distance inland. These drains are broad and flat and are heavily vegetated. Channels on them are small or nonexistent, and extensive ponding occurs in lower areas.

The geology of the County is characteristic of the Atlantic Coastal Plain. Unconsolidated, water-layered deposits of sands and clays, 6 to 20 feet in thickness, are underlain by thick beds of soft

marl. Fine-textured sediments in the tidal marshes are of recent origin. New deposits are being aided by the action of tidal waters.

There are distinct terrace formations in the County. The Recent terrace ranges from about sea level to 6 feet above and occurs along the coast and inland a few miles up major streams. The soils on it are primarily those of the Capers series and Tidal marsh lands. The Pamlico terrace ranges from about 6 to 25 feet above sea level. It covers most of the County that is not covered by the Recent terrace.

#### Seismic Activity

One unusual feature of Charleston County's geology is its high level of seismic activity. The National Building Code has designated Charleston County as a zone of high susceptibility to earthquakes. Limited seismic activity centered in the North Charleston/ Summerville area continues to this day. Unlike those in other areas, the Charleston earthquakes are not associated with well defined fault lines that can be mapped. The causes of the Charleston earthquakes are unknown. Because of the potential for these types of activities, it is important that building codes are used to reduce loss of life and structural damage as much as possible.

#### Groundwater

The Charleston area is underlain by a number of different aquifers which contain an abundant supply of ground water. Many outlying areas such as Meggett obtain groundwater from unconfined aquifers. This type of aquifer is susceptible to salt water intrusion from over-pumping and contamination from septic tanks or other sources. Under these are a number of confined aquifers (water bearing rocks completely surrounded by impermeable material). Excessive lowering of these types of aquifers could cause chlorine contamination. High yields and good quality water can still be obtained from individual wells in the Meggett area.

Groundwater quality in the Town of Meggett varies and depending on location, either deep or shallow wells can be constructed. Deep wells are typically in the range of 500-600 feet deep and obtain water from the Santee Aquifer, which is below the regional aquitard known as the Cooper Formation (historically called Marl). The water is typically soft (high pH or basic) and has variable levels of salinity. Shallow wells are typically in the range of 30- 50 feet deep and obtain water from the shallow aquifer above the Cooper Formation. The water is typically hard (low pH and acidic). The deeper aquifers produce larger volumes of water, but either deep or shallow wells can produce enough for domestic use. Water in some areas does not require any treatment. For optimum quality groundwater is often treated before use to remove one or more of the following: salts, sulfates, and metals. Treatment typically produces water of acceptable quality. The most sophisticated treatment system (reverse osmosis) produces water of the highest quality, but is relatively expensive and cost prohibitive for some residents. The high pH and salinity can make the water from deeper wells unsuitable for agricultural use, particularly for acid loving plants, such as azaleas, camellias, and gardenias.

#### Soils

The Town of Meggett is built on a variety of soil types with varying influences on development. It is essential, therefore, to know the location, limitations, and capabilities of each type, especially those posing problems to development.

Unfortunately, most soils best suited for farm operations are also best suited for development.

This has accounted for the massive conversions of farmland to urban and suburban use across the County. At the same time, poor soils or soils with certain constraints to agricultural use, generally present problems to development as well. As a result, there is a pressing need for planning to help resolve these conflicts, and to better address development constraints posed by poor soil conditions.

The soils mentioned in this plan are general by definition and are meant to serve as a general guide for development. Each site should be tested individually to match the proper soil to the type of proposed development. Soil types and limitations can be a very important tool in creating a development guidelines process for the Town.

Most of the Town of Meggett is built on the Weston-Edisto-Eulonia soil association. These soils are somewhat poorly drained to moderately well drained, nearly level soils. This association is a low broad plain with slight differences in elevation and relief and with random drainage ways leading to tidal streams. Most elevations are less than 12 feet above sea level, but range from 5 to 25 feet.

Weston soils are the lowest areas above the drainage ways and have water tables about six inches below the surface. They are poorly drained soils having dark gray surface layers and dark gray mottled sandy clay loam to sandy clay subsoils. Edisto soils are slightly higher in elevation than Weston where they occur together and have water tables at 12 inches below the surface. Edisto soils have dark gray surface layers and dark grayish-brown sandy loam subsoils. Eulonia soils are on the highest areas. They have a temporary water table in wet weather because of a moderately slow permeability of the subsoil. They have dark grayish- brown surface soils and yellowish-brown sandy clay loam subsoils.

Much of this association is in pine-hardwood forest. The remaining part is mainly farmland extending from Rantowles Creek to the Edisto River. A small area is commercial and residential. Farms are 200 to 500 acres in size, with a few exceeding 700 acres. Truck crop farming is the principal type, with livestock and general farming as minor types. Most of this association, when adequately drained, is suited for agriculture. It has severe to moderate limitations for dwellings, recreation, and industry. The association is suited to deer and wild turkey management. Drainage is required in most areas if these soils are to be used in quail management.

The tidal marsh association is located mainly along the Intracoastal Waterway and is made up of wet peats, mucks, and loams flooded by tide water. This is a level, poorly drained plain flooded by tide water. This marsh is flooded at high tides daily. Soil is dark gray to black or brown loams, clays, mucks, or peats and has medium to high organic content. They occupy the lowest elevations of the marshes; 3 feet above to 3 feet below mean sea level, are constantly water saturated, and have a very low bearing capacity. On drying, they form cat clays because of high sulfur content. These soils have a thick, tall cover of salt tolerant grasses. Low bearing capacity makes these soils generally unsuited to range management, duck or fish ponds, or the installation of dikes and other water management structures.

Firm tidal marsh is slightly higher in elevation and flooded by tide water daily to monthly or by storm tides. These soils contain more sand and less organic matter and have a sparse growth of salt tolerant plants. They have good bearing capacity and are suited to range and wildlife management, dikes, and other water management structures. Cat clay potential makes these soils unsuitable for cropland, improved pasture grasses, and trees.

The St. Johns-Ona Association makes up the smallest area within the Town limits of Meggett. These soils are mainly north of SC 162 and near the town center of Hollywood. This land is very poorly drained to somewhat poorly drained, level to nearly level sands with organic hardpan or stained layers. The area is made up of low, broad ridges and narrows to broad level areas roughly parallel to the coastline. The ridges are 1 to 3 feet above the level areas and 400 to 1500 feet wide. The level areas are 200 to 1500 feet wide but most are less than 600 feet in width. Elevations range from 20 to 40 feet above sea level.

St. Johns soils are in depressions of level areas. They are very poorly drained sandy soils with a firm organic hardpan beneath a dark surface layer, and have a water table at the surface. Ona soils are on the broad ridges. They are somewhat poorly drained with a water table at 12 to 24 inches below the surface and have dark surface soils and brown organic stained upper subsoils. About 85 percent of this association is in pond pine and scattered hardwoods. The remainder is in pasture and general farming. Property holdings range from 30 to 1000 acres and average about 600 acres. Woodland products are the principal source of income. Some of the larger holdings are managed for wildlife production for hunting.

The soils of this association are unsuited for agriculture, residential development, and industry, and poorly suited to moderately suited for range pasture, woodland, and wildlife production because of a high water table and standing water.

#### Vegetation

The tidal waterways near Meggett have a great deal of influence on regional vegetation. Most of the salt-water tolerant vegetation is found in tidal marshes, which comprise about 20 percent of Charleston County. Common types of marsh grasses are spartina and smooth cordgrass. The region also contains extensive freshwater swamp areas. Deep water swamps support bald cypress - tupelo forest types while the shallow swamps support willow, hackberry-elm-ash, maple-redgum-oak, and alder-birch forests.

Drier areas support primarily loblolly pine forests, though longleaf and other pine varieties are common. Numerous varieties of oak trees, hickory trees, and other hardwood trees are also indigenous. The state tree, the cabbage palmetto, occurs naturally along the coast and has been introduced extensively throughout the area. In areas where forest management is not practiced, understory vegetation is very dense and consists of many varieties of shrubs and ferns.

#### Wetlands

Because of the tremendous ecological benefit of wetlands, extreme care must be taken to insure their continued existence. Wetlands hold water, purify water, create habitat for many types of animals and insects, and act as flood buffers from surrounding properties. Property located along rivers and streams is most likely to be classified as wetland. If there is any indication that a property is a wetland, all activity should stop until an official determination can be made by a qualified person or agency. The US Army Corps of Engineers provides wetlands determinations for South Carolina.

#### Flood Plains

As with wetlands, flood plain determination should be made prior to any construction activity. The US Army Corps of Engineers provides maps to use as guides for the location of flood plains.

As a result of the Town's low elevation and close proximity to the Atlantic Ocean, approximately one-half of the Town lies within the 100-year flood plain - meaning that those areas will be subjected to flooding on the average of once every hundred years.

Hydrography

Meggett is located in the Edisto River Watershed Basin. The Wadmalaw River is the closest major body of water to the town limits. Toogoodoo, Gibson, Swinton, and McLeod Creeks all drain the land in Meggett. The Dawho and Wadmalaw Rivers are used as part of the Intracoastal Waterway.

The Town is also surrounded by vast expanses of wetlands and open waters which add to the beauty of the area. There are approximately 37 miles of marsh frontage or waterfront land currently located within Town limits. At the present time, surface waters surrounding Meggett are clean and of acceptable quality for shellfish harvesting. The major water bodies and their current DHEC water quality classification are as follows:

<u>Water Body</u>	<u>Classification</u>
North Edisto	ORW
Stono River	SFH
Wadmalaw Sound	OWR
Wadmalaw River	OWR
Tom Point/McLeod Creek	ORW
Oyster House Creek	OWR
Gibson Creek	ORW
Penny Creek	SFH

SFH - Shellfish harvesting waters, salt, stringent standards

ORW - Outstanding resource waters, fresh or salt, no permitted discharge

Endangered Species

The following is a partial list of endangered plants and animals whose habitat includes all or parts of Charleston County; the full listing of endangered species can be obtained from the Department of Natural Resources.

