



# Town of Meggett

Harry V. "Buster" Herrington III, Mayor

Stephanie Smith, Town Administrator  
Ali Ravenel, Town Clerk  
Andrew Gowder, Attorney

Tommy Butler, Mayor Pro Tem  
Tom Hutto, Council Member  
I. Keith McCarty, Council Member  
Angela F. Watts, Council Member

## **TOWN OF MEGGETT PLANNING COMMISSION MEETING**

South Carolina Produce Association Building  
4770 Highway 165  
Meggett, SC 29449

**AGENDA**  
**SEPTEMBER 24, 2018**  
**6:00 P.M.**

- I. CALL TO ORDER & INTRODUCTIONS**
- II. PLEDGE OF ALLEGIANCE AND PRAYER**
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT**
- IV. APPROVAL OF MINUTES OF THE AUGUST 27, 2018 MEETING**
- V. CORRESPONDENCE**
- VI. DISCUSSION OF COMPREHENSIVE PLAN 10-YEAR UPDATE**
- VII. ADJOURN**

# Town of Meggett Planning Commission



2019 Comprehensive Plan 10-Year Update

September 24, 2018

6:00 PM

# Tonight's Agenda



- Review of Comprehensive Plan Elements
  - Chapter 1
  - Chapter 2
  - Population
  - Community Facilities
  - Priority Investment
  - Project Schedule
  - Next Steps

# Chapters 1 and 2



- Minor amendments to wording, references and existing conditions where needed

# Population Element

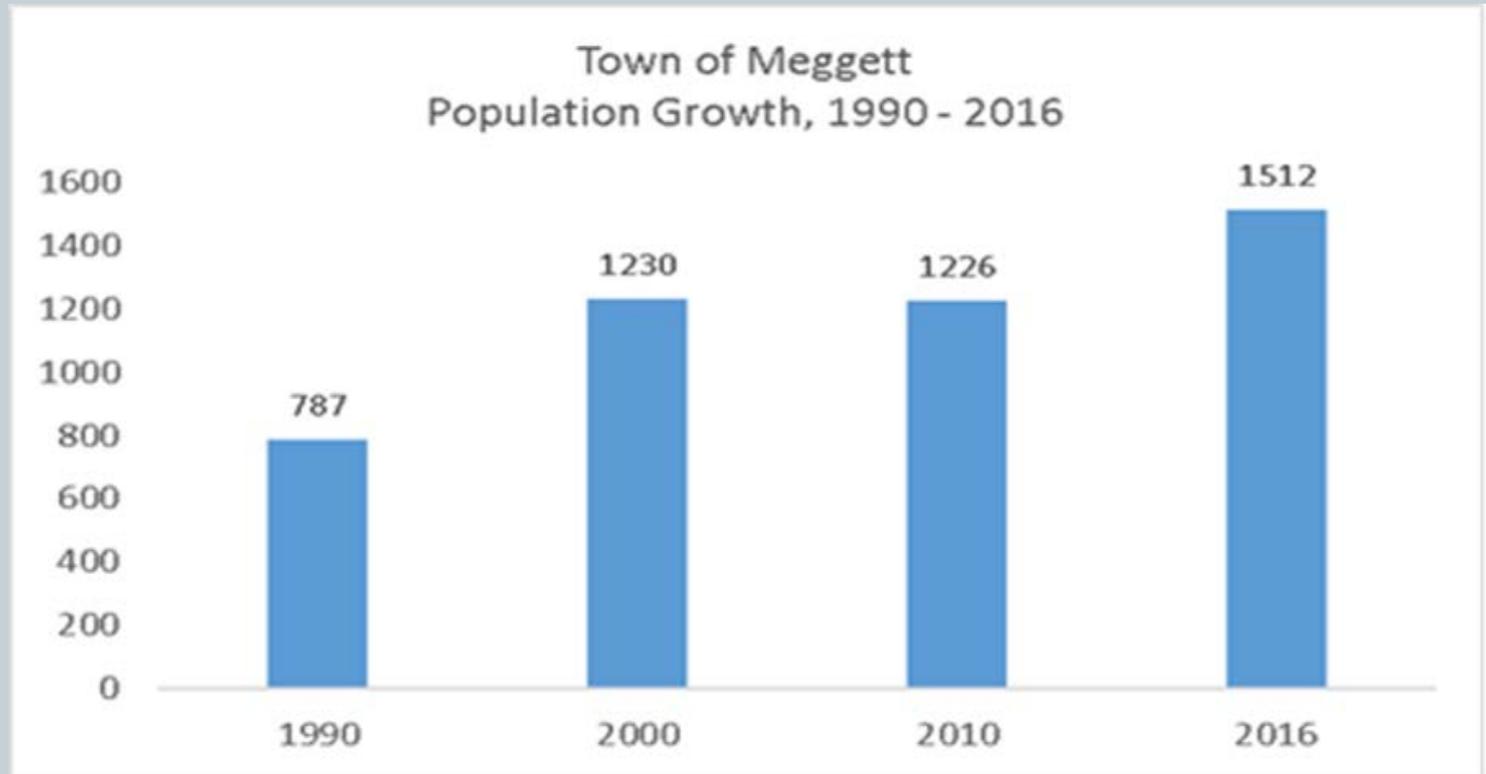


- Update statistics where applicable (will be based on American Community Survey Five-Year Estimates 2012-2016)
- Amendments to wording where needed
- Update existing conditions and references where needed
- Review the goal, needs and strategies

