

**TOWN OF MEGGETT  
COUNCIL MEETING MINUTES**

**Date:** February 22, 2016      **Time:** 7:00PM      **Location:** SCPA Building 4770 Highway 165

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<b>Call to order by:</b>	Mayor Herrington
<b>Type of Meeting:</b>	Council Meeting
<b>Facilitator:</b>	Mayor Herrington
<b>Minutes:</b>	Stephanie Smith

<b>Roll Call:</b>	Mayor Herrington	P	Angela Watts	P
A = Absent	Tommy Butler	P	Andy Gowder	P
P = Present	Tom Hutto	P	Stephanie Smith	P
	Keith McCarty	P		

**Prayer given by:** Resident, David Smoak      **Pledge led by:** Mayor Herrington

Approval of Minutes from previous meeting held on: January 25, 2016 Council Meeting.

**Motion made by:** Mayor Pro Tem Tommy Butler moved to approve minutes.

**Seconded by:** Council Member Keith McCarty seconded the motion.

**In Favor:**

- Mayor Buster Herrington
- Mayor Pro Tem Tommy Butler
- Council Member Tom Hutto
- Council Member Keith McCarty
- Council Member Angela Watts

**Opposed:**

**Conclusion:** Minutes approved.

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**Evening in Meggett:**

Evening in Meggett is scheduled for May 21, 2016, there have been some preliminary plans made, the theme will be a Luau and will be held at Roxbury Park. The Town will have more updates soon on the website. Those interested in attending can contact the Town Hall Offices.

**Litter Pickup:**

Annual Litter Pickup in April, the Town is working with Charleston County Litter Enforcement to schedule a date. We will have a date by the next Town Meeting. This event is normally scheduled on a Saturday; volunteers meet early in the morning at the Town Hall, there will be gloves and bags provided for the event and lunch after the cleanup is complete. If you are interested in participating, please contact the Town Hall Office.

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**2<sup>nd</sup> Reading – Ordinance 2016-01 Kennel:**

*Mayor Herrington stated in light of the opinions and information shared in the public hearing, Council should discuss Ordinance 2016-01 before moving into the 2<sup>nd</sup> Reading. Council Member Hutto stated the public hearing provided good points to consider, noting the barking issue would not be solved with the existing ordinance. He further stated as a Town, we need to find a solution to consider both neighbors with and without animals regarding noise. He motioned to table Ordinance 2016-01 and 2016-02 and asked the Mayor appoint a committee of residents to develop definitions that would better represent the current issues in the Town. Council Member Hutto finished with reminding the Town his purpose is for everyone to live together and be considerate of each other.*

*Mayor Pro Tem Butler and Council Member McCarty both agreed to table ordinances 2016-01 and 2016-02, which were on the agenda for February 22, 2016 Council Meeting. Council Member Hutto added the noise nuisance should include constant dog barking be less than 80 decibels, which is considered too much noise.*

*Mayor Herrington explained the Town will table Ordinance 2016-01 for further review and examine the existing nuisance ordinance. All were in favor on the vote.*

**Council Member Reports:**

**Building and grounds given by: Mayor Buster Herrington**

*Mayor Herrington reported the Meggett Bridge will be replaced this spring and a guard rail has already been repaired.*

*The road shoulder scraping, in parts of Meggett, looks bad, but will serve a positive purpose for road drainage.*

*The Town had major improvements on the Sewer Pump Station at Metal Trades and is preparing for improvements on the air release valves, which are currently below ground level causing issues with flood tides. By placing them above ground level, this should resolve part of the issue.*

*SCE&G will have a contractor in the area performing tree limb trimming around power lines in the very near future, the areas that will be trimmed are, Quigley Road, Westervelt Road, Towels Road and Church Flats Road.*

*Council Member Watts questioned the home break-ins that were thought to be committed by some of the workers from the contracted companies that trimmed limbs last year. The Mayor stated the residents that live in the area where trees will be trimmed should have already received notification via mail. If anyone has any problems they should contact the Town Hall Office.*

**Financial report given by: Mayor Pro Tem Tommy Butler**

*Mayor Pro Tem Tommy Butler stated the Town's general account is up \$12,400, the Waste Water account is up \$10,000 and Meggett 1925 is down \$3.00, which is the paper statement fee. Town Administrator, Stephanie Smith, stated she recently learned that turning on Paperless Statements will eliminate this fee going forward.*

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**Grants and Special Reports given by: Council Member Tom Hutto**

