

# Town of Meggett Council Meeting Minutes

**Date:** March 25, 2019      **Time:** 7:00PM      **Location:** SCPA Building, 4770 Hwy 165

<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	A	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 25, 2019.*

**Motion Made By:** Council Member Keith McCarty moved to approve.

**Seconded By:** Council Member Angela Watts seconded the motion.

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

## | Making a Difference in Meggett |

*Mayor Buster Herrington recognized a local group, the Morning Glories, and asked the members in attendance to come forward. The Morning Glories were started a few years ago by the late Becky Dalton and they walk down Church Flats Rd every morning and pick up garbage along the way. There were four members in attendance at the meeting: Mrs. Millie Flippen, Mrs. Norma Trent, Mrs. Judy Biser, and Mrs. Jess Charters. Mayor Herrington presented the group with a gift certificate to the Fillin' Station Diner as a thank you for their dedication and service to the Town.*

## | First Responder's Day Event |

*Mayor Herrington stated that the First Responder's Day event that the Town held on Saturday, March 23<sup>rd</sup> was a great success. A BBQ lunch was served and there were roughly 12-14 firefighters, 3 Sheriff's deputies, and an EMT in attendance. He encouraged everyone to thank First Responders for their service.*

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## **| Upcoming April Events |**

### **St. Paul's Garden Club Walk**

*Mayor Herrington asked Garden Club Co-President Mrs. Jess Charters to give them some information about the upcoming Garden Walk. Mrs. Charters explained that the event was started last year and was a major success. The event this year would be held on April 6<sup>th</sup> at 10 am and the tour would include roughly 10 locations. Tickets are \$30 and can be purchased through the Garden Club.*

### **Annual Easter Egg Hunt**

*Mayor Herrington announced that the Town would be holding the 2<sup>nd</sup> Annual Easter Egg Hunt at Meggett Park on Saturday, April 13<sup>th</sup>. He also stated that Town Staff is actively pursuing a new candidate for the Easter Bunny, to which Mrs. Jess Charters volunteered and said she would get in touch with Stephanie later that week.*

### **Big Spring Clean Event**

*Mayor Herrington stated that the Town would be holding the 4<sup>th</sup> Annual Big Spring Clean litter pickup on Saturday, April 27<sup>th</sup>. Volunteers will gather at Town Hall in the morning and teams will clean up litter along the road and make a loop down Highway 165, Toogoodoo Rd, Wilson Rd, and Ethel Post Office Rd. Following the cleanup, there will be an award ceremony and lunch will be provided to participants.*

## **| Discussion of Current ZLDR Ordinances |**

*Mayor Buster Herrington explained to Council that there were some items in the ZLDR that he wanted to highlight for discussion. Throughout the year, he receives calls from various different people asking if such and such is allowed in Meggett and because of these conversations, he found some topics that he would like to get Council's opinion on.*

### **Article 2.8, Restoration & Rebuilding - Historical Structures**

*The Mayor announced that he wanted to bring this topic up because there are several historic homes in the Meggett area, and in the past these homes have faced opposition from the County whenever they are conducting renovation work. The County wanted the homes to be brought up to code, however doing so would have ruined the historic elements of the structures. Council Member Tom Hutto suggested that they look into ways to avoid conflict with a historical structure.*

### **Article 4.10, Table of Permitted Uses**

***Sexually Oriented Business:** Mayor Herrington stated that this use has only been mentioned to him once before, and there is currently an allowance for it in the Town's LIN district. It is his recommendation that the ZLDR be revised in the future to not allow this at all in Meggett; Council concurred with his recommendation.*

***Kennels:** These are currently allowed in the AG, OCM, and LIN districts; the Town has had several instances in the past where a property owner has denied running a kennel, when in fact they were. The*

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*Mayor recommended that Council look into redefining what a kennel is in the ZLDR to ensure that the definition is clear and enforceable.*

**Event Houses:** *These are currently allowed by Special Exception only in the AG, AR, OCM, and LIN zoning districts. Residents and non-residents alike often ask the Mayor and Town Staff if an event house would be allowed in Meggett. When these propositions become public, there is generally equal support and opposition for these cases. Mayor Herrington recommended that Council figure out what direction to go in with this topic and if they decide to continue allowing them, what conditions they would like to attach.*

**Bed & Breakfast Inns:** *Mayor Herrington stated that this topic was not currently an issue that the Town was facing, but that it definitely had the potential to become an issue down the road (specifically with short-term rentals like Airbnb). Several Council Members voiced that they had been ardently following the County's determination on these and suggested reviewing that decision for guidance.*