# Population Element



An increase of 286 residents is estimated to have occurred between 2010 and 2016



# Population Element



The trend of an increasing female population has continued from 2010, as in 2016 the female population comprised the majority of the population. Also the median age of the Town has increased from 51.3 years in 2010 to 51.6 years in 2016

	1990	2000	2010	2016	% Change from 1990 to 2016
<b>Total Population</b>	787	1230	1226	1512	92%
<b>Male</b>	382	631	620	728	91%
<b>Female</b>	405	599	606	784	94%
<b>Age</b>					
<b>Under 5</b>	54	56	57	60	11%
<b>5-19 years</b>	150	235	159	216	44%
<b>20-44 years</b>	298	359	264	237	-20%
<b>45-64 years</b>	183	412	505	544	197%
<b>65+ years</b>	112	168	241	375	235%
<b>18+ years</b>	594	966	1029	1265	113%
<b>Male</b>	283	492	508	619	119%
<b>Female</b>	311	474	521	646	108%
<b>21+ years</b>	571	932	998	1197	110%
<b>62+ years</b>	127	206	331	455	258%
<b>65+ years</b>	102	168	241	375	268%
<b>Male</b>	45	85	115	170	278%
<b>Female</b>	57	83	126	205	260%

# Population Element



Between 2010 and 2016, the Black population decreased by 7% while the White population increased by 30%. Also, in 2016 the Hispanic population made up about 1% of the total population of Meggett.

**Figure 3.5.3: Population by Race, 1990-2016**

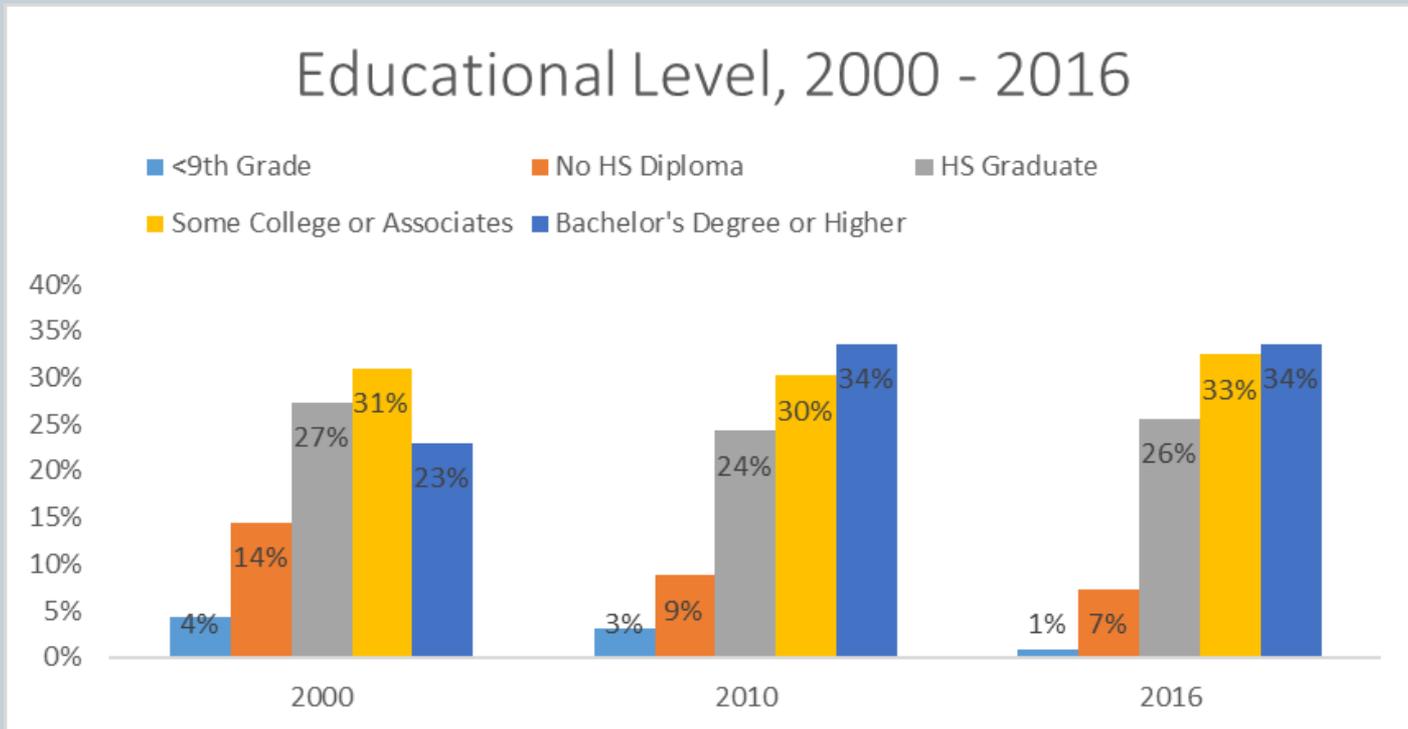
	1990	2000	2010	2016	Percent Change (1990-2016)
White	615	969	1,036	1,351	120%
Black	169	249	165	153	-9%
American Indian, Eskimo, or Aleut	0	5	3	0	N/A
Asian or Pacific Islander	3	1	5	0	-100%
Other Race	0	0	5	3	N/A
Hispanic (of any race)	9	7	14	16	78%

*Source: U.S. Census Bureau, 1990, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates*

# Population Element



The percentage of residents reaching high school graduation decreased between 2010 and 2016, however the percentage of residents with less than a ninth grade education fell and the percentage of college educated people increased to 67% in 2016



