

Zoning Amendments

What You Should Know



Meggett Town Council is currently proposing the below amendments to the Town's Zoning and Land Development Regulations (ZLDR):

Proposed Changes to Chapter 4, Articles 4 & 5: **Density/Intensity & Dimensional Standards** in the AG and AR Zoning Districts

These are the Density/Intensity & Dimensional Standards in the AG & AR Districts CURRENTLY:

Maximum Density	One (1) dwelling unit per 2 highland acres [1]
Minimum Lot Area	One (1) acre of highland
Minimum Lot Width	130 feet [2]
Minimum Setbacks	Front/Street Side: 50 feet Interior Side: 20/30 feet [3] Rear: 20 feet OCRM Critical Line: 50 feet
Maximum Building Coverage	30% of lot
Maximum Height	35 feet

[1] Maximum density for developments occurring along the OCRM Critical Line shall be 1 dwelling unit per highland acre.

[2] Minimum lot width for developments occurring along the OCRM Critical Line shall be 150 feet.

[3] Corner lots shall have 30' side setbacks.

What Is Going to Change?

Overall, for both current and future property owners:

The Minimum Lot Area requirement (second row in the chart above) is being removed completely.

For existing property owners and their heirs/family members:

Other than the Minimum Lot Area requirement being removed, the existing Density/Intensity & Dimensional Standards will continue to apply for you and your heirs/family members.

For future property owners who did not inherit or receive their land from a family member:

All new interior lots (aka lots that DO NOT have a Critical Line) shall conform to the following Density/Intensity & Dimensional Standards:

Maximum Density	One (1) dwelling unit per 3 highland acres [1]
Minimum Lot Width	150 feet [2]
Minimum Setbacks	Front/Street Side: 50 feet Interior Side: 20/30 feet [3] Rear: 20 feet OCRM Critical Line: 50 feet
Maximum Building Coverage	30% of lot
Maximum Height	35 feet

[1] Maximum density for developments occurring along the OCRM Critical Line shall be 1 dwelling unit per highland acre.

[2] Minimum lot width for developments occurring along the OCRM Critical Line shall be 150 feet.

[3] Corner lots shall have 30' side setbacks.

*******TO AVOID CONFUSION, PLEASE NOTE*******

Aside from the removal of the Minimum Lot Area (which would not have affected such parcels anyway), these changes WILL NOT AFFECT any future subdivision of parcels occurring along the OCRM Critical Line, regardless of ownership.

Proposed Changes to Chapter 4, Article 8: **Accessory Structures in the RC, AG, & AR Districts**

These are the Minimum Setbacks for Accessory Structures in the RC, AG, & AR Districts CURRENTLY:

From any dwelling unit or other structure on the same zoning lot	6 feet
Interior Side	10 feet
OCRM Critical Line	Must meet OCRM Critical Line setback requirements of the underlying Zoning District, where applicable

What Is Going to Change?

Overall, for both current and future property owners:

The Minimum Interior Side Setback (second row in the chart above) is being changed from ten (10) feet to five (5) feet.

Interior Side	5 feet
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Proposed Changes to Chapter 4, Article 12: **Accessory Storage of Major Recreational Equipment**

§4.12.1, Accessory Storage of Major Recreational Equipment CURRENTLY STATES:

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.

To Be Clear:

Living in a Recreational Vehicle (RV) or camper has never been allowed, temporary or otherwise, in the Town of Meggett up to this date- those doing so are in violation of the Town's Ordinances.

What Is Going to Change?

Overall, for both current and future property owners:

This section will be amended to allow for the temporary habitation of a Recreational Vehicle (RV) or camper during construction of the property owner's primary dwelling.

Please Note:

- This is not an automatic privilege- property owners wishing to take advantage of this allowance will have to secure a Temporary Habitation Permit from Town Zoning Staff.
- To secure such a permit, the property owner must have already obtained a valid, active Zoning Permit and Building Permit for the construction of the primary dwelling.
- Temporary Habitation Permits are valid for only 12 months.

Upcoming Meetings & Opportunities for Public Input Regarding the Proposed Changes

Monday, August 23rd @ 7:00 PM

Meggett Town Council will hold a Public Hearing regarding these proposed changes at 7:00 PM, prior to the regularly scheduled Town Council Meeting. The meeting will be held in-person on the second floor of the SCPA Building. It is preferred that those wishing to speak at the meeting sign up ahead of time via the Town's website or by emailing clerk@townofmeggettsc.org; Those wishing to submit written comments may do so in this manner as well. Notice of the Public Hearing was published in the Post & Courier on August 8, 2021 in compliance with the Freedom of Information Act. Following this Public Hearing, Town Council will undertake the First Reading of the proposed amendments at the regularly scheduled Council meeting.

Wednesday, September 22nd @ 6:00 PM

The Town of Meggett Planning Commission will meet to review and discuss these proposed changes at 6:00 PM, after which they will make their recommendation to Town Council. The meeting will be held in-person on the second floor of the SCPA Building.