- Shortnose Sturgeon
- Flatwoods Salamander
- Rafinesque's Big-Eared Bat
- American Swallow Tailed Kite
- Gopher Frog
- Wood Stork
- Red-Cockaded Woodpecker
- Cooper's Hawk
- Bachman's Warbler
- Sweet Pitcher-Plant
- Chaffseed
- Venus' Fly-Trap
- Canby's Dropwort
- Brown Pelican

*3.3.3 : Natural Resources Element Needs*

Natural Resources Element needs include, but are not limited to the following:

- Promoting and protecting the Town's natural resources;
- Ensuring that development does not have a negative impact on the environment; and
- Promoting sustainable development practices.

*3.3.4 : Natural Resources Element Goal*

Protect, preserve and enhance the natural environment.

*3.3.5 : Natural Resources Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- NR 1. Continue to encourage sustainable development practices to protect the environment from negative impacts of development.
- NR 2. Continue to work to improve the quality of Meggett waterways.
- NR 3. Continue to work to reduce the amount of litter in Town limits.
- NR 4. Continue to work with the appropriate agencies to increase safety on the Intracoastal Waterway and other rivers and creeks.
- NR 5. Continue to protect Grand Trees through the tree preservation ordinance.
- NR 6. Continue to encourage retention of native vegetation in new developments to reduce the amount of polluted run-off, reduce the need for water, and maintain the rural character of the Town.
- NR 7. Continue to monitor development in flood plains and adjacent to wetland areas to lessen the potential damage to property and the natural system that could result from natural disasters.

### **Chapter 3.4: Cultural Resources Element**

#### *3.4.1: Overview and Purpose and Intent*

The Town of Meggett is rich in both history and cultural resources and, therefore, recognizes the need for increased public awareness of the importance of history and natural beauty to the quality of life in the Town. The purpose and intent of the Cultural Resources Element is to protect and preserve the Town's significant historic and archaeological resources and cultural heritage.

#### *3.4.2: Background and Inventory of Existing Conditions*

##### Area History

The first people in what is now the Meggett area were Native American Indians. Charleston County is thought to have been continuously inhabited for the past twelve thousand years. The indigenous people of the Lowcountry apparently lived in settlements, with few isolated farmsteads. Trading paths extended throughout the southeast and beyond. The Spanish, French, and English encountered Native Americans in the Lowcountry for at least one hundred years before establishing permanent European settlements.

Native Americans initially tried to cooperate with the European settlers. The Kiawah are said to have convinced the first English settlement in South Carolina to locate on the Ashley River in 1670. The Sewee allied with the English, supporting them against Spanish raids and supplying them with food. However, by 1674, the Stono and Kussoe tribes grew unhappy with the white settlers and rebelled. In 1686, some Native tribes took part in a raid by Spanish Floridians that burned English settlements as far as the east side of the Edisto Island.

In 1715, the Yemassee Indians, centered at Pocatigo, crossed the Edisto River and raided through St. Paul's parish as far as the Stono River. Prevented from crossing the Stono, they burned the Pon Pon Bridge over the South Edisto River in their retreat. Their final defeat in 1717 effectively ended any Indian threat in the area.

European migration to the Carolina colony was rapid after 1670 despite the hostile environment. Charleston was an established commercial center by 1680 and few other towns developed. Willtown, located west of Meggett along the Edisto River, was the only other settlement that could be considered a town. Devastated by the Yemassee raid of 1715, Willtown declined completely after 1750 due to the difficulty of defending it, the problem with malaria, and trade competition from nearby Charleston.

Although Willtown eventually declined, its location encouraged settlement along the rivers and streams between Charleston and the Edisto River. Rural dwellings were already present in 1711 along the banks of the South Edisto River, the west bank of the North Edisto, and along the Wadmalaw and Stono Rivers. Early plantations are recorded on Little Britton Island and along the Toogoodoo River.

By 1720, present day Charleston County had been divided into parishes. St. Paul's Parish, essentially the area between the Wadmalaw and the Edisto Rivers, covered what is now Meggett, Hollywood, and Ravenel. St. Paul's had a population of 201 taxpayers and had 1,634 slaves in 1720.

African slaves accounted for the major portion of the area population as early as 1708. These slaves were brought in to work on the agricultural fields of the area. The first major rebellion of slaves in the colony took place in St. Paul's Parish in 1739. The Stono Rebellion was an organized attempt by slaves to escape to Spanish Florida. Twenty slaves gathered on Johns Island, crossed the Stono River, and traveled south through St. Paul's raiding plantations and gathering recruits. Their base was at the edge of Rantowles Creek, near the Sea Island Small Farmers Co-op Building. The group was eventually cornered near the present day intersection of Parkers Ferry Road and Highway 17, a site known afterwards as Battlefield Plantation. All of the slaves were executed except those who convinced the owners that they had been forced to join the march.

Agriculture continued to be the basis of the St. Paul's economy into the late eighteenth century. Sea Island cotton was first grown in 1788 by Mrs. Kinsey Burden on Little Britton Island. This type of cotton is characterized by having fibers twice as long as upland or short- staple cotton and the price was six times as high. The seeds were brought to Charleston County from the West Indies. The Burden family also developed a special gin for the long- staple cotton. By 1801, Sea Island cotton comprised 20 percent of the entire United States cotton production. Heavy soil additives, such as a compost of salt mud and sedge, crushed oyster shells, and ground cotton seed were used to promote growth.

By 1790, St. Paul's Parish had developed a distinct mix of cotton and rice culture. There were 57 white households in the area and 15 free blacks. Five percent of households had no slaves, 26 percent had fewer than 10, and 68 percent had more than 10. Nine planters owned between 50 and 100 slaves, with seven having over 100 slaves each. The end of the eighteenth century also saw the decline of Anglicanism and the rise of other Protestant beliefs. Baptists developed a particularly strong presence in St. Paul's Parish. Stono and Sauldam Baptist Churches were organized in the early 1840's. Yonges Island Baptist, now Calvary Baptist in Meggett, was organized in 1904. Methodist and Presbyterian congregations also developed in St. Paul's.

The area continued to grow through the nineteenth century. The parish had 209 white households in 1850 as well as 4,692 slaves. Ninety-nine planters reported having improved acreage, 46 in cotton and 59 in rice. Seventeen farmers grew less than 10 bales of cotton and six produced more than 30 bales. Thirty-two farmers produced less than 10,000 pounds of rice and twenty produced over 50,000 pounds. Six farmers produced over 500,000 pounds of rice. One example of a large producer in the area was William Elliott, who reported producing 60 bales of cotton and 288,000 pounds of rice in 1850.

The middle of the 1800's also saw the rise of a form of transportation that would define Meggett for many decades. In 1857, the Charleston & Savannah Railroad surveyed a 100- mile line between St. Andrews Station and Savannah. This line was completed in 1860 with stations at today's Rantowles, Ravenel, Osborne, and Parkers Ferry communities. An Ashley River bridge was completed in 1861 that carried this railroad onto the Charleston peninsula. Although the Civil War disrupted the expansion of this transportation system, this development opened up the agricultural opportunity of the area.

Most of the Civil War battles fought in Charleston County were confined to the area of Johns Island and James Island. After the war, land owners began looking for new ways to market their product. William C. Geraty of Yonges Island was one of the first to introduce truck farming to the area in

1868. Cabbage and Irish potatoes were planted for shipment by water to the markets in New York City. The restoration of the railroad in 1869 allowed farmers to switch to rail transport for their goods. A rail line had been extended from the Ravenel station to Yonges Island in 1892. This line connected to the docks for steamboats from Edisto and Wadmalaw Islands. Spur lines linked crop fields and packaging facilities along Church Flats, Toogoodoo, and Gibson Creeks. Yonges Island developed as the shipping hub of a large area, a role that was enhanced with the founding of the Stevens Line in 1903. An important post office was also here that delivered mail by water to Edisto's Steamboat Landing and also to Johns Island's three post offices. Meggett was chartered as a town on December 29, 1904. The Town was built on land formerly in Archfield Plantation and named after Archfield owner James C. Meggett.

In conjunction to this development, Meggett grew as the commercial heart of the area. The Atlantic Coast Line Depot was the heart of Meggett's commercial district. This building is said to have been built in a style similar to the depot in Ravenel. Refrigerated box cars filled with cabbage, tomatoes, radishes, and potatoes passed through the area daily during the growing season, gathering the produce from the area and using ice stored at the ice house in Hollywood. Meggett even became known as the Cabbage Capital of the World. Barrelville, located at the intersection of Toogoodoo Road and Highway 174, was a small community that was formed around the production of produce containers for use in Meggett.

Before World War II, Meggett was a thriving community with a population of 1,050. However, in the years immediately after World War II, Meggett began to decline as a population center. Roads and interstates were developed that allowed for the easy and direct transportation of food from field to store. Railroad use began to decline and truck transportation became more important. This allowed Hollywood, at the intersection of Highways 162 and 165, to take over much more of the role of area commercial center.

*Source: Historical and Architectural Survey Charleston County, South Carolina. Preservation Consultants, 1992*

In 2001, the Meggett Citizen Planning Committee studied the Town's assets and made recommendations to return the Town to its prosperity era. With history as the driving force, the Committee developed a master plan to provide a wide array of social, economic and recreational opportunities for the citizens of the Town and surrounding areas. The project was named "Meggett 1925" to reflect the Town's glory days.

