

# Town of Meggett Council Meeting Minutes

**Date: August 23, 2021      Time: 7:00 PM      Location: Town Hall Grounds**

<b>Call to Order</b>	Mayor Buster Herrington
<b>Type of Meeting</b>	Town Council Meeting
<b>Facilitator</b>	Mayor Buster Herrington
<b>Minutes</b>	Ali Ravenel, Town Clerk

<b>Roll Call:</b>	Mayor Herrington	P	Angela Watts	P
A = Absent	Tommy Butler	P	Andy Gowder	P
P = Present	Tom Hutto	P	Stephanie Smith	P
	Keith McCarty	P		

**Prayer Given By:** Mayor Buster Herrington

**Pledge of Allegiance Led By:** Mayor Buster Herrington

### Public Hearing

*This hearing was open to the public for the purpose of taking comments from the public with regards to the following proposed amendments to Chapter 4 of the Town's Zoning & Land Development Regulations:*

- **Chapter 4, Article 4 – (AG) Agricultural General District**
- **Chapter 4, Article 5 – (AR) Agricultural Rural District**
- **Chapter 4, Article 8 - Accessory Structures in the RC, AG, & AR Districts**
  - **Chapter 4, Article 12 – Accessory Uses**

*Mayor Herrington opened the Public Hearing at 7:00 PM. There were two comments from the public, both of which first asked for further clarification on part of the proposed amendments and then finished with the commentor's acceptance of the amendments as written. Following these comments from the public, Mayor Herrington closed the Public Hearing at 7:10 PM.*

### Town Council Meeting

*Mayor Buster Herrington called the regularly scheduled Town Council Meeting to order at 7:10 PM.*

#### | Approval of Minutes |

*Approval of Minutes from the previous Council Meeting held on July 26, 2021.*

**Motion Made By:** Council Member Keith McCarty moved to approve.

**Seconded By:** Council Member Angela Watts seconded the motion.

**Conclusion:** All voted in favor, none opposed; Minutes approved.

# ***Town of Meggett Council Meeting Minutes***

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## **| First Readings |**

### **An Ordinance Revising the Town's Code Relating to Recreational Vehicles An Ordinance Revising the Town's Code Relating to Characteristics of the AG and AR Zoning Districts**

**Motion Made By:** Council Member Keith McCarty moved to approve.

**Seconded By:** Mayor Pro Tem Tom Hutto seconded the motion.

**Conclusion:** All voted in favor, none opposed; First Readings passed.

## **| Resolution: American Rescue Plan Act of 2021 |**

**Motion Made By:** Mayor Pro Tem Tom Hutto moved to approve.

**Seconded By:** Council Member Keith McCarty seconded the motion.

**Conclusion:** All voted in favor, none opposed; Resolution adopted.

## **| Council Member Reports |**

### **Buildings & Grounds: Mayor Buster Herrington**

*Mayor Herrington stated that the pressure washing and repainting of the breezeway and Donor's Pavilion area was completed. A contract to repair the moisture damage to the front of the South Carolina Produce Association was awarded to local commercial contractor Peter Martin of Santee Carolina. Another contract to replenish the sand shell driveways/parking areas on the Town Hall grounds was awarded to local contractor Charlie Crosby; the area by Meggett Park was completed but the parking area behind Town Hall was delayed due to recent rain. Lastly, there are several trees across the street from Town Hall that will need to be removed due to damage from bugs.*

### **Financial Reports: Council Member Tommy Butler**

*Council Member Tommy Butler stated that in the month of July, the General account increased by \$85,805.21, leaving the balance at \$817,203.61; the Waste Water account increased by \$3,997.30 and there was no change to the Meggett 1925 account or to the CD's. There were two out of the ordinary deposits/expenses last month, the first being a deposit into the General account of roughly \$56,000 in grant moneys to replace the grinder pump at Lowcountry Leadership Charter School (the Town sponsored this grant on behalf of the school; awarded funds will only pass through the Town's account before being transferred to the school) and the second was a repair bill for some electrical/breaker malfunctions in the Town Hall building.*

### **Grants & Special Reports: Mayor Pro Tem Tom Hutto**

*Mayor Pro Tem Tom Hutto asked Town Administrator Stephanie Smith for an update on the closing process for the Golden property (funds for purchase were awarded via a grant from the Charleston County Greenbelt Board). Stephanie stated that the Phase 1 Environmental Site Assessment (ESA) was almost complete and that the survey was still on track for late September/early October. She has also confirmed with Cathy Ruff, the director of the Greenbelt Program, that the Town would be able to purchase the property first and then later abandon property lines and add a Conservation Easement.*

