

Town of Meggett
Planning Commission Meeting
South Carolina Produce Association Building
4770 Hwy 165, Meggett, South Carolina 29449
September 21, 2015

Chairman Andy Anderson welcomed everyone to the September 21, 2015 Town of Meggett Planning Commission Meeting. He began the meeting by having everyone stand for Prayer and the Pledge of Allegiance.

Chairman Anderson began by saying that this meeting has been noticed in compliance with the South Carolina Freedom of Information Act. He stated that this Commission acts in review and recommending capacity for Comprehensive Plan Amendments, Text Amendments to the Town of Meggett Zoning and Land Development Regulations Ordinance, Rezonings, and Planned Developments. The Commission has decision-making authority on road name change requests, public project reviews, appeals of administrative decisions on final plats and subdivision matters, as well as other matters pursuant to Chapter 29, Title 6, Section 6-29-340 of the Code of Laws of South Carolina as amended. If you wish to speak at today's meeting please see Ellie Brabham to fill out the Sign In sheet.

The Chairman introduced himself, Commissioners, Ed Amerman, Robert Clark, David Singleton and Attorney Andy Gowder. He also introduced Ellie Brabham, staff of the Town of Meggett, and Andrea Pietras and Andrea Harris-Long, Planners for Charleston County Planning.

Chairman Anderson reminded everyone to speak loudly and do not speak over each other in order to get a good recording of the meeting.

The first item on the agenda is the approval of the July 15, 2015 minutes. Commissioner Ed Amerman made a motion to accept the minutes as written, which was seconded by Commissioner Robert Clark. All were in favor, minutes were approved.

ZREZ-8-15-21993: REQUEST TO REZONE PROPERTY

A request has been made to rezone the property located at 4169 Hwy 165, Yonges Island, SC from Agricultural Rural (AR) Zoning District to Industrial (LIN) Zoning District. The property size is 1.48 acres.

Chairman Andy Anderson asked Andrea Harris-Long to present.

Andrea Harris-Long restated that a request has been made to rezone the property located at 4169 Hwy 165, Yonges Island from Agricultural Rural (AR) Zoning District to Industrial (LIN) Zoning District. The property size is almost an acre and a half. The property is located at the end of Hwy 165. The Future Land Use Recommendation in the Comprehensive Plan is Residential. The subject property currently contains a single family residence, a few accessory structures and a dock. Properties to the North and East are zoned Industrial and contain Stevens Towing. The

properties to the West are Agricultural Rural and mostly contain residences. She displayed maps showing area shots of the subject property and surrounding areas. Andrea also displayed a comparison of the uses that are allowed in the current zoning district. Agricultural Rural is mostly agricultural or residential uses. On the right side of the comparison, Industrial was displayed with an overview of other uses allowed, which include; greenhouse production and commercial nursery operations, seafood processing and packaging operation and offices to name a few. (Maps and Comparison is attached). She further stated that in the Zoning Ordinance there are a few things to consider when considering rezoning requests. The first is how it is consistent with the Comprehensive Plan and this is consistent with the Future Land Use Recommendation. The other criteria contained in the town's ordinance talks about how much undeveloped land is zoned this way. There are seven properties that are currently zoned Industrial in the town and all are already currently developed. While the subject property is adjacent to an Industrial-recommended parcel, the Plan does state that the Town would like to "limit industrial growth to currently designated area". By further expanding the industrially zoned parcels in areas not currently recommended for that type of use, this may be inconsistent with the intent of the Plan. Because of this, staff is recommending disapproval due to mostly inconsistency with Future Land Use Recommendation. She added that they did notifications prior to this meeting notifying everyone within a 300 ft parameter of the property; also the Meggett's Interested Parties List and noticed this in the Post and Courier. Ms. Harris-Long asked if there were any questions.

Chairman Andy Anderson thanked Ms. Harris-Long and asked if there were any questions for Staff and Commission Members.

