

# Town of Meggett Council Meeting Minutes

Date: March 22, 2021      Time: 7:00 PM      Location: Tele-Conference

<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

## | Approval of Minutes |

*Approval of Minutes from previous Council Meeting held on February 22, 2021.*

**Motion Made By:** Mayor Pro Tem Angela Watts moved to approve.

**Seconded By:** Council Member Tommy Butler seconded the motion.

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

## | Update: Zoning Survey |

*Mayor Buster Herrington stated that the heavily anticipated Zoning Survey went out via email to the folks who have opted in to receive emails from the Town on Wednesday, March 17<sup>th</sup>. A postcard with information on the survey and how to obtain a copy (either electronically or a physical paper copy) was sent to all residents on the Town's mailing list (also an opt-in list). Any residents who did not receive a survey link and wish to complete one should contact Town Hall.*

## | Update: PRTC |

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

*PRTC crews were slowed down by all the recent rain but are now back to working at normal speed. Zone D (Town Sign to Meggett Creek Bridge) and Archfield are complete; any residents in those areas that are interested in PRTC services should call (843) 538-2020 to set up an account. Zones A, B, and C are next on the schedule for drops; Summit Plantation Rd is expected to start in*

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*the next two weeks. The installation process for all of Meggett is expected to take 24-30 months, using February 2021 as a start date.*

### **| First Reading: Flood Damage Prevention Ordinance |**

*Mayor Buster Herrington explained that though Council adopted this by Resolution in October 2020, Charleston County has requested that it instead be adopted through Ordinance. See attached Figure 1.*

**Motion Made By:** Mayor Pro Tem Angela Watts moved to approve.

**Seconded By:** Council Member Tom Hutto seconded the motion.

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

### **| Council Member Reports |**

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

*Mayor Herrington stated that Dominion Energy has not yet moved the power lines behind the Town Sign, it has been too wet to get started. There were some electrical issues with the pump station communication system but it is now under control; regularly scheduled maintenance is currently being conducted. The Town's new landscaper, Dan Beirne with Green Gorilla Landscapes, is doing an excellent job with the Town Hall grounds. Lastly, the annual Big Spring Clean will be held on Saturday, April 17<sup>th</sup> at 8:00 AM; volunteers can sign up on the Town's website or by calling Town Hall.*

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

*Council Member Tommy Butler stated that in the month of February, the General account increased by \$45,981.24, the Waste Water account increased by \$1,817.76 and there was no change to the Meggett 1925 account or the CD's. There were no out of the ordinary expenses.*

#### **Grants & Special Reports: Council Member Tom Hutto**

*Council Member Tom Hutto stated that the Town has applied for a grant from the Charleston County Greenbelt Fund to purchase a large tract of property between the Town of Meggett and the Town of Hollywood. The application was accepted and a Site Inspection has been completed; Town Staff will make a presentation to the Greenbelt Board in about two weeks.*

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

*Council Member Keith McCarty had nothing further to add to the meeting following the PRTC update.*

#### **Roxbury Park: Mayor Pro Tem Angela Watts**

*Mayor Pro Tem Angela Watts had nothing further to add to the meeting other than to quickly express her desire to update the Cottage and begin renting the site out for events/weddings.*

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**| Further Comments from Council |**

*Council Member Keith McCarty mentioned that he has received some complaints from residents on Church Flats Rd about a large Airbnb operation taking place on a horse farm. Town Staff is looking into possible Zoning Violations; Council Member McCarty hopes that this action will resolve some of the concerns mentioned to him soon.*

*Mayor Pro Tem Watts asked Mayor Herrington about the large parcel being cleared at the beginning of Westervelt Rd and Mayor Herrington deferred to Town Administrator Stephanie Smith for an answer. Mrs. Smith updated Council, stating that Tidewater Forest Products, Inc was completing a Bona Fide Forestry Operation at the site and that a representative of the property owner reached out to Town Hall prior to beginning the work to give staff a heads up. The representative shared that there were no plans to develop the property at that time but if that were to change, they would call back. Mrs. Smith reminded everyone that developing the property, as long as the plan was in compliance with Town Ordinances, was at the discretion of the property owner.*

### **| Public Comments |**

*Town Clerk Ali Ravenel read a statement prepared and submitted in advance by Mr. Joe Branton (see attached Figure 2). Mr. Branton spoke after the reading was completed, thanking Council for hearing his statement and reiterating his request for assistance in writing a letter/asking for a public meeting from DHEC regarding the proposed Stevens Towing project. Mayor Herrington invited Mr. Branton to call him later in the week to further discuss the feasibility of his request.*

*Mrs. Alicia Campbell spoke next regarding the concerns on the horse farm/ Airbnb operation brought up earlier in the meeting by Council Member McCarty. Mrs. Campbell stated that her home was immediately adjacent to the concerning parcel and that she and her family were not happy with the activity taking place. There are multiple mobile homes on site that they are renting out, as well as allowing RV's to park/camp around the property like a campground. She does not feel like the operation is cohesive with the surrounding residential area or the overall character of Meggett. Mayor Herrington stated that he spoke with Town Staff about this operation and will discuss it further with Council before following up with Mrs. Campbell later in the week.*