The initial phase was to generate community support by constructing the Donor's Pavilion, a covered walkway connecting the present town hall and the adjacent Association building. The Donor's Pavilion allowed every citizen to become involved through volunteer work or financial support. The sale of brick pavers, T-shirts and Christmas ornaments helped raise funds for the project, reducing the Town's dependence on grants and other tax dollars.

With a South Carolina Department of Transportation Enhancement Grant, in-kind services, volunteers and town funds, the Town has restored the South Carolina Produce Association Building. The Association building, as well as Town Hall, are eligible for listing on the National Register of Historic Places. The Town Hall building is used for Town offices. The Association building includes spaces for public meetings and community events on the second floor and the downstairs area includes spaces for lease to local businesses, thus generating additional funds for the project. Just across the street is the new community park, featuring a pond, walking trail, shelters, benches and a playground with safe equipment. Meggett also received a grant which

added sidewalks, historical lighting and landscaping to this little downtown area, and the work has been completed.

Today, Meggett is a rural residential community. Industrial jobs center on shipping industries, and there is a continuing strong presence of agriculture in the area. The roads that contributed to the decline of Meggett are now allowing people to live here and enjoy the small town quality of life while working at jobs in Charleston or North Charleston.

#### Historic Sites

Because of the area's long history, Meggett contains a number of sites of historic interest. The Towles Farmstead was added to the National Register of Historic Places in 1994. The sites below were identified in the 1992 Historical and Architectural Survey of Charleston County.

#### Individually Eligible Sites:

- Summit Plantation House
- Ash Point Plantation
- Carr House
- Platt House
- Roberts House
- Bair's Farm/Goshen Plantation

#### Eligible as Complexes:

- Cox/Harmony Hall Complex
- Towles-Golden House
- Towles-Williams House
- Old Willtown Road (Dixie Plantation Road) and Oak Allee
- Little Britton Road
- White Point Road
- Blich's Spur
- Daniel Towles House
- Wilson Cemetery
- Peterfield Cemetery

Potential Meggett-Yonges Island Historic District:

• Yonges Island Post Office	4176 Hwy 165	1920
• House	4175 Hwy 165	1905
• House	4189 Hwy 165	1890
• Geraty House/Windy Point	Buena Vista Road	1900
• St Mary’s Catholic Church	Hwy 165	1914
• Blitch House	4235 St Mary’s Ln	1900
• Keenan House	4239 St Mary’s Ln	1910
• House	4241 St Mary’s Ln	1930
• Ray House	St Mary’s Ln	1935
• Geraty House	6363 Simmons Bluff	1940
• Stevens House	6417 Simmons Bluff	1940
• Yonge Family Cemetery	4277 Hwy 165	1815
• Zealey-Kulinsky-Scott House	4283 Hwy 165	1895
• House	4305 Hwy 165	1930
• House	4327 Hwy 165	1915
• House	Hwy 165	1920
• Masonic Lodge	4687 Hwy 165	1910
• House	4707 Hwy 165	1940
• House	4741 Hwy 165	1890
• Calvary Baptist Church	4744 Hwy 165	1921
• Woods House	4749 Hwy 165	1910
• SC Produce Association, Exchg. Bank	4776 Hwy 165	1915
• Meggett Post Office/Town Hall	4776 Hwy 165	1912
• House	4775 Hwy 165	1910
• House	4814 Coastline	1925
• House	6342 Old Schlhse.	1910
• Open space associated with the railroad line		

Sites Worthy of Further Investigation:

- Smoak House
- Smoak-Westervelt House
- Stevens House on Lems Bluff Plantation Road
- Lula Gay’s Boarding House

*Source: Historical and Architectural Survey Charleston County, South Carolina. Preservation Consultants, 1992*

Annual Community Events

In 2018, the Town of Meggett began hosting an annual Easter Egg Hunt on the Saturday before Palm Sunday in Meggett Park. Other community events include the annual “Big Spring Clean” litter cleanup day in April around Earth Day, and the annual “Thank an Officer Day” in September where the Town honors our Charleston County Sheriff’s Deputies.

Another community event is the Christmas Tree Lighting Ceremony and Christmas Country Fair held annually on the first Saturday in December. Residents and members of the 1925 project donate baked goods to be sold in the Christmas Bakery. Ministers from different faiths are invited

to participate in the Christmas Tree Lighting ceremony, and this event is geared toward young families and senior residents. Furthermore, a Christmas Country Fair takes place outside the Town Hall grounds, and a more formal gathering takes place on the 2nd floor of the South Carolina Produce Association Building.

*3.4.3: Cultural Resources Element Needs*

Cultural Resources Element needs include, but are not limited to the following:

- Preserving the Town’s significant historic and archaeological resources and cultural heritage; and
- Continuing the efforts of the “Meggett 1925” project.

*3.4.4: Cultural Resources Element Goal*

Preserve and protect historic and archaeological resources, cultural heritage, and the continuation of community events and festivals.

*3.4.5: Cultural Resources Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- CR 1. Continue to promote historic preservation in the Town including the preservation and restoration of important community buildings, sites, districts and landscapes.
- CR 2. Continue to support the vision for the “Meggett 1925” project.
- CR 3. Investigate the addition of a museum in the Town.
- CR 4. Monitor inventories and studies conducted by other agencies to identify new or recently discovered historic or cultural resources.
- CR 5. Protect rural historic landscapes from development that may be out of character with their rural qualities.
- CR 6. Continue to support community events and festivals.

### Chapter 3.5: Population Element

#### 3.5.1: Overview and Purpose and Intent

The Population Element of the Comprehensive Plan identifies the demographics of the current and future population of the Town. This element includes past demographic trends, existing conditions, and future projections regarding the number, size, and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other demographic information.

The purpose of the population data contained in this element is to identify future service needs of the population which can be addressed through this Comprehensive Plan and to help guide policy decisions.

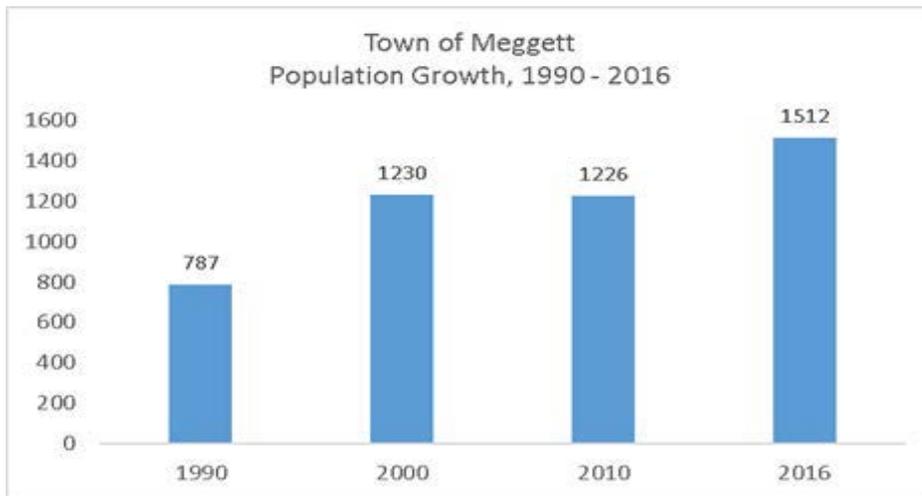
#### 3.5.2: Background and Inventory of Existing Conditions

Much of the population data contained in this element is derived from the 2010 Decennial Census and the American Community Survey 2012-2016 Five Year Estimates, both being the most recent Census data available at the time of the 2019 Ten-Year Update.

#### Population

Population growth in the Town has been moderate since the large increase seen between 1990 and 2000, when the population grew by approximately 56 percent. An increase of 286 residents is estimated to have occurred between 2010 and 2016, as indicated in Figure 3.5.1.

**Figure 3.5.1: Town of Meggett Population Growth, 1990-2016**



Sources: U.S. Census Bureau, 1990, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates.

Age and Gender Distribution

Between 1990 and 2000, the male population in the Town increased at a much higher rate than that of the female population and comprised the majority of the 2000 population. However, by 2010, the male population had decreased slightly while the female population continued to increase. In 2016, the trend of an increasing female population continued, with the female population comprising the majority of the population.

**Figure 3.5.2: Age/Gender Breakdown, 1990-2016**

	1990	2000	2010	2016	% Change from 1990 to 2016
Total Population	787	1230	1226	1512	92%
Male	382	631	620	728	91%
Female	405	599	606	784	94%
Age					
Under 5	54	56	57	60	11%
5-19 years	150	235	159	216	44%
20-44 years	298	359	264	237	-20%
45-64 years	183	412	505	544	197%
65+ years	112	168	241	375	235%
18+ years	594	966	1029	1265	113%
Male	283	492	508	619	119%
Female	311	474	521	646	108%
21+ years	571	932	998	1197	110%
62+ years	127	206	331	455	258%
65+ years	102	168	241	375	268%
Male	45	85	115	170	278%
Female	57	83	126	205	260%

Source: U.S. Census Bureau, 1990, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates.

The age of the Town’s population increased between 2000 to 2010, as indicated in Figure 3.5.2. The median age in the Town was 43.8 years in 2000 and 51.3 years in 2010. This increased slightly to 51.6 years in 2016. The majority of the population (64 percent) is over 45 years of age. The Town’s population of young adults (age 20-44 years) decreased by approximately 5 percent from 2010 to 2016.

Race

Looking overall between 1990 and 2016, the Black population decreased by 9 percent, after increasing between 1990 and 2000, and the White population increased by 120 percent, as indicated in Figure 3.5.3. Between 2010 and 2016, the Black population decreased by 7 percent and the White population increased by 30 percent.