# Population Element



In 2016, the per capita income in the Town was higher than either the County or the State, and the median family income was higher than the state but slightly less than the County

**Figure 3.5.6: Per Capita Income, 2000 - 2016**

	2000	2010	2016
Town of Meggett	\$22,906	\$31,706	\$38,080
Charleston County	\$21,393	\$29,401	\$33,700
South Carolina	\$18,795	\$23,443	\$25,521

*Source: U.S. Census Bureau, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates*

**Figure 3.5.7: Median Family Income, 2000-2016**

	2000	2010	2016
Town of Meggett	\$51,667	\$72,656	\$70,714
Charleston County	\$47,139	\$61,525	\$72,836
South Carolina	\$44,227	\$54,223	\$58,158

*Source: U.S. Census Bureau, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates*

# Population Element



- One change to the existing Element Strategies and Time Frames is proposed:

P 1. **Consider** ~~Identify and propose~~ annexation of the pockets of land surrounded by the Town limits.

# Community Facilities Element



- Update existing references and conditions where needed
- Amendments to wording where needed
- Review the goal, needs and strategies

# Community Facilities Element



- Identify agencies involved in the provision of public facilities and services to the residents of the Town of Meggett including Charleston County, the South Carolina Department of Transportation, the Department of Health and Environmental Control, the Office of Ocean and Coastal Resource Management, and the US Army Corps of Engineers.
- Update the Fire Protection section to reflect that there are 9 fire stations in the St Paul's Fire District, with Fire Station 9 located within the Town of Meggett Limits.
- Update the Emergency Medical Services section to identify Medic #14 as being Meggett's primary Charleston County EMS response unit.
- Update the Solid Waste section to reference Charleston County's Convenience Center on SC 165 in Hollywood as being the facility that Meggett residents can use.
- Update the Recreation section to reference the Charleston County Park site on Ethel Post Office Road.

# Community Facilities Element



- One change to the existing Element Strategies and Time Frames is proposed:
  - CF 3. Continue to encourage provision of quality public safety services and library, recreational, and other government facilities to all residents, **including the development of the Charleston County Park site on Ethel Post Office Road.**

# Priority Investment Element



- Minor amendments to wording, references and existing conditions where needed

# Project Schedule



## PROJECT SCHEDULE - 2019 COMPREHENSIVE PLAN UPDATE

DATE	EVENT	TASK
<b>2018</b>		
August 27	Planning Commission Regular Meeting	Comprehensive Plan Update Kick-off Meeting
September 24	Planning Commission Regular Meeting	Planning Commission Review and Input on Chapter 1, Chapter 2, Resources and References, and three Elements (Population, Priority Investment, Community Facilities)
October 22	Planning Commission Regular Meeting	Recap of Previous PC Meeting, and Planning Commission Review and Input on three Elements (Land Use, Housing and Transportation)
November 26	Planning Commission Regular Meeting	Recap of Previous PC Meeting, and Planning Commission Review and Input on three Elements (Economic Development, Natural Resources and Cultural Resources)
<b>2019</b>		
January	Planning Commission Regular Meeting	Approve Draft Comprehensive Plan to take to Public
February	Public Input Meeting	Present the draft Comprehensive Plan Update to the public in a "drop-in" meeting format
March	County Staff	Prepare Public Input Report and final draft of Comprehensive Plan Update
April	Planning Commission Regular Meeting	Comprehensive Plan Update recommendation to Town Council
May	Town Council Public Hearing and Meeting	Public Hearing and First Reading of the Comprehensive Plan Update
June	Town Council Meeting	Second Reading and Adoption of the Comprehensive Plan Update

# Next Steps



- Make any required changes to Chapters 1 and 2, and the Population, Community Facilities and Priority Investment Elements as a result of today's discussion.
- Prepare draft changes to Land Use, Housing and Transportation Elements.
- Present draft changes at the October Planning Commission Meeting.
- \* Copies of the draft elements and will be provided to Planning Commission for review prior to the meeting

## **Chapter 1: Introduction and Background**

### **1.1: Introduction**

The Town of Meggett Comprehensive Plan is the future vision for preservation and development in the Town of Meggett (the Town). In April of 1998, the Town of Meggett Planning ~~Commission~~ committee began the comprehensive planning process with a discussion of the requirements of the State Planning Enabling Act of 1994. Previous development plans ~~had been~~ created for Meggett in 1989 and 1992, ~~but now an updated plan needed to be in place by 1999 to keep the Town in compliance with the new law. These previous plans~~ were used as the basis for the creation of the revised plan adopted in 1999.

South Carolina State Law (§6-29-510) requires that comprehensive plans be reviewed at least once every five years and updated at least once every ten years. The Town of Meggett completed its Comprehensive Plan 5-Year Review in 2004-2005, thoroughly assessing the original Comprehensive Plan, adopted in 1999, and making necessary changes to the goals and strategies contained in the Plan.

In 2007, the South Carolina Priority Investment Act (The Act) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for inter-jurisdictional coordination. The Act requires that two new elements be included in the Comprehensive Plan, the Transportation Element and the Priority Investment Element. It also expands the Housing Element to require an analysis of local regulatory barriers to the provision of affordable housing and to utilize incentives to encourage development of affordable housing. The primary goal of The Act is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies.

In 2010, the Planning Commission conducted a ten-year update of the Comprehensive Plan, which was adopted by Town Council. Several workshops were held to review and refine the elements, goals and strategies contained in previous plans and to include the new elements required by the South Carolina Priority Investment Act. Each workshop was open to the public. The Town Council held a public hearing prior to adopting the 2010 Plan Update.