# ***Town of Meggett Council Meeting Minutes***

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## **Communications: Council Member Keith McCarty**

*Council Member Keith McCarty stated that a representative with PRTC contacted him recently about connecting service to his home and he urged other residents in the Phase 1 area to be patient, service was coming very soon.*

## **Roxbury Park: Council Member Angela Watts**

*Council Member Angela Watts stated that her work on updating the cottage continues. Some of the larger issues/items for discussion were: there is a leak in the upstairs Queen bedroom, she'd like to replace the small outdated toilets in the bathrooms, a new outdoor ceiling fan has been installed under the front porch, the garage AC unit needs to be replaced, she'd like to throw out all of the downstairs couches (they have been ruined due to flood damage from previous storms and general wear and tear), she'd like to hire a local photographer to take photos of the park and then hang some of the prints in the cottage, and lastly, Mr. Hugh Allston has installed new GFI outlets in the bathrooms.*

## **| Public Comments |**

*Two comments were given by the public: the first was from a resident informing Council that PRTC is not checking private road easements when installing their infrastructure (PRTC placed a junction box well inside his property line and also broke another resident's water line and never informed them) and the second was a resident following up on a question about the possibility of a Town-wide speed limit (Andy Gowder will try to look into the possibility before the September meeting).*

***Meeting Adjourned 7:31 PM***

**AN ORDINANCE  
REVISING PROVISIONS OF THE TOWN CODE  
RELATING TO CHARACTERISTICS OF THE  
AG AND AR ZONING DISTRICTS**

**Zoning and Land Development Regulation Ordinances  
Town of Meggett, South Carolina**

WHEREAS the Town of Meggett finds it necessary to revise certain provisions of its Zoning and Land Development Regulations within its Town Code to make changes as are necessary and appropriate to accomplish the goals and objectives within its Code and its Comprehensive Plan in accordance with state law,

NOW, THEREFORE, Be it Ordered and Ordained by the Town of Meggett, South Carolina, and it is ordained by authority of said council that the Zoning and Land Development Regulation Ordinances for the Town of Meggett be revised as follows<sup>1</sup>:

- **Amend Article 4.4 for AG Agricultural General District as follows:**

**Article 4.4 (AG) Agricultural General District**

**Purpose of District**

A district primarily designed to accommodate farms and single family residences situated on large parcels of land on, or in close proximity to properties which are farmed or used for other agricultural or conservation purposes. This district is also intended for large, undeveloped tracts.

**Permitted Uses**

See Section 4.10 of this Ordinance.

**§4.4.1 Density/Intensity & Dimensional Standards**

All residential and non-residential development in the AG District shall be subject to the following density, intensity, and dimensional standards:

Maximum Density	One (1) dwelling unit per 2 highland acres [1]
<del>Minimum Lot Area</del>	<del>One (1) acre of highland</del>
Minimum Lot Width	130 feet [2]
Minimum Setbacks	Front/Street Side: 50 feet Interior Side: 20/30 feet [3]

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<sup>1</sup> Changes to the original text are shown as follows: Deletions are shown as strikethroughs and additions are shown as underlined by a double line.

	Rear: 20 feet OCRM Critical Line: 50 feet
Maximum Building Coverage	30% of lot
Maximum Height	35 feet

[1] Maximum density for developments occurring along the OCRM Critical Line shall be 1 dwelling unit per highland acre.

[2] Minimum lot width for developments occurring along the OCRM Critical Line shall be 150 feet.

[3] Corner lots shall have 30' side setbacks.

**\*NOTE:** Any parcel in an Agricultural General District which is farmed or utilized in conjunction with an active farm of 10 acres or more, may have 2 primary dwellings and allowable accessory uses. This does not permit three (3) or more manufactured homes on any single parcel.

§4.4.2 ~~Two-Time~~ Subdivision of a Lot of Record Existing Prior to ~~June 22, 2009~~ ("Effective Date")

A ~~two-time~~ subdivision at a maximum density of 1 dwelling unit per two (2) highland acres that do not occur along the DHEC OCRM Critical Line that creates no more than two lots from an existing lot of record (lot(s) existing prior to ~~June 22, 2009~~ ("Effective Date")) may be allowed if each lot resulting from the subdivision meets the minimum lot area requirements and all other requirements of the existing zoning district. Any other Subdivision of any remaining acreage from the parent tract shall comply with all requirements of the existing zoning district, including density, intensity, and dimensional requirements.