In 2016, less than 1 percent of the Town’s population was American Indian, Eskimo, Aleutian, or Asian/Pacific Islander. The Hispanic population grew by seven residents from 1990 to 2016, making up about one percent of the total population in 2016.

**Figure 3.5.3: Population by Race, 1990-2016**

	1990	2000	2010	2016	Percent Change (1990-2016)
White	615	969	1,036	1,351	120%
Black	169	249	165	153	-9%
American Indian, Eskimo, or Aleut	0	5	3	0	N/A
Asian or Pacific Islander	3	1	5	0	-100%
Other Race	0	0	5	3	N/A
Hispanic (of any race)	9	7	14	16	78%

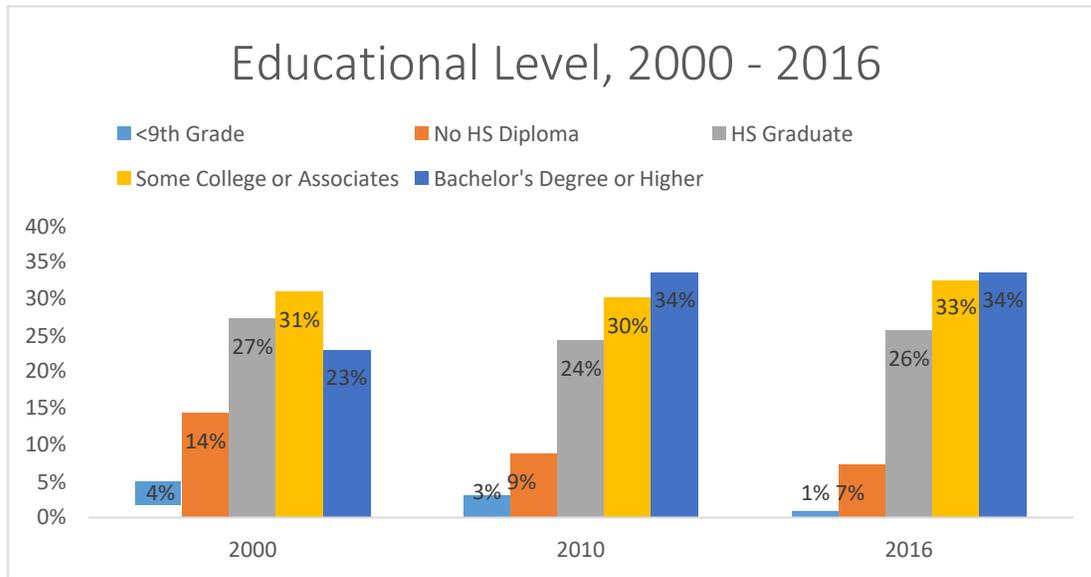
Source: U.S. Census Bureau, 1990, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates

Education

Once a person achieves a higher level of education and is rewarded with a higher income, there is a tendency to relocate to a higher quality living environment. This new environment is likely to be based in an area where people have similar incomes and education.

The percentage of residents reaching high school graduation decreased between 2000 and 2016, which could be due to the decrease in school-aged children living in the Town during the same period of time. Furthermore, the percentage of residents with less than a ninth grade education fell and the percentage of college educated people increased from 54 percent in 2000 to 67 percent in 2016, as demonstrated in Figures 3.5.4 and 3.5.5.

**Figure 3.5.4: Education Level, 2000-2016**



Sources: U.S. Census Bureau 2000 and 2010; American Community Survey, 2012-2016 Five Year Estimates

**Figure 3.5.5: Education Level, Percent of Persons 25 Years and Older**

	2000	2010	2016
Less than 9th Grade	4.3%	3.0%	0.9%
High School			
No Diploma	14.4%	8.8%	7.3%
Graduate	27.3%	24.3%	25.6%
College			
1-3 Years	30.9%	30.2%	32.5%
4+ Years	23.0%	33.6%	33.6%

Sources: U.S. Census Bureau 2000 and 2010; American Community Survey, 2012-2016 Five Year Estimates

**Income Levels**

The per capita income in the Town increased between 2000 and 2016, rising just over 65 percent to \$38,080 (see Figure 3.5.6). Although the per capita incomes for Charleston County and South Carolina rose over the same time period as well, the per capita income in the Town was still higher than either the County or the State in 2010 and 2016 (\$33,700 in the County and \$25,521 in the State).

**Figure 3.5.6: Per Capita Income, 2000 - 2016**

	2000	2010	2016
Town of Meggett	\$22,906	\$31,706	\$38,080
Charleston County	\$21,393	\$29,401	\$33,700
South Carolina	\$18,795	\$23,443	\$25,521

Source: U.S. Census Bureau, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates

In 2016, the median family income in the Town was higher than that of the State, but slightly less than that of the County, as demonstrated in Figure 3.5.7. The median family income of the Town rose about 38 percent, or around \$19,000, between 2000 and 2016, although it fell by almost \$2,000 between 2010 and 2016.

Even with the large increases in both per capita income and median family income between 2000 and 2016, a significant portion of the Town’s population, 10.6 percent, and approximately 6 percent of the families in the Town, lived below the poverty level according to 2016 estimates.

**Figure 3.5.7: Median Family Income, 2000-2016**

	2000	2010	2016
Town of Meggett	\$51,667	\$72,656	\$70,714
Charleston County	\$47,139	\$61,525	\$72,836
South Carolina	\$44,227	\$54,223	\$58,158

Source: U.S. Census Bureau, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates

*3.5.3: Population Element Needs*

Population Element Needs include, but are not limited to the following:

- Monitoring local and national demographic trends and shifts; and
- Developing policies to meet the needs of the Town’s population.

*3.5.4: Population Element Goal*

Continue population growth through annexation to fill in the pockets of land that were never annexed. This will allow the Town of Meggett to have a clearly defined service area based on natural boundaries.

3.5.5: Population Element Strategies and Time Frames

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- P 1. Consider annexation of the pockets of land surrounded by the Town limits.
- P 2. Implement land use strategies and support services for the maturing population.
- P 3. Monitor population growth trends and demographic shifts as indicators of population change and use this information in future updates to the Comprehensive Plan.
- P 4. Continue to monitor and evaluate local and national demographic trends for their potential impacts on land use and development patterns.

**Chapter 3.6: Housing Element**

*3.6.1: Overview and Purpose and Intent*

The Housing Element of the Comprehensive Plan includes the condition of housing to tell the story of where the community has been and how it will progress in the future. As Meggett continues to expand its boundaries, the need for a wide variety of housing options could be one of the greatest challenges of the future. Each dwelling brings with it a set of issues including how utilities will be extended to new development and how safe access will be provided.

The purpose and intent of the Housing Element is to help answer these and other questions by ensuring policies are in place to promote (1) a diverse housing supply with access to facilities and services; (2) a supply of safe and structurally sound homes; and (3) preservation of the existing housing stock.

*3.6.2: Background and Inventory of Existing Conditions*

The following data is provided to illustrate the inventory of housing in the Town of Meggett.

**Figure 3.6.1: Total Housing Units, 1980-201**

	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2016</b>
Town of Meggett	121	416	537	636	755
Charleston County	99,748	123,550	141,031	169,984	178,168
South Carolina	1,029,981	1,258,044	1,753,670	2,137,683	2,192,041

*Source: U.S. Census Bureau, 1980, 1990, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates*

**Total Housing Units**

Between 1980 and 1990, the Town of Meggett had a tremendous increase in the number of housing units. This increase can be directly related to annexations and to the fact that new homes were built within the town limits between 1980 and March of 1990.

Figure 3.6.1 shows the total number of housing units in the Town, the County and the State from 1980 to 2016. The total number of housing units in the Town of Meggett increased by just over 81 percent, rising from 416 units in 1990 to 755 units in 2016. The total number of occupied housing units in the Town increased by about 40 percent between 2000 and 2016.

A significant percentage of the housing stock in the Town is relatively new; however, there are many housing units in the Town that are more than eighteen years old. Over time, if routine maintenance is not done, a home’s safety and quality will deteriorate; therefore, a significant need exists to maintain safe and sanitary housing conditions in the Town.

**Figure 3.6.2: Occupied Housing Units by Year Built, 2000-2016**

Year Built	2000		2012		2016	
	Units	%	Units	%	Units	%
2000 or later	23	4.3%	144	23.4%	223	29%
1990 to 1999	163	30.1%	111	18.0%	203	27%
1980 to 1989	95	17.7	91	14.7%	140	19%
1970 to 1979	91	16.9%	77	12.5%	76	10%
1960 to 1969	56	10.4%	41	6.7%	34	5%
1940 to 1959	71	13.2%	46	7.5%	32	4%
1939 or earlier	38	7.1%	106	17.2%	47	6%
Total	537	100%	616	100%	755	100%

Sources: U.S. Census Bureau, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates

**Households**

The trend of decreasing household size has been seen around the nation. As couples elect to have fewer children or no children at all, and as the numbers of single parents and adults living alone increase, the household size decreases. This trend is no different in the Town, Charleston County, or South Carolina. As shown in

**Figure 3.6.3: Persons per Household, 1980-2016**

	1980	1990	2000	2010	2016
Town of Meggett	3.2	2.8	2.5	2.3	2.2
Charleston County	3.1	3.1	2.4	2.4	2.4
South Carolina	2.9	2.9	2.5	2.5	2.5

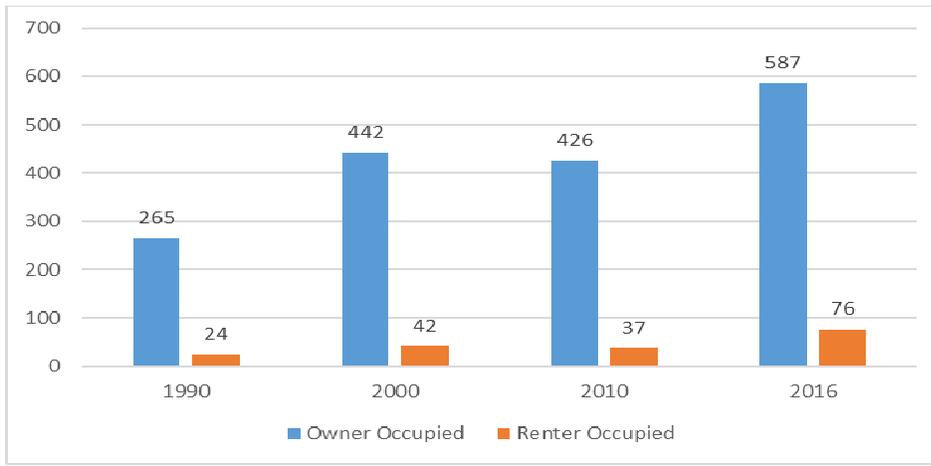
Source: U.S. Census Bureau, 1980, 1990, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates

Figure 3.6.3, household size has decreased or plateaued for all three entities over the last few decades and in 2016, this trend continued. It is important to note that while the number of persons per household decreased, the number of households and the population both increased.

