

Town of Meggett Council Meeting Minutes

Date: May 24, 2021 Time: 7:00 PM Location: Town Hall Grounds/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

Council Member Tom Hutto motioned to amend the agenda to include the swearing in of re-elected Council Members Tommy Butler and Keith McCarty; the motion was seconded by Mayor Pro Tem Watts and the motion carried. Mayor Herrington, assisted by Town Attorney Andy Gowder, administered the oath and congratulated the Council Members on their reelection.

| Approval of Minutes |

Approval of Minutes from the previous Council Meeting held on April 26, 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.

Approval of Minutes from the Council Retreat (Special Meeting) held on May 16, 2021.

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.

| Discussion: Zoning Survey |

Mayor Buster Herrington stated that Council held a Retreat earlier in the month to discuss the results of the Zoning Survey. During the Retreat, they collectively settled upon the following suggested changes to the proposed Zoning Ordinance Amendments (which underwent a First Reading in November 2020 and were tabled for further review in January 2021).

In Regards to the Density & Dimensional Standards Amendments to Chapter 4:

Before getting into specifics, Mayor Herrington read the following statement regarding the proposed amendments to Chapter 4, Article 4 (AG Zoning District) and Chapter 4, Article 5 (AR Zoning District):

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“The provisions of this Ordinance take effect after passage by Town Council after the Second Reading on the effective date (TBD). 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 that date.”

He summarized the statement, explaining that whatever is passed going forward, if you own your property now and either don't do anything to it or will it to an heir or spouse, then the current Ordinance will apply. The proposed amendments would only apply if the property is sold outside of the owner's immediate family.

Under the current Ordinances, lots in the AG and AR Zoning Districts are to comply with the following density and dimensional standards: parcels occurring along the OCRM Critical Line shall be 1 dwelling unit per highland acre with a minimum lot width of 150'; parcels not occurring along the OCRM Critical Line shall be one dwelling unit per 2 highland acres with a minimum lot width of 130'; and all parcels shall have a maximum building coverage of 30% of the lot.

Under the pending amendments, lots in the AG and AR Zoning Districts are to comply with the following density and dimensional standards: parcels occurring along the OCRM Critical Line shall be 1 dwelling unit per two highland acres with a minimum of 200' of frontage along the OCRM Critical Line by a straight line extended along the OCRM Critical Line; parcels not occurring along the OCRM Critical Line shall be one dwelling unit per 3 acres of highland for parcels to the south and east of Toogoodoo Creek (with a minimum of 200' of frontage) and one dwelling unit per 5 acres of highland acre for parcels north and west of Toogoodoo Creek (with a minimum of 250' of frontage); and all parcels shall have a maximum building coverage of 20% of the lot.

Under what Council is now leaning towards proposing, if property is sold/transferred outside of immediate family, then lots in the AG and AR Zoning Districts are to comply with the following density and dimensional standards: parcels occurring along the OCRM Critical Line shall be 1 dwelling unit per two highland acres with a minimum of 150' of frontage along the OCRM Critical Line by a straight line extended along the OCRM Critical Line; parcels not occurring along the OCRM Critical Line shall be one dwelling unit per 3 highland acres with a minimum of 130' of frontage; and all parcels shall have a maximum building coverage of 30% of the lot.

In Regards to the Provisions for Manufactured Housing Units, §4.11.9:

Under the current Ordinance, Manufactured Housing Units placed in all zoning districts shall be skirted by: manufactured skirting or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant/pressure treated lumber, and masonry. The enclosed crawl space must be ventilated. Manufactured Housing Units must comply with FEMA requirements.

Under the pending amendment, Manufactured Housing Units placed in all zoning districts shall be skirted by brick. The enclosed crawl space must be ventilated. Manufactured Housing Units must comply with FEMA requirements. The Manufactured Housing Unit must be buffered by a tiered vegetative buffer maintained by the owner preventing the Manufactured Housing Unit from being seen from the street.

Council is now proposing to withdraw the pending amendment and keep the Ordinance as it currently exists.