- **Amend Article 4.4 for AG Agricultural General District to include:**

The provision of this ordinance takes effect after passage by Town Council on the second reading ("Effective Date"). This ordinance applies to all property acquired on or after the Effective Date, except by descent or distribution through will or probate, or through transfer by a spouse. Property existing prior to the effective date continues to be governed by the applicable zoning ordinance as it existed prior to the Effective Date.

All residential and non-residential development in the AG District shall be subject to the following density, intensity, and dimensional standards:

<u>Maximum Density</u>	<u>One (1) dwelling unit per 3 highland acres [1]</u>
<u>Minimum Lot Width</u>	<u>150 feet [2]</u>
<u>Minimum Setbacks</u>	<u>Front/Street Side: 50 feet</u> <u>Interior Side: 20/30 feet [3]</u> <u>Rear: 20 feet</u> <u>OCRM Critical Line: 50 feet</u>
<u>Maximum Building Coverage</u>	<u>30% of lot</u>

<sup>1</sup> Changes to the original text are shown as follows: Deletions are shown as strikethroughs and additions are shown as underlined by a double line.

<u>Maximum Height</u>	<u>35 feet</u>
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[1] Maximum density for developments occurring along the OCRM Critical Line shall be 1 dwelling unit per highland acre.

[2] Minimum lot width for developments occurring along the OCRM Critical Line shall be 150 feet.

[3] Corner lots shall have 30' side setbacks.

- **Amend Article 4.5 for (AR) Agricultural Rural District as follows:**

4.5.1. Density/ Intensity and Dimensional Standards:

Minimum Lot Area of one (1) acre Highland will be immediately and permanently removed no longer applicable to any properties located in the AR District.

**Purpose of District**

To provide for quiet, livable, low-density residential neighborhoods, and to encourage the formation and continuance of a stable rural residential environment.

**Permitted Uses**

See Section 4.10 of this Ordinance.

**§4.5.1 Density/Intensity & Dimensional Standards**

All residential and non-residential development in the AR District shall be subject to the following density, intensity, and dimensional standards:

Maximum Density	One (1) dwelling unit per 2 highland acres [1]
<del>Minimum Lot Area</del>	<del>One (1) acre of highland</del>
Minimum Lot Width	130 feet [2]
Minimum Setbacks	Front/Street Side: 50 feet Interior Side: 20/30 feet [3] Rear: 20 feet OCRM Critical Line: 50 feet
Maximum Building Coverage	30% of lot
Maximum Height	35 feet

[1] Maximum density for developments occurring along the OCRM Critical Line shall be 1 dwelling unit per highland acre.

[2] Minimum lot width for developments occurring along the OCRM Critical Line shall be 150 feet.

[3] Corner lots shall have 30' side setbacks.

<sup>1</sup> Changes to the original text are shown as follows: Deletions are shown as strikethroughs and additions are shown as underlined by a double line.

**\*NOTE:** Any parcel in an Agricultural Rural District which is farmed or utilized in conjunction with an active farm of 10 acres or more, may have 2 primary dwellings and allowable accessory uses. This does not permit three (3) or more manufactured homes on any single parcel.

§4.5.2 ~~Two Time~~ Subdivision of a Lot of Record Existing Prior to ~~June 22, 2009~~ (“Effective Date”)

A ~~two time~~ subdivision at a maximum density of 1 dwelling unit per two (2) highland acres that do not occur along the DHEC OCRM Critical Line that creates no more than two lots from an existing lot of record (lot(s) existing prior to ~~June 22, 2009~~ (“Effective Date”)) may be allowed if each lot resulting from the subdivision meets the minimum lot area requirements and all other requirements of the existing zoning district. Any other Subdivision of any remaining acreage from the parent tract shall comply with all requirements of the existing zoning district, including density, intensity, and dimensional requirements.

- **Amend Article 4.5 for AR Agricultural Rural District to include:**

The provision of this ordinance takes effect after passage by Town Council on the second reading (“Effective Date”). This ordinance applies to all property acquired on or after the Effective Date, except by descent or distribution through will or probate, or through transfer by a spouse. Property existing prior to the effective date continues to be governed by the applicable zoning ordinance as it existed prior to the Effective Date.