**Occupancy**

Figure 3.6.4 illustrates the change in owner versus renter occupied housing units. The majority of the housing in Meggett is owner occupied. Rental property is only a minor facet of the housing market in the Town, although the number of renters grew from 57 households in 2010 to 76 households in 2016. Rental units can be a lower cost alternative to purchasing a home. Housing preferences are also changing, and some find renting to be more appealing. Renting can offer advantages for both the younger and older population. It lessens the burden of home maintenance and offers a sense of mobility. It should also be noted that those who are renting are often spending 35 percent or more of their total income on rent alone. This fact can be caused by high rents combined with low incomes.

**Figure.3.6.4: Meggett Occupancy, 1990-2016**



Source: U.S. Census Bureau, 1990, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates.

As shown in Figure 3.6.5, owner occupied units increased in the Town, County, and State have been increasing since 1990. It is interesting to note that renter occupied units in the Town, County, and State make up a far lower proportion of the overall housing stock than owner occupied units.

**Figure 3.6.5: Occupancy, 1980-2016**

*Owner Occupied Housing Units*

	1980	1990	2000	2010	2016	% Change (2010-2016)
Town of Meggett	64	265	442	473	587	24%
Charleston County	N/A	61,667	75,267	87,068	91,242	4%
South Carolina	722,547	878,824	1,107,619	1,248,805	1,258,661	<1%

*Renter Occupied Housing Units*

	1980	1990	2000	2010	2016	% Change (2010-2016)
Town of Meggett	25	24	42	57	76	33%
Charleston County	N/A	45,402	48,059	57,241	59,679	4%
South Carolina	307,434	379,220	426,235	552,376	580,380	5%

Source: U.S. Census Bureau, 1980, 1990, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates.

The vacancy rate is another indication of a healthy housing market. On average, a municipality wants to have some vacant, quality housing to encourage new people to buy homes and move to the area. On the other hand, too much vacant housing can indicate a flooded housing market with depressed prices or a substandard quality of available housing. The percentage of total housing that was vacant in 1980 was just below six percent and just over 18 percent in 1990. In 2016, approximately 12 percent of the housing units in Meggett were vacant.

**Figure 3.6.6: Median Gross Rent, 1990-2016**

	1990	2000	2010	2012	2016
Town of Meggett	\$558	\$575	\$815	\$869	\$713
Charleston County	\$437	\$605	\$868	\$931	\$1,030
South Carolina	\$376	\$510	\$701	\$749	\$811

Source: U.S. Census Bureau, 1990, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates

Housing Affordability

The cost of housing rentals in Meggett is lower than that of the County and the State. It is important to note that the median gross rent figures for Charleston County are somewhat inflated due to the cost to rent homes in beach communities and on the Charleston peninsula.

That being the case, the cost to rent housing in the Town of Meggett is still relatively high, as shown in Figure 3.6.6, but did decrease by \$156 from 2012 to 2016.

Although income levels of Town residents are relatively high, approximately 11 percent of the residents lived below the poverty level in 2016. The majority of those living below the poverty level were under 65 years of age. Additionally, households headed by single mothers comprised the majority of the households living below the poverty level.

Mobile Homes

As we look back at the population figures, we find that the population is increasing in both the Town and County, and the number of rental units in the Town is following that increase. Also following that increase is the number of mobile homes within the Town, which has more than doubled between 1990 and 2016. The number in the State has also increased in that same time period by 79 percent, and the number in the County has increased by 68 percent.

Manufactured housing units and mobile homes present the lowest cost alternative for people who do not want to continue renting and do not have enough money to fully finance a house purchase. In some cases, mobile homes can be used as transitional homes for people who choose to purchase their land first and build a house later.

**Figure 3.6.7: Occupied Mobile Homes, 1980-2016**

	1980	1990	2000	2012	2016	% Change from 2012-2016
Town of Meggett	25	52	109	82	135	64%
Charleston County	N/A	7,001	12,463	11,431	11,816	3%
South Carolina	115,774	203,136	306,312	369,778	364,076	-1%

*Source: U.S. Census Bureau, 1980, 1990, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates*

Housing Quality

Census figures cannot explore structural needs. The one important characteristic kept by the Census to determine substandard quality is lack of plumbing facilities. Statistics provided by the U.S. Bureau of the Census indicate that while the number of housing units in the Town that lacked complete plumbing facilities dropped from 14 to 0 between 1980 and 1990, that number increased to seven in 2000, and dropped back down to 0 in 2012. In 2016, according to the American Community Survey, there were 2 occupied housing units lacking complete plumbing or kitchen facilities in Meggett. Another factor that is used to determine substandard quality is the use of wood as the primary heating source. The number of houses that used wood as the main heating fuel dropped from 23 in 1990 to zero in 2000, and remained at 0 in 2012. In 2016, it was estimated that 11 housing units relied on wood as the main heating fuel.

### Conclusions

The Town of Meggett is committed to continuing to address the affordability of housing in the Town as well as the housing improvement needs of lower income citizens. Progress and improvement have been made in the areas of housing throughout the Town, however, much remains to be accomplished. Declining incomes mean affordable housing opportunities are more important now than ever. People living below the poverty level and the number of households headed by single mothers offers a challenge to meet their unique needs. The one constant is that the Town of Meggett must be aware of current conditions in order to better plan for the future. Emphasizing safe and decent housing should be the cornerstone for all future planning endeavors in Meggett.

#### *3.6.3: Housing Element Needs*

Housing Element needs include, but are not limited to the following:

- Promoting affordable housing opportunities;
- Promoting a diverse housing stock with access to facilities and services; and
- Ensuring a sufficient supply of safe and structurally sound homes.

#### *3.6.4: Housing Element Goal*

Encourage high quality, affordable housing for people of all ages, incomes, and physical abilities.

#### *3.6.5 : Housing Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- H 1. Encourage the provision of high quality, affordable homes in keeping with the single-family rural residential character of the Town.
- H 2. Develop regulations to mitigate the potential negative impacts of new housing developments on the environment.
- H 3. Be proactive in promoting affordable housing through incentives and removal of regulatory barriers (including provisions of the Town Zoning and Land Development Regulations Ordinance, development approval processes, and fee structures).
- H 4. Continue to allow the use of accessory dwelling units to promote affordable housing for low and moderate-income households.
- H 5. Continue to pursue grant programs such as CDBG and HOME to improve the existing housing stock, where necessary.
- H 6. Continue to enforce the Building Code to protect the general health, safety and welfare of the population.
- H 7. Continue to support housing programs such as the Rebuilding Together program.

- H 8. Support the findings of the Berkeley-Charleston-Dorchester Housing Needs Assessment and consider housing implications when making land use decisions.
- H 9. Support the creation of a regional housing task force and regional housing coordination office to:
- Coordinate local housing efforts;
  - Provide technical assistance, education, advocacy, and compliance;
  - Provide assistance with housing-related funding programs; and
  - Advocate for public transportation improvements.

## **Chapter 3.7: Transportation Element**

### *3.7.1: Overview and Purpose and Intent*

Transportation is an important element because it provides strategies tying the movement of people and goods with economic development, land use, and community facilities.

The purpose and intent of the Transportation Element is to present information and strategies that respect the Town's rural character and natural and cultural resources in the provision and use of any transportation system, consider the impacts of new development on the existing transportation system during review of proposed developments, encourage the provision of safe, convenient, pedestrian and bicycle systems in appropriate areas, and support emergency evacuation and transportation planning policies.

### *3.7.2: Background and Inventory of Existing Conditions*

#### Roads

The Town of Meggett does not own or maintain any roads. Instead, roads in the Town limits are owned and/or maintained by Charleston County, the South Carolina Department of Transportation, or private homeowners' associations. The Town does not intend to begin accepting roads for ownership or maintenance.

Figure 3.7.1 below shows the traffic counts at the traffic count stations in the Meggett area from 1996 through 2016. Wilson Road from Toogoodoo Road to Ethel Post Office Road saw the greatest traffic increase rising from 1,000 vehicles per day in 2012 to 1,350 vehicles per day in 2016. Traffic remained static or increased in all areas with the exception of Highway 165 from Church Flats Toad to Toogoodoo Road, Highway 165 from Toogoodoo Road to Highway 162, Storage Road from Highway 162 to Commodore Road, and Dixie Plantation Road from Towles Road to Highway 162. This information is collected by the Berkeley-Charleston- Dorchester Council of Governments which keeps traffic count data for all three counties.