In Regards to the Provisions for Recreational Vehicles:

Under the current Ordinance (§4.12, Accessory Storage of Major Recreational Equipment), no such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any

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location not approved for such use. Chapter 17 of the ZLDR defines Major Recreational Equipment as any boat, boat trailer, camper, or other recreational vehicle with a length of more than 25'.

Under the pending amendment, the word "Major" is removed from the definition in Chapter 17, along with the more than 25' specification. The pending amendment to §4.12, Accessory Storage of Recreational Equipment, states that 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 home is under construction on that parcel. The Recreational Equipment must be buffered by a wooden, metal, or tiered vegetative buffer maintained by the owner preventing the Recreational Equipment from being seen from the street. Before inhabiting the recreational equipment on this temporary basis, the owner must obtain an approved building permit and a zoning permit for the permanent home from the Town. The owner must notify the Town before it begins 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. During the temporary habitation, the recreational equipment must be tied into an approved septic or wastewater system.

Council is not proposing to make any changes to the pending amendment at this time.

| Update: PRTC |

Mayor Buster Herrington asked Town Administrator Stephanie Smith to update Council on PRTC. Stephanie stated that PRTC crews are still working to install infrastructure throughout Meggett; if you see them in your area then chances are that service will be available to your household within weeks. Anyone interested in signing up for their services should contact PRTC quickly to avoid delays in obtaining service while they are in that area.

| Council Member Reports |

Buildings & Grounds: Mayor Buster Herrington

Mayor Herrington stated that repairs are being made at Meggett Park over the next few weeks and access to the playground may be limited during that time. In response to Mr. Donald Flippen's question at the last meeting regarding the piles of concrete on the side of Highway 165 just passed Flounder Lake, Mayor Herrington stated that the material was intentionally placed there to create a driveway for the property owner in the near future (not an Ordinance Violation).

Financial Reports: Council Member Tommy Butler

Council Member Tommy Butler stated that in the month of April, the General account decreased by \$34,061.57, leaving the balance at \$464,887.75; the Waste Water account decreased by \$4,869.22 and there was no change to the Meggett 1925 account or the CD's. The only out of the ordinary expense was the repair bill for the floor of the White House; April is historically a low-income month for the General Account.

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. Town Administrator Stephanie Smith made a presentation to the Greenbelt Board and the application was unanimously approved to move forward to the final round of approvals by County Council. He is cautiously optimistic that it will be given final approval.

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Communications: Council Member Keith McCarty

Council Member Keith McCarty stated that he has received several calls from residents affected by service outages from Frontier; he has spoken to representatives for Frontier and received a less than enthusiastic response. He encouraged residents to continue filing their complaints with Frontier's Customer Service department and to hold on just a bit longer until PRTC service is available.

Roxbury Park: Mayor Pro Tem Angela Watts

Mayor Pro Tem Angela Watts stated that the two new caretakers, Shane and PJ, were present at the meeting and thanked them for their work at the park. She is working on a renovation budget for repairs and upgrades to the Cottage and hoped to have it ready by July 1st. The etching of the floor in the Pavilion is complete but still needs to be sealed. Lastly, the weed eater and mower were recently serviced/returned to the park and a tire on the mule needs to be repaired or possibly replaced.

| Public Comments |

14 individuals spoke in reference to the pending Zoning Ordinance Amendments: Walter Carr, Alvin Taylor, Chris Wilson, Carl Beck, Bill Cox, William Puckett, Josh Garvin, Angela Hlavick, Cindy Dodds, Becky Bouchard, Dee Langley, Joy Garvin, Dean Walker, and Bridget Thompson. Of that number, 8 individuals adamantly stated their opposition to changing the density and dimensional standards requirements for the AG and AR Zoning Districts; Carl Beck presented Council with a petition containing 60+ signatures, all of whom also opposed those changes. There was one individual who spoke in support of the changes and the remaining four either did not declare a stance or asked for clarification on the proposed amendments.

Jim Phelps, who is the local leader of the American Legion Post 145, stated that the Legion would be placing flags on the graves of veterans buried in St. Paul's Parish over the Memorial Day weekend. The Legion also plans to host a Flag Retirement Ceremony on the Town Hall Grounds on Saturday, June 12th at 9:00 AM.

Meeting Adjourned 8:27 PM