All residential and non-residential development in the AR District shall be subject to the following density, intensity, and dimensional standards:

<u>Maximum Density</u>	<u>One (1) dwelling unit per 3 highland acres [1]</u>
<u>Minimum Lot Width</u>	<u>150 feet [2]</u>
<u>Minimum Setbacks</u>	<u>Front/Street Side: 50 feet</u> <u>Interior Side: 20/30 feet [3]</u> <u>Rear: 20 feet</u> <u>OCRM Critical Line: 50 feet</u>
<u>Maximum Building Coverage</u>	<u>30% of lot</u>
<u>Maximum Height</u>	<u>35 feet</u>

[1] Maximum density for developments occurring along the OCRM Critical Line shall be 1 dwelling unit per highland acre.

[2] Minimum lot width for developments occurring along the OCRM Critical Line shall be 150 feet.

[3] Corner lots shall have 30' side setbacks.

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- Amend Article 4.8 for Accessory Structures in the RC, AG, & AR Districts as follows:

**Article 4.8 Accessory Structures in the RC, AG, & AR Districts**

**Minimum Setbacks:**

From any dwelling unit or other structure on the same zoning lot	6 feet
Interior Side	<del>10</del> <u>5</u> feet
OCRM Critical Line	Must meet OCRM Critical Line setback requirements of the underlying Zoning District where applicable

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE ON ADOPTION BY COUNCIL AFTER SECOND READING OF THIS ORDINANCE.

Moved by: \_\_\_\_\_  
Date of First Reading: \_\_\_\_\_  
Date of Second Reading: \_\_\_\_\_



Town Seal

APPROVED AS TO FORM:

\_\_\_\_\_  
W. ANDREW GOWDER, JR.  
TOWN ATTORNEY

Ordained in Town Council this \_\_\_\_ day of \_\_\_\_\_, 2021, in the 245<sup>th</sup> year of Independence of the United States of America.

\_\_\_\_\_  
HARRY V. HERRINGTON III  
MAYOR

ATTEST:

\_\_\_\_\_  
STEPHANIE SMITH  
TOWN ADMINISTRATOR

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PENDING

<sup>1</sup> Changes to the original text are shown as follows: Deletions are shown as strikethroughs and additions are shown as underlined by a double line.

**AN ORDINANCE  
REVISING PROVISIONS OF THE TOWN’S CODE  
RELATING TO RECREATIONAL VEHICLES**

**Zoning and Land Development Regulation of Ordinances  
Town of Meggett, South Carolina**

WHEREAS the Town of Meggett finds it necessary to update and revise provisions within its Town Code relating to recreational vehicles and the uses that can be made of those vehicles in the Town of Meggett in order to provide clearer guidance for its citizens who are owners of those vehicles,

NOW, THEREFORE, be it Ordered and Ordained by the Town of Meggett, South Carolina, and it is ordained by authority of said council that Articles 4.10 and 4.12 and Chapter 17 Definition, Major Recreations Equipment of the Town of Meggett’s Zoning and Land Development Regulations be revised as follows<sup>1</sup>:

- **Chapter 17.0 Definitions is revised as follows:**

**MAJOR RECREATIONAL EQUIPMENT** - Any boat, boat trailer, camper or other recreational vehicle. ~~with a length of more than 25 feet.~~

- **Article 4.10 Table of Permitted Uses**

PERMITTED USE	RC	AG	AR	OCM	LIN	Condition
CIVIC/ INSTITUTIONAL						
ADULT DAY CARE		S	S	A		
CEMETERIES		S	S	S		
CHILD DAY CARE		S	S	A		
COMMUNITY RECREATION CENTERS	S	S	S	S		
COURTS & PUBLIC SAFETY	S	S	S	S	S	
EDUCATIONAL SERVICES		S		S		
FUNERAL HOME				S		
GOLF COURSES OR COUNTRY CLUBS		S				
GUIDE SERVICES-HUNTING, FISHING, CANOEING, ETC.		A	C	A	A	4.11.5
MEDICAL OFFICE		S	S	A	S	
MUSEUMS & HISTORICAL SITES	S	S	S	A	A	
PARKS & RECREATION	S	S	S	S		
POSTAL SERVICES				A	A	
RELIGIOUS ASSEMBLY	A	A	A	A	S	
RECREATIONAL VEHICLE PARKING		<del>S</del>	<del>S</del>			<u>4.12.1</u>
UTILITY SERVICE, MINOR	A	A	A	A	A	
UTILITY SERVICE, MAJOR	S	S	S	S	S	
WASTE-RELATED USES					S	

<sup>1</sup> Changes are shown as follows: Deletions to the original text are shown by a strikethrough; additions to the original text are underlined by a double line.