**Figure 3.7.1, Meggett Area Traffic Counts**

Station	Local Road Name	Location	1996	2008	2012	2016	Change 2012-2016
223	SC 165	Buena Vista Ln. to Church Flats Rd.	750	700	700	800	+100
225	SC 165	Church Flats Rd. to Toogoodoo Rd.	1,050	1,400	1,450	1,250	-200
227	SC 165	Toogoodoo Rd. to SC 162	4,400	5,000	5,400	5,200	-200
293	Toogoodoo Rd.	Storage/Parishville Rd. to Wilson Rd.	1,600	2,000	2,000	2,100	+100
294	Toogoodoo Rd.	Wilson Rd. to SC 165	3,200	3,500	3,700	3,800	+100
295	Storage Rd.	SC 162 to Commodore Rd.	300	325	400	300	-100
297	Ethel Post Office Rd.	SC 165 to Toogoodoo Creek	1,000	800	800	950	+150
299	Wilson Rd.	Toogoodoo Rd. to Ethel Post Office Rd.	1,300	1,200	1,000	1,350	+350
300	Wilson Rd.	Ethel Post Office Rd. to Sebago Rd.	300	325	375	375	0
301	Dixie Plantation Rd.	Towles Rd. to SC 162	300	450	550	350	-200
303	Towles Rd.	Church Flats Rd. to SC 162	150	200	275	325	+50

*Source: Berkeley Charleston Dorchester Council of Governments, Traffic Count Data, 2016*

In 2006, Charleston County completed a Comprehensive Transportation Plan as part of the Charleston County Half Cent Transportation Sales Tax Program. The Transportation Plan included a forecast of Charleston County road projects over the next twenty-five years, a review of funding sources and leverage options and a review of the County’s mass transit system. The Initial Bond Program, which consisted of \$77 million for roadways, did not include funding for transportation improvements in the Meggett area.

In November 2016, the citizens of Charleston County voted to add a second half-cent sales tax. The passing of this referendum added an additional half-cent to purchases made within the County, from May 2017, for 25 years or until \$2.1 billion is collected. The referendum for the additional half-cent sales tax did not specify transportation improvements in the Meggett area.

Other funding mechanisms for Charleston County roads include:

- The Charleston County Transportation Committee (CTC), a group of professionals appointed by the Legislative Delegation from all legislative bodies within the County whose purpose is to distribute gas tax funding for small construction and resurfacing projects; and
- SC Department of Transportation, whose Commission determines the funding priorities for the federal aid program following each new federal highway bill and annual appropriations act. This includes the funding level allocated to the BCD Council of Governments through the Charleston Area Transportation Study (CHATS). Since the mid 1990s, the allocation between urban and rural federal aid funds for Metropolitan Planning Organizations and Councils of Governments, called Guideshare, has been based on study area population. However, the Town of Meggett does not receive funding from the CHATS program because it is located just outside of the CHATS study area boundary.

### Public Transportation

In 1996, the Berkeley, Charleston, Dorchester Rural Transportation Management Authority (BCD-RTMA) was created to provide a connection between the rural areas of the region and the larger urban centers. Originally, the BCD-RTMA was funded by Berkeley, Charleston, and Dorchester Counties; however, over the years, the BCD-RTMA has become independent through service changes and the provision contract services to agencies throughout the region.

The BCD-RTMA changed its operating name to the TriCounty Link Rural Bus System in 2007 in an effort to better describe its services and to become more well-known in rural communities. The TriCounty Link system is comprised of nine regular fixed routes and eight “park and ride” locations for commuter routes, as well as adult daycare transportation and other services contracted with private companies.

TriCounty Link serves the St. Paul’s area with its C-201 Route, which runs between Indigo Road on Edisto Island and the Citadel Mall in West Ashley. This route has several stops in the Meggett area including Freeman Village Road, Rudy’s One Stop, and Schroder Middle School, among others. TriCounty Link also operates the C-202 Route, which runs between Ernest Hilton Rd in Ravenel and the Citadel Mall in West Ashley. This route has a stop near the Town of Meggett, on the corner of Hwy 162 and Hwy 165 in Hollywood. The full listing of services and routes is available on the TriCounty Link web site.

### Airports

There are no airports in the Town of Meggett. The closest full-service airport is the Charleston International Airport, located in North Charleston. In 2016, over 1.8 million passengers enplaned and over 1.84 million passengers deplaned. In addition to passengers, the airport enplaned approximately 21 million pounds of freight and deplaned slightly more than 46 million pounds of freight in 2016, indicating the high economic value of the Charleston International Airport. The other closest airport is the Charleston Executive Airport, a local general aviation airport located on the eastern edge of Johns Island next to the Stono River.

#### *3.7.3: Transportation Element Needs*

Transportation Element needs include, but are not limited to the following:

- Ensuring that the provision and use of any transportation system respects the Town’s rural character and natural and cultural resources;
- Mitigating the impacts of new development on the existing transportation system;
- Providing safe, convenient, pedestrian and bicycle systems in appropriate locations; and
- Supporting emergency evacuation and transportation planning policies.

#### *3.7.4: Transportation Element Goal*

Maintain and enhance the transportation system to ensure that it respects the rural character of the Town and its natural and cultural resources and is coordinated with land use patterns.

#### *3.7.5: Transportation Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- T 1. Work with the appropriate agencies to investigate how to improve roads within the Town.
- T 2. Consider the impacts of development on the existing transportation system when reviewing proposed developments including impacts on surrounding jurisdictions.
- T 3. Ensure that the provision and use of any transportation system respects the Town's rural character and natural and cultural resources.
- T 4. Ensure that roads are constructed in a way that promotes safe vehicle passage and pedestrian use and provides sufficient drainage.
- T 5. Limit commercial activities and signage along the roads in Meggett and ensure that public utilities are underground to maintain the Town's rural character.
- T 6. Continue to require traffic impact studies consistent with the Zoning and Land Development Regulations Ordinance.
- T 7. Require that adequate transportation infrastructure be in place prior to, or concurrent with, new development.
- T 8. Coordinate transportation strategies with growth management and land use strategies.
- T 9. Continue to monitor the status of population evacuation for emergency preparedness for natural or man-made disasters.
- T 10. Continue to support the services provided by the TriCounty Link Rural Bus System.

## **Chapter 3.8: Community Facilities Element**

### *3.8.1: Overview and Purpose and Intent*

The Community Facilities Element of the Comprehensive Plan is an important element for a variety of reasons. This element is included in the Comprehensive Plan to ensure that land use planning is balanced with the availability of public services and infrastructure. This coordination is necessary to protect the quality of life for existing residents and to provide for future residents. There are many agencies involved in the provision of public facilities and services in the Town, making inter-jurisdictional cooperation important. South Carolina State Law regarding comprehensive plans was amended in 2007 to require that transportation be a stand alone element in the Comprehensive Plan; therefore, transportation information, needs, goals and strategies are contained in Chapter 3.7, Transportation Element.

The purpose of this element is to ensure that public facilities and services necessary for the growth, development or redevelopment of the Town are provided. This element is also intended to ensure coordination with the various public service providers.

### *3.8.2: Background and Inventory of Existing Conditions*

Numerous agencies such as Charleston County, the South Carolina Department of Transportation, the Department of Health and Environmental Control, the Office of Ocean and Coastal Resource Management, and the US Army Corps of Engineers, are involved in the provision of public facilities and services to the residents of the Town of Meggett. The majority of these agencies are outside the purview of the Town.

#### Utilities

The majority of residents in the Meggett area mainly rely on private wells and septic systems for their basic services. However, along Highway 165 and the small adjacent streets that can be accessed from Highway 165, public sewer and water are available. Charleston Water System provides public water along Highway 165 and the sewer is owned by the Town of Meggett. The sewer flows into the Hollywood system and then through the Charleston Water System. The Town of Meggett maintains and monitors their sewer system.

#### Fire Protection

Fire Protection is provided by the St. Paul's Fire District. The district has nine fire stations with the main facility located on Highway 162. Fire Station 9 is located within the Town of Meggett limits, on the corner of Wilson Road and Ethel Post Office Road. Other stations are located in Ravenel, Edisto Island, Hollywood, and Adams Run.

#### Police Protection

The Town of Meggett and surrounding areas are served by the Charleston County Sheriff's Office. An emergency 9-1-1 system is in place countywide to provide dispatch for police, fire, and Emergency Medical Services.

#### Emergency Medical Services (EMS)

The Town of Meggett and surrounding areas are served by Charleston County Emergency Medical Services. There are 14 stations throughout the County. Meggett's primary Charleston County EMS response unit is Medic #14 located in Ravenel. Their secondary unit is either Medic #7 on Johns Island or Medic #3 out of the West Ashley area.

### Health Care Services

Several health care centers are located in the Town of Meggett and the surrounding area, including an internal medicine practitioner, family health centers, and an eye care center.

### Solid Waste

The Town of Meggett's waste disposal and recycling needs are met by Charleston County's Convenience Center on SC 165 in Hollywood, where residents can take their waste and recycled materials.

### Public Libraries

The St. Paul's branch of the Charleston County Library located at 5151 Town Council Drive services the residents of the Town of Meggett.

### Schools

Several Public Schools are located near the Meggett area. They include the following:

- C.C. Blaney Elementary School;
- E. B. Ellington Elementary School;
- Minnie Hughes Elementary School;
- Baptist Hill Middle/ High School; and
- Lowcountry Leadership Academy (charter school)

Further to the above, Trident Technical College has a small campus on SC 165 in Hollywood.