*Mr. Chris Wilson stated that he missed the first part of the meeting and asked what Council voted on; Mayor Herrington responded that Council voted on two things during the meeting: approving the minutes from the previous meeting and to adopt an Ordinance (First Reading) on the new FEMA flood zones.*

**Meeting Adjourned 7:30 PM**

# FIGURE 1

Ordinance No: 2021-01

## AN ORDINANCE FOR THE TOWN OF MEGGETT TO AMEND THE CODE OF ORDINANCES TO ADOPT CHARLESTON COUNTY'S CURRENT FLOOD DAMAGE PREVENTION ORDINANCE NO. 2124

### Code of Ordinance Town of Meggett, South Carolina

**WHEREAS**, it is in the best interests of the citizens of the Town of Meggett to have an updated Ordinance for the management of the flood hazard areas in the Town in order for the citizens of the Town of Meggett to be able to receive federal flood insurance through the National Flood Insurance Program, and to receive discounts thereto as a result of the participation by the Town in the Community Rating System; and

**WHEREAS**, the flood insurance rate maps (FIRM) for Charleston County, dated January 29, 2021, copies of which are on file in the Charleston County Office of Building Inspection Services and online at charlestoncounty.org and msc.fema.gov, were updated by the Federal Emergency Management Agency (FEMA) into a countywide format that provides more accurate risk data than previously available; and

**WHEREAS**, as the environment changes, rising floodwaters due to sea level rise and insufficient drainage systems are a growing concern in the Town; and

**WHEREAS**, this Ordinance takes strides to reduce flooding risk in adaptive and innovative ways to protect citizens; and

**WHEREAS**, Town Council finds it in the public interest and a benefit to the general health, safety and welfare of the residents of the Town to adopt this Ordinance replacing the Town's current floodplain management regulations.

**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 code of Ordinances for the Town of Meggett be amended as follows:

Charleston County Ordinance No. 2124, adopted October 6, 2020, and replacing Chapter 9 of the Code of Ordinances, Charleston County, Entitled "Flood Damage Prevention and Protection is hereby adopted by reference and declared to be as full a part of the Code of Ordinances of the Town of Meggett as set forth herein.

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

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

Date of First Reading: March 22, 2021

Date of Second Reading April 26, 2021

Ordained in Town Council this \_\_\_ day of \_\_\_\_\_,  
2021, in the 246<sup>th</sup> year of Independence of the  
United States of America.

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HARRY V. HERRINGTON, III  
MAYOR

ATTEST:

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STEPHANIE SMITH  
TOWN ADMINISTRATOR

APPROVED AS TO FORM:

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W. ANDREW GOWDER, JR.  
TOWN ATTORNEY

## FIGURE 2

TOWN OF MEGGETT  
TOWN COUNCIL MEETING  
MONDAY, MARCH 22, 2021

I respectfully request the opportunity to address the Mayor and Town Council concerning the issue of Steven's Towing request to "upgrade an existing marine towing facility" on the Wadmalaw River.

As indicated in the USACE-Notice PN SAC- 2017 – 01033 Stevens Towing Facility Modernization: The proposed work consists of "removing the facility's current concrete wharf and replacing it with a new larger, 30' x 70', concrete wharf. Also, adding a steel vehicular ramp. They intend to increase the size of the floating barge system and will also add another set of sectional barges which will extend 60.8' wide and up to 744' long which will cover twice the size of the area of the current floating work barges. When we met with Steven's Towing in the past, they advised us that they would ONLY update the facility for "safety and maintaining their "own" fleet". If they were only maintaining their fleet, why would they need to triple the size of their footprint at this time?

In addition, "Steven's Towing is proposing to relocate **previously permitted** but never constructed travel lift piers 390' north to the area north of Marine Rail 2.

Steven's Towing is now requesting to move the travel lifts to the north side of the rail system. When we originally requested this at a meeting with Mr. Johnson, we were told it would not be feasible to work. Suddenly, it appears this is a workable solution?

The traffic on Hwy 165 (cars and heavy trucks) has increased. The road is wearing down with pot holes and large cracks. As you know this road was paved not too long ago, and it is already breaking down.

I realize Meggett Town Council has no authority to approve the permit, however, I would respectfully ask that all these members join several home owners on Hwy 165 in protest of the new permit requests/revisions made by Steven's Towing. It appears every time Steven's Towing requests improvements, they are granted exactly what they request, with no regard to adhering to the promises made to the local residents. Our experience in the past with discussions with Steven's Towing representatives has resulted in mis-statements and lack of follow through on commitments made to benefit this community.

Joe H. Branton Sr.

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Received 3/16/2021 SCS