In 2014, the Planning Commission conducted a Five Year Review of the Comprehensive Plan in accordance with South Carolina State Law (§6-29-510), making necessary changes to the Plan. ~~The findings of the Five Year Review have been incorporated into this Plan.~~

In 2018-2019, the Planning Commission conducted a ten-year update of the Comprehensive Plan. A public workshop was held to review and refine the elements, goals and strategies of the Plan, and the Town Council held a public hearing prior to adopting the 2019 Plan Update.

### **1.2: Purpose and Intent**

The Town of Meggett Comprehensive Plan will guide public decision-making affecting the quality of life in the Town. The elements of the Plan articulate goals for the future regarding the location, quality and intensity of land uses, the preservation of natural and cultural resources, economic development, housing availability, and the provision of public facilities. The Plan also establishes strategies or actions to implement the Town's goals.

### **1.3: Plan Organization**

This Plan is organized based on the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Act), as amended, and contains the nine required Comprehensive Plan elements. Each element includes a purpose and intent statement, an inventory of existing conditions, a statement of needs and goals, and implementation strategies with time frames.

A goal is a statement of a desired end-state or target and sets the tone for the individual strategies for each element. A strategy is a focused, achievable action the Town or its designated agency could undertake in pursuit of a goal.

The nine Comprehensive Plan elements, along with a brief description, are listed below:

1. Land Use Element: Includes an overview of the existing land use and strategies to shape the future of the Town's landscape, regarding location, quality, and quantity of land uses.
2. Economic Development Element: Includes a description of the Town's economic environment and strategies for future employment/business development in the Town to support the population.
3. Natural Resources Element: Recognizes the diverse natural features in the Town and includes strategies to preserve and protect them.
4. Cultural Resources Element: Recognizes the rich history and culture of the Town and includes strategies to preserve and protect the Town's historical and cultural assets.
5. Population Element: Includes an inventory of population and demographic data to establish existing conditions and strategies to monitor the needs of future populations.
6. Housing Element: Includes an assessment of the housing conditions and needs in the Town and strategies to ensure adequate and affordable housing availability.
7. Transportation Element: Describes the existing transportation system in the Town and includes strategies to coordinate with area transportation agencies.

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8. Community Facilities Element: Inventories existing facilities serving the Town's population and includes strategies to coordinate with service providers to ensure continued quality service provision in the future.
9. Priority Investment Element: Prioritizes the investment of Town resources into the various strategies of the Plan and includes strategies to continue coordination with adjacent jurisdictions and service providers.

## **Chapter 2: Goals**

### **2.1: Goal Statements**

The following statements have been carefully crafted to establish specific goals for the various elements of the Plan. These goals are reiterated later in the Plan as part of the policies and capstones for each element.

1. Land Use Element Goal  
Encourage the orderly and environmentally sound development of the land with special consideration to maintaining the small town, rural character of the area.
2. Economic Development Element Goal  
Preserve the rural character of the area by limiting commercial activities to designated areas and retaining large tracts of existing agricultural land.
3. Natural Resources Element Goal  
Protect, preserve and enhance the natural environment.
4. Cultural Resources Element Goal  
Preserve and protect historic and archaeological resources, cultural heritage, and the continuation of community events and festivals.
5. Population Element Goal  
Continue population growth through annexation to fill in the pockets of land that were never annexed. This will allow the Town of Meggett to have a clearly defined service area based on natural boundaries.
6. Housing Element Goal  
Encourage high quality, affordable housing for people of all ages, incomes, and physical abilities.
7. Transportation Element Goal  
Maintain and enhance the transportation system to ensure that it respects the rural character of the Town and its natural and cultural resources, and is coordinated with land use patterns.
8. Community Facilities Element Goal  
Provide community facilities and services with adequate levels of service through coordination with surrounding jurisdictions and service providers and ensure they are linked to land use planning to ensure maintenance of the small town character of the area and protection of the natural environment.

9. Priority Investment Element Goal

Prioritize adequate public facilities and services through coordination with adjacent and relevant jurisdictions and agencies, and ensure they will not have a negative impact on the Town's rural residential character or its natural, cultural, and historic resources.

## Chapter 3.5: Population Element

### 3.5.1: Overview and Purpose and Intent

The Population Element of the Comprehensive Plan identifies the demographics of the current and future population of the Town. This element includes past demographic trends, existing conditions, and future projections regarding the number, size, and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other demographic information.

The purpose ~~and intent~~ of the population data contained in this element is to identify future service needs of the population which can be addressed through this Comprehensive Plan and to help guide policy decisions.

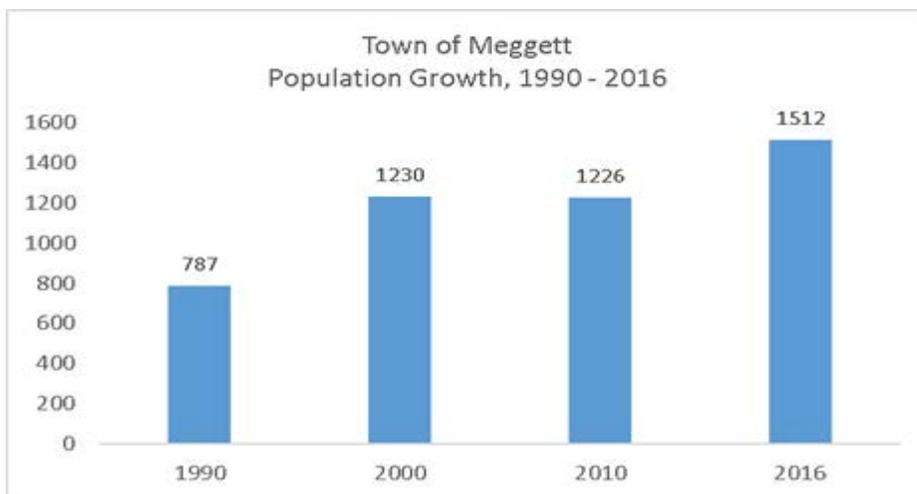
### 3.5.2: Background and Inventory of Existing Conditions