### Town Government Facilities

Town Hall and the South Carolina Produce Association building are owned by the Town of Meggett. Both of these buildings are historic buildings, with both being eligible for listing on the National Register of Historic Places. The Town Hall building is used for Town offices. The South Carolina Produce Association Building has been renovated with the upstairs being used for public meetings and community events; the downstairs area includes spaces for lease to local businesses.

### Recreation

Recreational facilities owned by the Town include the Meggett Park and Playground, located across from Town Hall, and Roxbury Park, located on the corner of Little Britton Rd and Hwy 174. Meggett Park and Playground was developed as part of the "Meggett 1925" Project. Roxbury Park was funded by grant funds from the Charleston County Greenbelt program. Land around the Town Hall will continue to be maintained as an area for potential public gatherings. Other recreational facilities in the area owned and operated by Charleston County Parks include Harmony Hall, located on Ethel Post Office Road, and the Ravenel Caw Caw Interpretive Center, located on the Savannah Highway.

#### *3.8.3: Community Facilities Element Needs*

Community Facilities Element needs include, but are not limited to the following:

- Coordinating with adjacent jurisdictions and the various providers of Town services; and
- Balancing provision of quality services with the rural character of the area.

#### *3.8.4: Community Facilities Element Goal*

Provide community facilities and services with adequate levels of service through coordination

with surrounding jurisdictions and service providers and ensure they are linked to land use planning to ensure maintenance of the small town character of the area and protection of the natural environment.

*3.8.5: Community Facilities Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- CF 1. Ensure a strong link between the provision of quality community facilities and services and land use planning to ensure the small town character of the area is maintained.
- CF 2. Continue to coordinate with adjacent jurisdictions and the various providers of Town services in order to ensure efficient provision of quality facilities and services.
- CF 3. Continue to encourage provision of quality public safety services and library, recreational, and other government facilities to all residents, including the appropriate development of the Charleston County Park site on Ethel Post Office Road.
- CF 4. Continue to encourage efforts of the Charleston County School District to coordinate their facilities planning with land use planning, improve the quality of education and facilities, and provide adult education/training programs in the area.
- CF 5. Continue to educate residents on the effective use and maintenance of wells and septic tanks to limit the expansion of water and/or sewer lines.
- CF 6. Encourage alternative energy sources such as wind and solar energy systems, where appropriate.
- CF 7. Increase recreation opportunities by working with the Charleston County Parks and Recreation Commission to identify potential Town/area recreational sites.

### **Chapter 3.9: Priority Investment Element**

#### *3.9.1: Overview and Purpose and Intent*

In 2007, the South Carolina Priority Investment Act (The Act) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for inter-jurisdictional coordination. The Act requires that two new elements be included in the Comprehensive Plan, the Transportation Element and the Priority Investment Element. It also expands the Housing Element to require an analysis of local regulatory barriers to the provision of affordable housing and to utilize incentives to encourage development of affordable housing. The primary goal of The Act is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies.

As discussed throughout this Plan, the Town of Meggett is a rural residential community with a low level of public services, as would be expected in a rural area. The Town itself does not provide many of the public facilities and services offered; instead, the majority of these services are provided by outside agencies. However, the Town has a long history of coordinating with adjacent jurisdictions and agencies concerning land use issues and provision of the public services available to balance adequate public facilities and services and protection of the Town's rural residential character.

The Town's priority investment focus is on the restoration of the historic downtown area. In 2001, the Meggett Citizen Planning Committee studied the Town's assets and made recommendations to return the Town to its prosperity era. With history as the driving force, the Committee developed a master plan to provide a wide array of social, economic and recreational opportunities for the citizens of the Town and surrounding areas. The project was named "Meggett 1925" to reflect the Town's glory days.

The purpose and intent of the Priority Investment Element is to prioritize the implementation actions for the Town over the next ten years through goals and strategies. The main focus of the Town's investment over the next ten years is to continue to coordinate with adjacent jurisdictions and agencies to balance adequate public facilities and services and protection of the Town's rural residential character and to restore the historic downtown area.

#### *3.9.2: Background and Inventory of Existing Conditions*

The elements of this Comprehensive Plan identify where and how growth in the Town of Meggett should occur over the next ten years. The strategies contained in those elements are carried forward through the Priority Investment Element. The other Plan elements focus on retaining the Town's rural residential character and protecting its natural, cultural and historic resources while providing Town residents with employment opportunities, safe, affordable housing, and adequate public facilities and services.

The Town intends to continue to maintain the public facilities and services that are in place today. Likely federal, state, and local funds available for public infrastructure and facilities during the next ten years include, but are not limited to:

- The Town's General Fund;
- The Half-Cent Sales Tax Program;
- The Charleston County Grants Department; and

- Other grant/funding programs for which the Town is eligible.

*3.9.3: Priority Investment Element Needs*

Priority Investment Element needs include, but are not limited to the following:

- Coordinating with adjacent jurisdictions and agencies;
- Maintaining the Town's rural residential character; and
- Providing adequate public facilities and services.

*3.9.4: Priority Investment Element Goal*

Prioritize adequate public facilities and services through coordination with adjacent and relevant jurisdictions and agencies, and not have a negative impact on the Town's rural residential character or its natural, cultural, and historic resources.

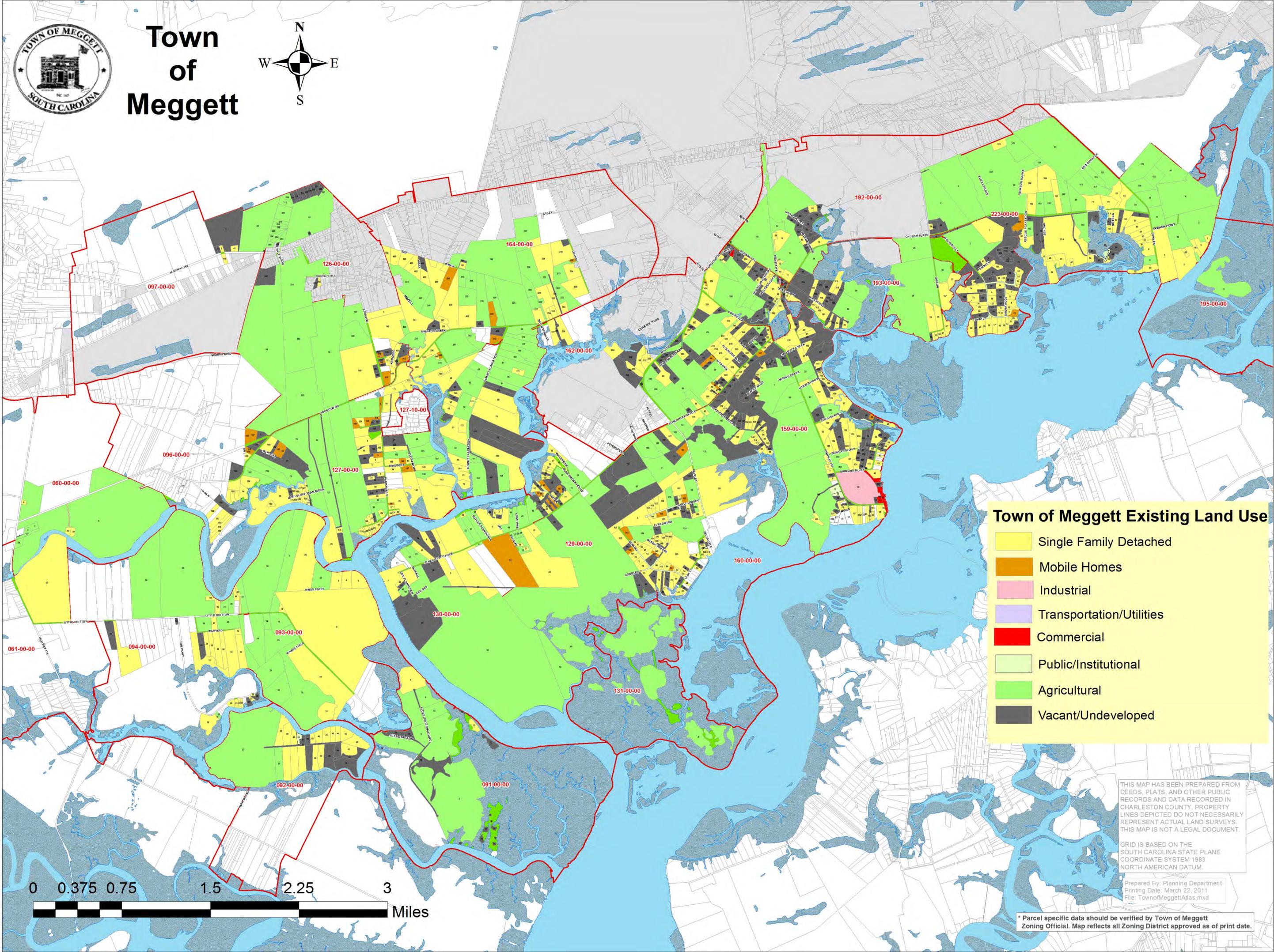
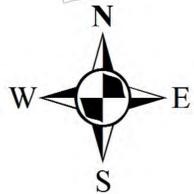
*3.9.5: Priority Investment Element Strategies and Time Frames*

The following strategic actions should be undertaken by the Town in support of the purpose and intent of the Priority Investment Element of the Comprehensive Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- PI 1. Continue to coordinate with adjacent jurisdictions and agencies to balance adequate public facilities and services with the protection of the Town's rural residential character as well as its natural, cultural, and historic resources.
- PI 2. Continue efforts to restore the historic downtown area.
- PI 3. Review and update the Zoning and Land Development Regulations Ordinance to ensure the standards it contains reflect the recommendations of the Comprehensive Plan Elements including, but not limited to rural preservation, development quality, and resource protection.



