

Town of Meggett
Town Council Public Hearing
South Carolina Produce Association Building
4770 Hwy 165, Meggett, South Carolina 29449
September 28, 2015

REZONING REQUEST; ZREZ-8-15-21993:

Request to rezone property located at 4169 Hwy 165, Yonges Island, SC from Agricultural Rural (AR) to Industrial (LIN) Zoning District.

Mayor Buster Herrington welcomed everyone to the September 28, 2015 Town of Meggett Public Hearing. He stated that the Public Hearing has been noticed in compliance with the South Carolina Freedom of Information Act.

The Mayor introduced himself, Mayor Pro Tem Tommy Butler, Council Members, Tom Hutto, Keith McCarty and Angela Watts and Town Attorney, Andy Gowder. He also introduced Town Staff, Ellie Brabham, and Charleston County Staff, Andrea Harris-Long and Andrea Pietras.

Mayor Herrington asked Andrea Harris-Long to present the Rezoning Request.

Ms. Harris-Long stated that tonight's rezoning request is located at the end of Hwy 165 at 4169 Hwy 165 on Yonges Island. The request is to rezone from Agricultural Rural District to Industrial District. The applicant is Stevens Towing and the owner of the property is Sarah Smoak. The acreage is a little under an acre and a half. The Future Land Use Recommendation for the property contained in the Comprehensive Plan is Residential. The property is zoned Agricultural Rural and does contain a single family residence and accessory structures. Adjacent properties to the North and East are zoned light Industrial and contain Stevens Towing. To the West they are zoned Agriculture Rural and contain residences or undeveloped and vacant lots. Andrea displayed several maps and a Comparison of Uses List for Council.

The Comprehensive Plan does recommend this to be Residential which is why Staff recommended disapproval due to the inconsistency with the Future Land Use Recommendation. The Town of Meggett Planning Commission met last week and recommended approval unanimously. Staff did do notifications notifying area property owners and everyone on the Town of Meggett Interested Parties List. They also advertised in the Post and Courier and posted a sign on the property.

Mayor Herrington thanked Ms. Harris-Long for her presentation and with no comments or questions from Council Members he opened the floor to the public.

Billy Rogers – 4191 Hwy 165

Mr. Rogers stated that he had concerns about the rezoning. His first concern is that should he decide to sell his home he would be unable to due to light Industrial being right next to it. His second concern is that if you make it light Industrial for this piece what will the next step be. Do the people want the Town to be an Industrial hub or Family Oriented Residential? He said that

he had heard a lot of rumors of office buildings and equipment storage etc. Mr. Rogers also stated that he doesn't think that you need light Industrial for an office and can he be assured that it will end here? He further added that he would be more than likely to agree if he had his concerns answered.

Johnson Stevens – President of Stevens Towing – Applicant

Mr. Stevens stated that currently have the property of Mrs. Sarah Smoak under contract. Plans for the property are for crew parking mainly; Stevens Towing has increased their tug fleet up to three more boats and a ship as well. Presently all of crew parking is behind locked gates because they are gone 20 to 30 days at a time. There are security reasons there. With the shipyard they are also trying to keep Fed Ex, the Steel companies, everybody driving through their main working area. Stevens will also use the property for parking and a lay down area for receiving of supplies.

Andrea Harris-Long addressed Mr. Rogers question by stating the applicant wants to combine the property with the adjacent already zoned Industrial property and to do that he will have to rezone to combine two properties that are in different zoning districts. Mr. Rogers asked why they have to be combined, why they can't just remain separate. Ms. Harris-Long stated the setbacks on the subject property, because it is so small, would not work so the two properties have to be combined. Council Member Tom Hutto asked if there was a buffer requirement between the property and the adjoining residential properties. Ms. Harris-Long stated that a 20 ft buffer would be required along the residential side and it would have to go through Site Plan Review. Staff would probably ask them to do a little bit more than that because of the residential properties.

Judy Rogers, of 4191 Hwy 165

Mrs. Rogers asked Mr. Stevens how many cars were parking for long periods of time now. He stated around ten to twelve. She then asked if that is all why do you need additional parking. Mr. Stevens stated that they have added three more tug boats and a small ship and there will be more crew members parking for extended periods (20 to 30 days). She asked where the employees park. He stated that they have additional parking for the employees but that lot is full during the day. She further asked if maybe there was another area that they could use for the overnight parking. Mr. Stevens stated that the property will not only be used for overnight parking but will also be used as a lay down yard for supplies for the shipyard.

Resident, Emily Meyers of 4317 Hwy 165

Ms. Meyers stated that she is not so much concerned about the rezoning as she is that in ten years it may not be Stevens Towing anymore. She feels that the town should approach changing it so quickly with caution. She added that in Industrial Zoning one of the accepted uses is a Slaughter House and concerned that type of business would end up next to residential properties. Resident Judy Rogers stated her concern also that light Industrial covers a broad area and is concerned as well as what might end up there. She stressed that is a big concern with what could go there.

Bill Jones – St Mary's Lane

Mr. Jones stated that the house on the subject property has been vacant for a long time and there are pros and cons as to what needs to be done with it. He feels that what Stevens wants to do is

retain the community lifestyle. The company has been there a long time, one hundred years, and they are a good group of people and he does not feel they are requesting to do anything unreasonable. Mrs. Rogers asked Mr. Jones where he worked. He stated that he worked for Stevens Towing.

Resident David Singleton made the statement that there will be a buffer with trees and shrubs etc. to separate this property from the adjacent properties. Andrea Harris-Long confirmed her recent statement that the applicant would be required to have a 20 ft buffer and would have to go through Site Plan Review for final approval. Mr. Rogers said that the statement has been made that Stevens Towing was there before they were, which is true, but they were there before this rezoning request. Mrs. Rogers stated that when they purchased their property there was very few cars at Metal Trades or Stevens Towing. This has changed over the years and now there is an awful lots of cars and with this change there will be more coming.

Mayor Buster Herrington asked if there were any more questions or comments, with none he adjourned the Public Hearing.