Much of the population data contained in this element is derived from the 2010 Decennial Census and the American Community Survey 20~~12~~~~08~~-20~~12~~~~12~~ Five Year Estimates, ~~both being~~ the most recent Census data available at the time of the 201~~94~~ ~~TenFive Year-Year UpdateReview~~.

#### Population

Population growth in the Town has ~~been moderate leveled-off~~ since the large increase seen between 1990 and 2000, when the population grew by approximately 56 percent. ~~Since 2000, the population has plateaued and even decreased by four residents in 2010.~~ An increase of ~~286~~~~six~~ residents is estimated to have occurred between 2010 and 201~~62~~, as indicated in Figure 3.5.1.

Figure 3.5.1: Town of Meggett Population Growth, 1990-201~~62~~



Sources: U.S. Census Bureau, 1990, 2000, 2010; American Community Survey, 20~~12~~~~08~~-201~~62~~ Five Year Estimates.

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### Age and Gender Distribution

Between 1990 and 2000, the male population in the Town increased at a much higher rate than that of the female population and comprised the majority of the 2000 population. However, by 2010, the male population had decreased slightly while the female population continued to increase. In 2016, the trend of an increasing female population continued, with the female population comprising the majority of the population.

**Figure 3.5.2: Age/Gender Breakdown, 1990-2016**

	1990	2000	2010	2016	% Change from 1990 to 2016
Total Population	787	1230	1226	1512	92%
Male	382	631	620	728	91%
Female	405	599	606	784	94%
Age					
Under 5	54	56	57	60	11%
5-19 years	150	235	159	216	44%
20-44 years	298	359	264	237	-20%
45-64 years	183	412	505	544	197%
65+ years	112	168	241	375	235%
18+ years	594	966	1029	1265	113%
Male	283	492	508	619	119%
Female	311	474	521	646	108%
21+ years	571	932	998	1197	110%
62+ years	127	206	331	455	258%
65+ years	102	168	241	375	268%
Male	45	85	115	170	278%
Female	57	83	126	205	260%

Source: U.S. Census Bureau, 1990, 2000, 2010; *American Community Survey, 2012-2016 Five Year Estimates.*

The age of the Town's population increased between 2000 to 2010, as indicated in Figure 3.5.2. The median age in the Town was 43.8 years in 2000 and 51.3 years in 2010. This increased slightly to 51.63 years in 2016. The majority of the population (641 percent) is over 45 years of age. The Town's population of young adults (age 20-44 years) decreased by approximately 544 percent from 201000 to 20160.

### Race

-Looking overall bBetween 1990 and 20160, the Black population decreased by 92.4 percent, after increasing in-between 1990 and 2000, and. tThe White population increased by nearly 12069 percent between 1990 and 2010, as indicated in Figure 3.5.3. Between 2010 and 2016, the Black population decreased by 7 percent and the White population increased by 30 percent.

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~~In 2016, less than 1 percent~~ ~~A small percentage~~ of the Town's population was American Indian, Eskimo, Aleutian, ~~or~~ Asian/Pacific Islander, ~~or~~ Hispanic. The Hispanic population ~~has also grown~~ ~~grew~~ by ~~seven~~ ~~five~~ residents ~~since from~~ 1990 ~~to~~ 2016, making up about one percent of the total population ~~in 2016~~.

**Figure 3.5.3: Population by Race, 1990-2016**

	1990	2000	2010	2016	Percent Change (1990-2016)
White	615	969	1,036	1,351	120%
Black	169	249	165	153	-9%
American Indian, Eskimo, or Aleut	0	5	3	0	N/A
Asian or Pacific Islander	3	1	5	0	-100%
Other Race	0	0	5	3	N/A
Hispanic (of any race)	9	7	14	16	78%

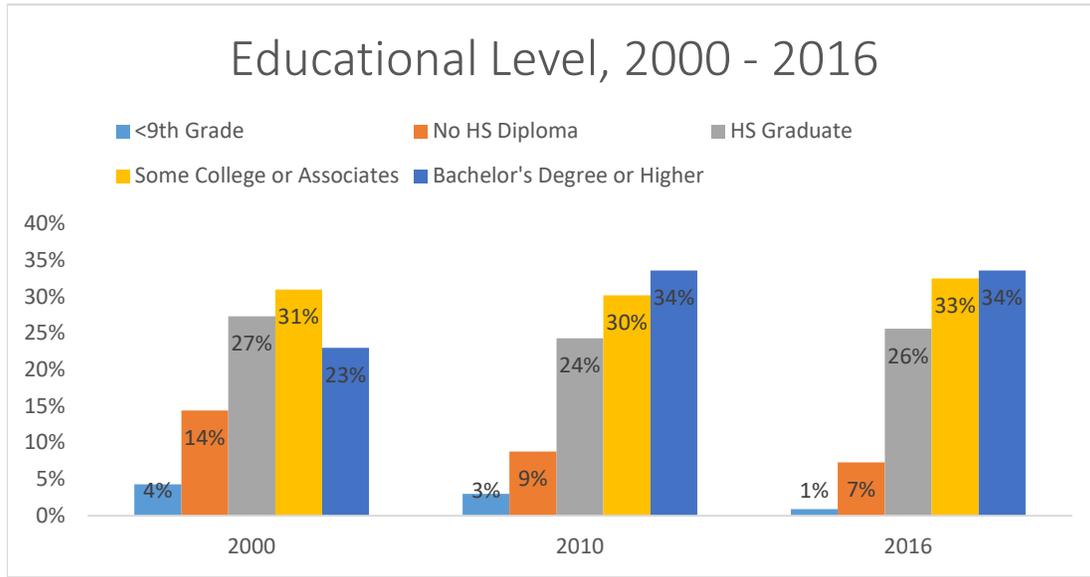
Source: U.S. Census Bureau, 1990, 2000, 2010; *American Community Survey, 2012-2016 Five Year Estimates*