### **Article 4.11.9, Manufactured Housing Units**

*Mayor Herrington recommended that Council consider revising the definition of a Manufactured Housing Unit to make it clearer. He would also like Council to consider where to allow them (which zoning districts) and was open to finding a happy medium between curb appeal and affordability. Mayor Herrington then said that he would like to look at a minimum square footage requirement, due to the increased popularity of "Tiny Homes". Lastly, the Mayor stated that he received a recent inquiry regarding the allowed use for an RV park in Meggett and that he would like Council to think about their position on that topic (it is not currently listed on the Table of Permitted Uses).*

### **Article 4.11.7, Event House – Minimum Distance**

*Mayor Herrington followed up on the Event House topic mentioned earlier in the meeting, and said that he would like Council to consider a minimum distance requirement (away from residential homes) to be applied for event house approval. Council concurred with this recommendation.*

### **Article 7.0, Signs**

*In regards to Signs, Mayor Herrington said that snipe signs are a persistent problem in the Town. He recommends making the ordinance clearer and more in-depth, which will in turn make it more enforceable. Another problem is with free standing signs: currently, if someone wanted to install a free-standing sign (similar to the large real estate signs at the corner of 165 and Toogoodoo Rd), they would need to call in an SC811 safe dig work order to ensure that while digging they don't hit any underground utilities. The fee for this work order request is then handed off to the Town; Mayor Herrington recommended revising the Ordinance in the future to pass that bill on to the requestor of the work order.*

### **Article 10.2, Zoning Permit Required**

*Mayor Herrington announced that he would like to look at revising this article by clarifying the wording "any earth disturbing activity", as this is too vague and is open to interpretation. The vagueness of the wording has been used maliciously in previous neighbor vs. neighbor disputes and it has also hindered residents when they were looking to fix problems on their own property. Council concurred with the Mayor's recommendation to clarify the wording in the future.*

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## **Article 16.5.10.2.L, Final Plat**

*Mayor Herrington asked Town Administrator Stephanie Smith to clarify on this topic: Stephanie explained that when a parcel under 5 acres is being subdivided, the Town requires that a jurisdictional wetlands letter be issued by the Army Corp of Engineers. These letters have expiration dates, similar to a DHEC Critical Line, and incur an additional fee for the land owner (which may have to be paid twice if they choose not to build right away and the letter expires in the meantime). Charleston County currently does not require the letter provided that: (1) the recorded plat states that the letter was not issued and (2) that the land owner acknowledges that a letter may be needed in the future if they decide to develop the property. Stephanie asked that Council consider following the County's decision on this, as it is in the best interest of current and future residents.*

## **| Council Member Reports |**

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

*Mayor Herrington stated that a second fountain for Meggett Park had been ordered using funds from the PARD grant and it would be installed soon. He also announced that Phase II of the landscaping upgrade around Town Hall would begin the next day (Phase I was completed in the Fall of 2018).*

### **Financial Reports: Mayor Pro Tem Tommy Butler**

*Mayor Pro Tem Tommy Butler was absent from the meeting and thus had nothing to report.*

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

*Council Member Tom Hutto stated that the Town submitted a grant application to the Charleston County Greenbelt Board in the hopes to purchase a 55-acre parcel adjacent to Roxbury Park. The application is still under review, but he would update Council with any news.*

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

*Council Member Keith McCarty stated that he and Mr. PJ Wilt of Trident Communications have been trying to follow up with each other. He will continue trying to reach Mr. Wilt before the next meeting on the Town's options going forward.*

### **Roxbury Park: Council Member Angela Watts**

*Council Member Angela Watts stated that she didn't have much of an update to give on Roxbury. She did want to mention, however, that a Meggett resident, Jodi Crosby, recently had some family photos taken at the Pavilion and Jodi shared those photos with Town Staff. Council Member Watts complimented the photos and thanked Jodi for sharing them.*

## **| Public Comments |**

*There were no comments from the public.*

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**| Executive Session |**

***Adjourned to Executive Session at 7:36 PM***

*Following Public Comments, Mayor Herrington announced that Council would be retreating into an Executive Session to discuss a contractual matter. He invited the public to help themselves to refreshments while they were gone. Once the Executive Session was over, Council returned and Mayor Herrington announced that no decisions were rendered.*

***Meeting Adjourned 7:57 PM***