

Town of Meggett Council Meeting Minutes

Date: January 25, 2021 Time: 7:00 PM Location: Tele-Conference

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

Roll Call:	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

| Approval of Minutes |

Approval of Minutes from previous Council Meeting held on November 26, 2020.

Motion Made By: Council Member Tom Hutto moved to approve.

Seconded By: Council Member Keith McCarty seconded the motion.

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

| Council Discussion Only |

Mayor Buster Herrington stated that the next item on the agenda was a discussion of two proposed amendments to the Town's Zoning & Land Development Regulations (ZLDR): an Ordinance revising provisions related to manufactured housing units and an Ordinance revising provisions related to recreational vehicles. Council Member Tom Hutto motioned to table Council's discussion on this agenda item, as well as the discussion further down in the agenda (Item 8) regarding an Ordinance revising characteristics of the AG and AR Zoning Districts in the Town's ZLDR. Council Member Tommy Butler seconded the motion; all agreed and the discussions were tabled. Mayor Herrington urged

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residents to sign up to receive important notices via the Town website or to call Town Hall with their contact information to ensure everyone stays up-to-date.

| Update: PRTC |

Mayor Buster Herrington asked Town Administrator Stephanie Smith to update Council on PRTC. Mrs. Smith gave the following highlight:

- *PRTC is actively working on installing infrastructure in the Meggett area. Any residents interested in signing up for their services should contact Town Hall for PRTC representative Frankie Denmark's contact information. PRTC is expected to have an update on grant funding and start dates by the first of February.*

| Council Member Reports |

Buildings & Grounds: Mayor Buster Herrington

Mayor Herrington stated that demolition of the building at the corner of Meggett Quail Dr and Hwy 165 (purchased by the Town in December of 2018) was almost complete. The repair work in the SCPA Building on the downstairs bathrooms was finished. Mayor Herrington also asked residents to give a wide berth to PRTC workers as they install infrastructure along the roadways in Meggett.

Town Attorney Andy Gowder added that the acquisition of the 78-acre parcel behind the Town sign (TMS# 192-00-00-018) was finalized earlier that day; the last small percentage that was holding back complete ownership was finally closed and, after a lengthy process, the parcel was now officially owned by the Town.

Financial Reports: Council Member Tommy Butler

Council Member Tommy Butler stated that as there was no meeting in December, he had two months of reports. In the month of November, the General account decreased by \$20,726.77 bringing the balance down to \$553,745.83. The Waste Water account increased by \$9,817.16 and there was no change to the Meggett 1925 account or the CD's. The only out of the ordinary expense for the month was a \$6,000 bill for the water leak in the SCPA Building bathrooms.

In the month of December, the General account decreased by \$46,602.45 bringing the balance down to \$507,143.38; December is historically a deficit month for the Town. The Waste Water account decreased by \$980.95 and the Meggett 1925 account increased by \$100. The only out of the ordinary expense for the month was again a bill for the repairs in the SCPA Building totaling \$10,840 and a bill to replace the septic tank and water lines at the Roxbury Park cottage totaling \$10,600.

Grants & Special Reports: Council Member Tom Hutto

Council Member Tom Hutto stated that the Town was contacted by the Edisto Island Open Land Trust to garner support for their application to the Charleston County Greenbelt Board for funds to purchase a conservation easement on a parcel within the Town. Town Staff and Mayor Herrington provided a letter of support for the application.

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Communications: Council Member Keith McCarty

Council Member Keith McCarty had nothing further to add to the meeting.

Roxbury Park: Mayor Pro Tem Angela Watts

Mayor Pro Tem Angela Watts had nothing further to add to the meeting.

| Public Comments |

Donald Colby asked where the proposed amendments to the ZLDR could be viewed; Town Administrator Stephanie Smith answered that there was a link on the top of the homepage to the proposed amendments.

Attorney Spencer Wetmore introduced herself and stated that she was retained by a group of property owners in Meggett to address Council. She first stated that she wanted to address some of the concerns voiced to her over the proposed changes to the density requirements in the AR and AG Zoning Districts.

It was her understanding that most of her clients were interested in understanding the rationale behind the proposed changes; while they appreciate keeping the character of Meggett rural, their land is also a large part of their life's investments and these changes would obviously impact their profits if they were to subdivide and sell later on. Ms. Wetmore stated that if the Town could provide a better explanation regarding the proposed changes in reference to waterfront property in particular that it could possibly go a long way in appeasing some resident concerns. She also asked that Town leadership possibly reference other town's zoning density requirements for guidance to possibly come up with less strict requirements that would still meet the Town of Meggett's goals for staying rural. She also wanted to address some of the concerns she heard regarding the proposed amendments for storage and screening requirements. Some of her clients stated that they felt the requirements were similar to rules found in a subdivision with an HOA; there was also some confusion as to how the requirements would impact boat storage and other similar recreational equipment when it seemed like the intended target of these requirements was RV's and campers being used as temporary housing.

Ms. Wetmore lastly stated that she looked forward to speaking with Council further regarding her clients concerns and hopefully resolving matters peacefully.

Alvin Taylor thanked Council for listening to the concerns of the residents and not rushing into any decisions. Bill Cox also thanked Council for listening and stated that he hopes the matter of the proposed density changes can be resolved to the benefit of everyone. Josh Garvin Jr. and Josh Garvin, III concurred with Bill Cox.

Following Public Comment, Mayor Herrington thanked the residents for voicing their concerns and stated that the Town would be in touch soon via email/snail mail with further information. He also thanked the residents for the opportunity to serve the community and expressed his desire for a peaceful resolution for all.

Meeting Adjourned 7:29 PM