### Education

Once a person achieves a higher level of education and is rewarded with a higher income, there is a tendency to relocate to a higher quality living environment. This new environment is likely to be based in an area where people have similar incomes and education.

The percentage of residents reaching high school graduation ~~slightly~~ decreased between 2000 and 2016, which could be due to the decrease in school-aged children living in the Town during the same period of time. ~~Furthermore, t~~ he percentage of residents with less than a ninth grade education fell and the percentage of college educated people increased from 54 percent in 2000 to ~~67~~ 74 percent in 2016, as demonstrated in Figures 3.5.4 and 3.5.5.

**Figure 3.5.4: Education Level, 2000-2016**



Sources: U.S. Census Bureau 2000 and 2010; American Community Survey, 2012-2016 Five Year Estimates

**Figure 3.5.5: Education Level, Percent of Persons 25 Years and Older**

	2000	2010	2016
Less than 9th Grade	4.3%	3.0%	0.9%
High School			
No Diploma	14.4%	8.8%	7.3%
Graduate	27.3%	24.3%	25.6%
College			
1-3 Years	30.9%	30.2%	32.5%
4+ Years	23.0%	33.6%	33.6%

Sources: U.S. Census Bureau 2000 and 2010; American Community Survey, 2012-2016 Five Year Estimates

**Income Levels**

The per capita income in the Town increased between 2000 and 2016, rising just ~~over~~under ~~6540~~ percent to \$~~381,080.706~~ (see Figure 3.5.6). Although the per capita incomes for Charleston County and South Carolina rose over the same time period, as well last decade,

*Town of Meggett Comprehensive Plan*

the per capita income in the Town was still higher than either the County or the State in ~~2000 and 2010~~ 2016 (\$33,700 in the County and \$25,521 in the State).

In 2016, the median family income in the Town was higher than that of the State, but slightly less than that of the County, as demonstrated in Figure 3.5.7. The median family income of the Town rose about 38 percent, or around \$19,000, between 2000 and 2016, although it fell by almost \$2,000 between 2010 and 2016. The median family income in the Town was also higher than that of either the County or the State in 2010, as demonstrated in Figure 3.5.7. The median family income of the Town rose about 41 percent, or around \$20,000, between 2000 and 2010.

**Figure 3.5.6: Per Capita Income, 2000 - 2016**

	<b>2000</b>	<b>2010</b>	<b><u>2016</u></b>
Town of Meggett	\$22,906	\$31,706	<u>\$38,080</u>
Charleston County	\$21,393	\$29,401	<u>\$33,700</u>
South Carolina	\$18,795	\$23,443	<u>\$25,521</u>

Source: U.S. Census Bureau, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates

Even with the large increases in both per capita income and median family income between 2000 and 2016, a significant portion of the Town’s population, ~~(102.67 percent,)~~ and approximately 68 percent of ~~t~~he families in the Town, lived below the poverty level according to 2016 estimates.

**Figure 3.5.7: Median Family Income, 2000-2016**

	<b>2000</b>	<b>2010</b>	<b>2016</b>
Town of Meggett	\$51,667	\$72,656	\$70,714
Charleston County	\$47,139	\$61,525	\$72,836
South Carolina	\$44,227	\$54,223	\$58,158

Source: U.S. Census Bureau, 2000, 2010; American Community Survey, 2012-2016 Five Year Estimates

*3.5.3: Population Element Needs*

Population Element Needs include, but are not limited to the following:

- Monitoring local and national demographic trends and shifts; and
- Developing policies to meet the needs of the Town’s population.

*3.5.4: Population Element Goal*

Continue population growth through annexation to fill in the pockets of land that were never annexed. This will allow the Town of Meggett to have a clearly defined service area based on natural boundaries.

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### *3.5.5: Population Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- P 1. ~~Consider Identify and propose~~ annexation of the pockets of land surrounded by the Town limits.
- P 2. Implement land use strategies and support services for the maturing population.
- P 3. Monitor population growth trends and demographic shifts as indicators of population change and use this information in future updates to the Comprehensive Plan.
- P 4. Continue to monitor and evaluate local and national demographic trends for their potential impacts on land use and development patterns.