- **Article 4.12 Accessory Uses is revised as follows:**

**4.12.1 Accessory Storage of ~~Major~~ Recreational Equipment; Temporary Habitation**

No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use except for use for temporary housing while the owner’s permanent primary dwelling is under construction on that parcel.

Before inhabiting the recreational equipment on this temporary basis, the owner must obtain an approved building permit and a zoning permit for the permanent primary dwelling on the same parcel.

The owner must be in possession of an active Zoning Permit issued by the Town before beginning the temporary habitation and may occupy the recreational equipment no longer than twelve (12) months, with a one-month extension for exceptional circumstances that may be granted by the Town’s zoning official in that official’s sole discretion.

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE ON ADOPTION BY COUNCIL AFTER SECOND READING OF THIS ORDINANCE.

Moved by: \_\_\_\_\_

Date of First Reading: \_\_\_\_\_

Date of Second Reading: \_\_\_\_\_



Town Seal

APPROVED AS TO FORM:

\_\_\_\_\_  
W. ANDREW GOWDER, JR.  
TOWN ATTORNEY

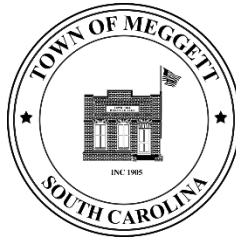
Ordained in Town Council this \_\_\_ day of \_\_\_\_\_, 2021, in the 245<sup>th</sup> year of Independence of the United States of America.

\_\_\_\_\_  
HARRY V. HERRINGTON III  
MAYOR

ATTEST:

\_\_\_\_\_  
STEPHANIE SMITH  
TOWN ADMINISTRATOR

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## A RESOLUTION

### DESIGNATING AN AUTHORIZED REPRESENTATIVE AND CONTACT PERSON FOR PURPOSES OF THE AMERICAN RESCUE PLAN ACT OF 2021

**WHEREAS**, the American Rescue Plan Act of 2021 (ARPA) appropriates \$19.53 billion to States for distribution to no entitlement units of local government (NEUs), which are local governments typically serving a population under 50,000;

**WHEREAS**, the Town of Meggett, South Carolina (the Municipality), is an NEU for purposes of ARPA and expects to receive funding pursuant to the ARPA appropriation;

**WHEREAS**, ARPA requires that the Municipality designate an Authorized Representative to approve and sign documents, make certifications required by ARPA, and otherwise act as the Municipality's designated and lawfully appointed agent for purposes of ARPA; and

**WHEREAS**, ARPA further requires that the Municipality designate a Contact Person to receive official communications and notice related to ARPA;

**NOW, THEREFORE, BE IT RESOLVED** as follows:

**Section 1.** Buster Herrington, the Mayor of the Municipality, is hereby designated as the Municipality's Authorized Representative pursuant to ARPA. The Authorized Representative is hereby authorized and directed to do all things necessary (including without limitation to sign documents, make certifications, make regular reports to council and otherwise act on behalf of the Municipality) to receive and expend funds pursuant to an appropriation by council and ARPA rules. The Authorized Representative's contact information is:

Buster Herrington  
Mayor of Meggett, SC  
4776 Highway 165, Meggett, SC 29449  
843-889-3622 (o) 843-901-1213 (m)  
busterherrington@comcast.net

**Section 2.** Stephanie Smith, the Town Administrator of the Municipality, is hereby designated as the Municipality's Contact Person pursuant to ARPA. The Contact Person's contact information is:

Stephanie Smith  
Town Administrator  
4776 Highway 165, Meggett, SC 29449  
843-889-3622 (o) 843-425-8592 (m)  
slsmith@townofmeggettsc.org

Effective this 23<sup>rd</sup> day of August, 2021.

TOWN COUNCIL OF THE  
TOWN OF MEGGETT, SOUTH CAROLINA

By: \_\_\_\_\_  
Buster Herrington, III – Mayor



Town Seal

ATTEST:

By: \_\_\_\_\_  
Stephanie Smith – Town Administrator