# Town of Meggett



## Town of Meggett Existing Land Use

-  Single Family Detached
-  Mobile Homes
-  Industrial
-  Transportation/Utilities
-  Commercial
-  Public/Institutional
-  Agricultural
-  Vacant/Undeveloped

THIS MAP HAS BEEN PREPARED FROM DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA RECORDED IN CHARLESTON COUNTY. PROPERTY LINES DEPICTED DO NOT NECESSARILY REPRESENT ACTUAL LAND SURVEYS. THIS MAP IS NOT A LEGAL DOCUMENT.

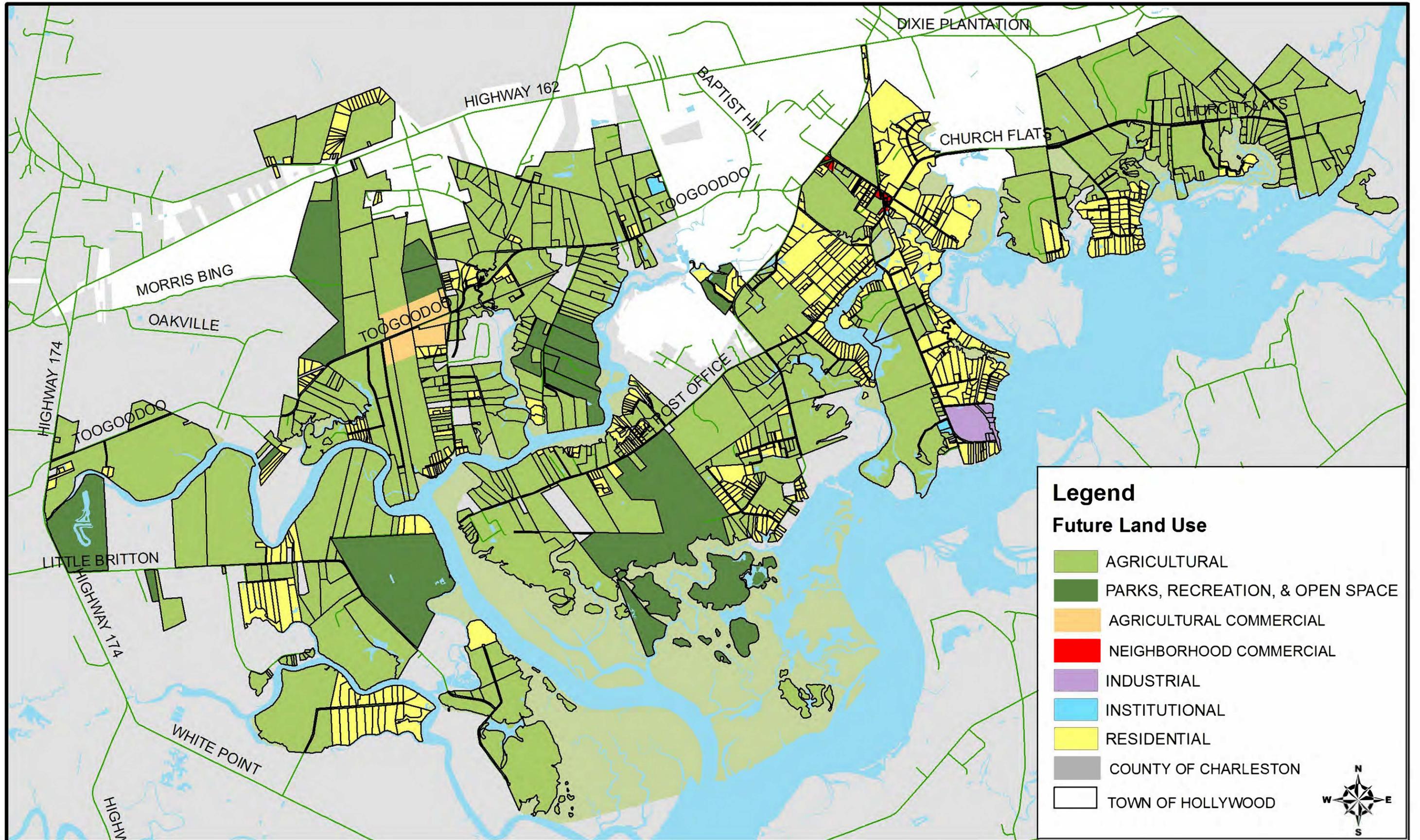
GRID IS BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM 1983 NORTH AMERICAN DATUM.

Prepared By: Planning Department  
 Printing Date: March 22, 2011  
 File: TownofMeggettAtlas.mxd

\* Parcel specific data should be verified by Town of Meggett Zoning Official. Map reflects all Zoning District approved as of print date.



# Town of Meggett Future Land Use



Adopted July 22, 2019

0 0.35 0.7 1.4 2.1 2.8 Miles

**TOWN OF MEGGETT  
PROTECTED LANDS**

**TOWN OF HOLLYWOOD**

**TOWN OF MEGGETT**

174

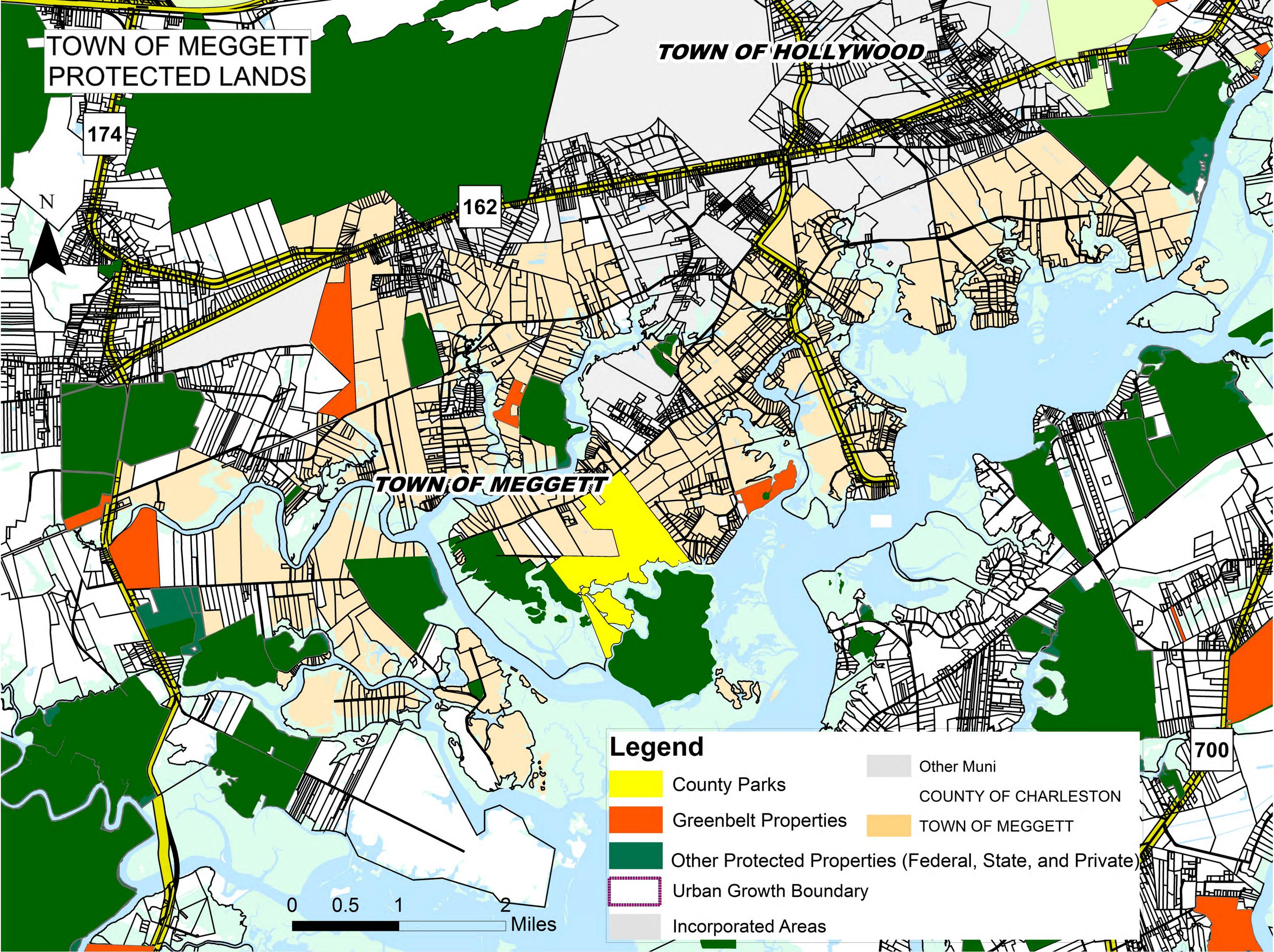
162

700

N

**Legend**

- County Parks
- Greenbelt Properties
- Other Protected Properties (Federal, State, and Private)
- Urban Growth Boundary
- Incorporated Areas
- Other Muni
- COUNTY OF CHARLESTON
- TOWN OF MEGGETT



## **Resources and References**

1. BCD Council of Governments, 2016
2. Historical and Architectural Survey Charleston County, South Carolina. Preservation Consultants, 1992
3. U.S. Bureau of the Census, 1990, 2000, 2010
4. American Community Survey, 2012-2016 Five Year Estimates
5. Charleston County Government Website
6. St Paul's Fire District Website
7. Charleston County Parks and Recreation Website
8. [www.weather.com](http://www.weather.com)
9. TriCounty Link Website
10. South Carolina Department of Natural Resources