## **Chapter 3.8: Community Facilities Element**

### *3.8.1: Overview and Purpose and Intent*

The Community Facilities Element of the Comprehensive Plan is an important element for a variety of reasons. This element is included in the Comprehensive Plan to ensure that land use planning is balanced with the availability of public services and infrastructure. This coordination is necessary to protect the quality of life for existing residents and to provide for future residents. There are many agencies involved in the provision of public facilities and services in the Town, making inter-jurisdictional cooperation important. ~~South Carolina State Law regarding comprehensive plans was amended in 2007 to require that transportation be a stand alone element in the Comprehensive Plan; therefore, transportation information, needs, goals and strategies are contained in Chapter 3.7, Transportation Element.~~

The purpose of this element is to ensure that public facilities and services necessary for the growth, development or redevelopment of the Town are provided. This element is also intended to ensure coordination with the various public service providers.

### *3.8.2: Background and Inventory of Existing Conditions*

Numerous agencies such as Charleston County, the South Carolina Department of Transportation, the Department of Health and Environmental Control, the Office of Ocean and Coastal Resource Management, and the US Army Corps of Engineers. -are involved in the provision of public facilities and services to the residents of the Town of Meggett. The majority of these agencies are outside the purview of the Town.

#### Utilities

The majority of residents in the Meggett area mainly rely on private wells and septic systems for their basic services. However, along Highway 165 and the small adjacent streets that can be accessed from Highway 165, public sewer and water are available. Charleston Water System provides public water along Highway 165 and the sewer is owned by the Town of Meggett. The sewer flows into the Hollywood system and then through the Charleston Water System. ~~The Town of Meggett maintains and monitors their sewer system. A private contractor maintains and monitors their sewer system. At present, all allotted sewer taps have been purchased; however, public water is still available.~~

#### Fire Protection

Fire Protection is provided by the St. Paul's Fire District. ~~Presently they have 67 employees. The district has seven-nine fire stations, with the main facility located on Highway 162, and is currently working on the construction of two more. Their facilities are located on Highway 162 in Hollywood, which serves as the main station. Other stations are located at Stono Ferry, Ravenel, Edisto Island, Sauldam and Adams Run. Fire Station 9 is located within the Town of Meggett limits. One of the new facilities will be located in Meggett, on the corner of Wilson Road and Ethel Post Office Road. Other stations are located in Ravenel, Edisto Island, Hollywood, and Adams Run. The District has eight pumper trucks, one ladder truck, five~~

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~~tenders, two brush trucks, one rescue, and eight special purpose vehicles. The District's ISO rating is five or ten, depending on the location of the residents.~~

### Police Protection

The Town of Meggett and surrounding areas are served by the Charleston County Sheriff's Office. An emergency 9-1-1 system is in place countywide to provide dispatch for police, fire, and Emergency Medical Services.

### Emergency Medical Services (EMS)

~~The Town of Meggett and surrounding areas are served by Charleston County Emergency Medical Services. There are 14 stations throughout the County. Meggett's primary Charleston County EMS response unit is Medic #148 located in Ravenel. Their secondary unit is either Medic #7 on Johns Island or Medic #3 out of the West Ashley area.~~

### Health Care Services

~~Several health clinics and emergency care centers are located in the Town of Meggett and the surrounding area, including an internal medicine practitioner, family health centers, and an eye care center, but not limited to the St Pauls Medical Clinic, Ravenel Family Dentistry, and Fetter Family Health Center.~~

### Solid Waste

~~The Town of Meggett's waste disposal and recycling needs are met by Charleston County's Convenience Center manned waste disposal site on SC 165 in Hollywood, where residents can take their waste and recycled materials. The Charleston County Department of Solid Waste (DSW) provides solid waste disposal to all residents (incorporated and unincorporated areas) of Charleston County. The Solid Waste Department's responsibilities include solid waste collection, processing, disposal, and recycling. The residents of Meggett take their waste and recycled materials to the waste disposal facility in Hollywood on Hwy 165. There is one commercial disposal company, Suburban Disposal, which services residents of Meggett who do not wish to carry their waste to the facility in Hollywood.~~

### Public Libraries

~~The St. Paul's branch of the Charleston County Library is located at 5151 Town Council Drive, services the residents of the Town of Meggett, in the Town of Hollywood. It is a 1,026 square foot building that houses about 4,000 volumes with a circulation of about 8,000. This branch serves the entire St. Paul's area.~~

### Schools

Several Public Schools are located near the Meggett area. They include the following:

- C.C. Blaney Elementary School;
- E. B. Ellington Elementary School;
- Minnie Hughes Elementary School;
- Baptist Hill Middle/ High School; and
- Lowcountry Leadership Academy (charter school)

*Draft - August 2, 2018*  
*July 28, 2014 [Enter*  
*adoption date here]*

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Further to the above, Trident Technical College has ~~started~~ a small campus on SC 165 in Hollywood.

### Town Government Facilities

Town Hall and the South Carolina Produce Association building are owned by the Town of Meggett. Both of these buildings are historic buildings, with both being eligible for listing on the National Register of Historic Places. The Town Hall building is used for Town offices. The South Carolina Produce Association Building has been renovated with the upstairs being used for public meetings and community events; the downstairs area includes spaces for lease to local businesses. ~~As the “Meggett 1925” Project continues, the Town will rebuild the railroad station, packing shed, and Merchants Building on property owned by the Town~~

### Recreation

Recreational facilities owned by the Town include the Meggett Park and Playground, located across from Town Hall, and Roxbury Park, located on the corner of Little Britton Rd and Hwy 174. Meggett Park and Playground was developed as part of the “Meggett 1925” Project. Roxbury Park was funded by grant funds from the Charleston County Greenbelt program grant funds. Land around Town Hall will continue to be maintained as an area for potential public gatherings. Other recreational facilities in the area that are owned and operated by Charleston County Parks include Harmony Hall on Ethel Post Office Rd and the Ravenel Caw Caw Interpretive Center, located on Savannah Highway. ~~Both facilities are regional parks owned and operated by the Charleston County Parks and Recreation Commission. The Town of Hollywood also purchased land in the Town of Meggett to create a park located at Highway 162 and Toogoodoo Road.~~

### *3.8.3: Community Facilities Element Needs*

Community Facilities Element needs include, but are not limited to the following:

- Coordinating with adjacent jurisdictions and the various providers of Town services; and
- Balancing provision of quality services with the rural character of the area.