Commissioner Ed Amerman asked if Steven's Towing had a presentation to make to the Commissioners. Johnson Stevens stated that they did not. The Commissioner asked what the plans are for use of the property if it is rezoned. Mr. Stevens stated they planned to use it mainly for crew parking. He added that they have a small ship and some of the crew is gone 20 to 30 days. With the number of crew they have, they need to leave their vehicles parked behind a secure gate. The property will also be used as a lay down yard for supplies for the shipyard. They are trying to keep delivery trucks, vendors, and salesman out of the working area where the office currently is. This is a safety concern.

Commissioner Amerman asked, as far as a lay down area, what kind of machinery is going to be involved in moving that material around? Mr. Stevens stated that no cranes would be used. Chairman Anderson asked if they planned to use the existing structure as the offices or plan to build. Mr. Stevens said that the house and the garage will be no use to them, just the land, which will be used for parking. Commissioner Ed Amerman asked if they had any plans to put any kind of buffer up of their own instead of something that is required. Mr. Stevens replied that a buffer is certainly something that will be considered in the design. Chairman Anderson asked if there were any questions from Staff. With none, he asked if there was anyone present in support of this request. No one responded. He asked if there was anyone who wished to speak in opposition to this request. There was no response.

A resident of Hwy 165 asked why the Commission had suggested disapproval. Chairman Anderson stated that they had not; he explained that Charleston County Planning helps us with our UDO and they are recommending disapproval because it does not fit our UDO. He further

stated that our UDO is set up in such a way that this does not fit but that the Commission can make exceptions. Commissioner Robert Clark asked Staff if there is another zoning classification that could take care of the parking and lay down area. Andrea Harris-Long answered that no, not really, this is the best fit for what they are intending to do with the property. Andea Pietras added that they want to combine it with their other property and you have to have the same zoning district to combine them. They will also have to have a 50 ft setback with 20 ft of that as buffering. They have to come through Site Plan Review if this gets approved before they can do anything with the property which makes sure they are compliant with all of the town's standards for parking and buffering, setbacks and those types of things.

Chairman Andy Anderson asked how many people in the audience were neighbors of this property. He asked if all of the neighbors were in agreement with this proposal. Only one person stated that he was and the only reason he attended the meeting was to find out who was purchasing the property since the notice did not state this. Chairman Anderson asked as a neighbor in a Residential area adjoining an Industrial area if he had a problem with this. The resident stated that he did not.

Chairman Ed Amerman asked Staff what kinds of buffers are required. Andrea Pietras stated that the Town's ordinance states screening requires 20 ft with opaque vegetation to include trees and shrubs and a certain combination per 100 ft. She stated they would try to get the applicant to beef that up some to include some type of privacy fence. The resident asked where the 50 ft setback would be, is it from the street line. Andrea Pietras stated that the 50 ft setback is from the property line that adjoins; in this case if they combine the two properties together it would be from the side property. Then they have a 50 ft buffer from the critical line, which they would have to get an updated critical line, and then a 100 ft setback from the street side.

With no other questions or comments the Chairman stated that it was time to vote on the rezoning. He asked if anyone would be abstaining. He then asked for a motion from the Commission. Commissioner Ed Amerman made the motion to approve the rezoning request. The motion was seconded by Commissioner David Singleton. All were in favor. Chairman Anderson stated that the vote was unanimous. He said, "This Request is Hereby Approved".

Andera Pietras stated the Public Hearing on this is going to be September 28th at 7pm. This is a recommendation from the Planning Commission so it goes to Council. The Public Hearing and First Reading will be September 28th and if it passes First Reading, Second Reading will be at the October Meeting. Attorney Andy Gowder asked if Staff will be assisting with preparation of report recommendations. Andrea stated that they would, they would do the same thing, they will just add in what Planning recommendations are.

Chairman Anderson asked for a Motion for Adjournment. Commissioner Robert Clark made the motion which was seconded by Commissioner Ed Amerman.