### *3.8.4: Community Facilities Element Goal*

Provide community facilities and services with adequate levels of service through coordination with surrounding jurisdictions and service providers and ensure they are linked to land use planning to ensure maintenance of the small-town character of the area and protection of the natural environment.

### *3.8.5: Community Facilities Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- CF 1. Ensure a strong link between the provision of quality community facilities and services and land use planning to ensure the small-town character of the area is maintained.

*Draft - August 2, 2018*  
*July 28, 2014 [Enter*  
*adoption date here]*

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- CF 2. Continue to coordinate with adjacent jurisdictions and the various providers of Town services in order to ensure efficient provision of quality facilities and services.
- CF 3. Continue to encourage provision of quality public safety services and library, recreational, and other government facilities to all residents, including the development of the future Charleston County Park site on Ethel Post Office Road.
- CF 4. Continue to encourage efforts of the Charleston County School District to coordinate their facilities planning with land use planning, improve the quality of education and facilities, and provide adult education/training programs in the area.
- CF 5. Continue to educate residents on the effective use and maintenance of wells and septic tanks to limit the expansion of water and/or sewer lines.
- CF 6. Encourage alternative energy sources such as wind and solar energy systems, where appropriate.
- CF 7. Increase recreation opportunities by working with the Charleston County Parks and Recreation Commission to identify potential Town/area recreational sites.

## **Chapter 3.9: Priority Investment Element**

### *3.9.1: Overview and Purpose and Intent*

In 2007, the South Carolina Priority Investment Act (The Act) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for inter-jurisdictional coordination. ~~The Act requires that two new elements be included in the Comprehensive Plan, the Transportation Element and the Priority Investment Element. It also expands the Housing Element to require an analysis of local regulatory barriers to the provision of affordable housing and to utilize incentives to encourage development of affordable housing.~~ The primary goal of The Act is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies.

As discussed throughout this Plan, the Town of Meggett is a rural residential community with a low level of public services, as would be expected in a rural area. The Town itself does not provide many of the public facilities and services offered; instead, the majority of these services are provided by outside agencies. However, the Town has a long history of coordinating with adjacent jurisdictions and agencies concerning land use issues and provision of the public services available to balance adequate public facilities and services and protection of the Town's rural residential character.

The Town's priority investment focus is on the restoration of the historic downtown area. In 2001, the Meggett Citizen Planning Committee studied the Town's assets and made recommendations to return the Town to its prosperity era. With history as the driving force, the Committee developed a master plan to provide a wide array of social, economic and recreational opportunities for the citizens of the Town and surrounding areas. The project was named "Meggett 1925" to reflect the Town's glory days, ~~and future plans for the project include reconstructing the railroad depot and packing shed, as well as the Merchants Building.~~

The purpose and intent of the Priority Investment Element is to prioritize the implementation actions for the Town over the next ten years through goals and strategies. The main focus of the Town's investment over the next ten years is to continue to coordinate with adjacent jurisdictions and agencies to balance adequate public facilities and services and protection of the Town's rural residential character and to restore the historic downtown area.

### *3.9.2: Background and Inventory of Existing Conditions*

The elements of this Comprehensive Plan identify where and how growth in the Town of Meggett should occur over the next ten years. The strategies contained in those elements are carried forward through the Priority Investment Element. The other Plan elements focus on retaining the Town's rural residential character and protecting its natural, ~~and~~ cultural ~~and~~ historic resources while providing Town residents with employment opportunities, safe, affordable housing, and adequate public facilities and services.

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The Town intends to continue to maintain the public facilities and services that are in place today. Likely federal, state, and local funds available for public infrastructure and facilities during the next ten years include, but are not limited to:

- The Town's General Fund;
- The Half-Cent Sales Tax Program;
- The Charleston County Grants Department; and
- Other grant/funding programs ~~that~~ for which the Town is eligible.

### *3.9.3: Priority Investment Element Needs*

Priority Investment Element needs include, but are not limited to the following:

- Coordinat~~ing~~ with adjacent jurisdictions and agencies;
- Maintaining the Town's rural residential character; and
- Providing adequate public facilities and services.

### *3.9.4: Priority Investment Element Goal*

Prioritize adequate public facilities and services through coordination with adjacent and relevant jurisdictions and agencies, and ~~will~~ not have a negative impact on the Town's rural residential character or its natural, cultural, and historic resources.

### *3.9.5: Priority Investment Element Strategies and Time Frames*

The following strategic actions should be undertaken by the Town in support of the purpose and intent of the Priority Investment Element of the Comprehensive Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- PI 1. Continue to coordinate with adjacent jurisdictions and agencies to balance adequate public facilities and services ~~with the and~~ protection of the Town's rural residential character as well as its natural, cultural, and historic resources.
- PI 2. Continue efforts to restore the historic downtown area.
- PI 3. Review and update the Zoning and Land Development Regulations Ordinance to ensure these standards ~~it contains~~ reflect the recommendations of the Comprehensive Plan Elements including, but not limited to rural preservation, development quality, and resource protection.