*Council Member Tom Hutto stated the Town has received the three bids for the final project linked to the Land Water Conversation Fund Grant which will be reviewed later that evening. The final project is a Picnic Shelter near the cottage at Roxbury Park. The completion of the picnic shelter will close out the grant.*

*Land Trust will hold an event at Roxbury Park, hosted by Town of Meggett on April 9, 2016. As of now, the plan is to use the adjacent property for overflow parking.*

**Communications given by: Council Member Keith McCarty**

*Council Member Keith McCarty stated there is nothing to report at this time.*

**Roxbury given by: Council Member Angela Watts**

*Council Member Angela Watts stated there is nothing to report at this time.*

**Gibson Road Variance BZA Meeting March 9, 2016:**

*Mayor Herrington reminded everyone of the BZA Meeting on March 9, 2016 for the Gibson Road variance.*

**Annexation:**

*Mayor Herrington stated there are several annexations that have been requested by property owners in Charleston County and some properties in Hollywood, as well as, some property in Meggett that Hollywood would like to annex. Before the Council can move forward with Annexations, the ordinance must be updated to allow the property to maintain its existing zoning and density when annexed.*

*Attorney Gowder will have the drafted ordinance ready for the Council Meeting in April.*

**1<sup>st</sup> Reading – Home Occupation:**

*This item was voted to be tabled to a later date, motion made by Council Member Hutto and Council Member Watts seconded the motion. All were in favor of tabling the 1<sup>st</sup> Reading – Ordinance 2016-02 Home Occupation.*

**Short Term Rental:**

*Mayor Herrington opened a discussion on Short Term Rentals to the Council, stating it is in line with Home Occupations. Attorney Gowder stated the Council has asked him to look into an ordinance that will regulate short term rentals. Mayor Pro Tem Butler asked what should be defined a Short Term Rental, which the state considers less than 90 days. Attorney Gowder stated that many municipalities state Short Term Rental at less than 30 days.*

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*Council Member Hutto asked if the Town has an existing ordinance now for Short Term Rentals and Attorney Gowder said it does not and suggested the ordinance be set up for neighborhoods and areas in Meggett that are not currently regulated, HOA would be handled per the By Laws of the HOA.*

### **Ordinance 2009-01:**

*Mayor Herrington introduced Mr. Stevens, with Stevens' Towing, who asked to be placed on the agenda to discuss Ordinance 2009-01. Mr. Stevens requested a change to the Purpose of Ordinance 2009-01, to remove all planned buildings, which will remove the expected additional traffic from Simmons Bluff Road and to create a sound barrier using an 8 foot screening and berm. He has spoken with 3 of the 4 neighbors, 2 in person and 1 on the phone. The neighbors he did speak with are in favor or do not oppose the change of Purpose in Ordinance 2009-01. There was 1 neighbor he was unsuccessful in contacting after several attempts. Mayor Herrington questioned Mr. Stevens; the change in the Purpose would create a less intrusive environment? Mr. Stevens responded yes to the Mayor's questions. Council Member Hutto asked what steps would need to be taken for this change and Attorney Gowder stated change in zoning if needed (not needed already zoned LIN), Planning Commission Hearing, Public Hearing and 2 Readings. (Attached in the minutes are a copy of Ordinance 2009-01 and an image of the plat Mr. Stevens referenced in his address to Town Council)*

### **Public Comments:**

*Ryan Hall – commented on lights out on Highway 165 around Town Hall, Mayor Herrington explained the Town is working to fix the lights.*

*Matt Zinder – Question on Short Term Rental, Current Residents vs. Property Owners and Room vs. Home rental, Attorney Gowder stated no pending ordinance yet, but it can be done either way. He asked about 1 month rental and Attorney Gowder stated normally 30 days or less, it can be apply to a room, a group of rooms, or a house.*

*He also questioned the water line in Meggett referencing a water survey that he conducted a couple of years back. The Town and Mr. Zinder have different interpretations of the survey results. Mayor Herrington explained funding is a major issue causing the Town from moving forward and not enough residents showed interest. Mr. Zinder feels the Town has spent money in areas that could have been better focused to bring water to Meggett residents who do not currently have water service. Mr. Zinder believes there are grants available to help offset cost. Mayor Herrington explained due to the average household income in Meggett and low percentage of minorities, the Town does not currently qualify for any grant they have found. If Mr. Zinder knows of a grant, the Town is willing to review and apply if possible.*

*Mr. Zinder began speaking out of place for Public Comments and was asked to sit down.*

*Town Resident Maurice Glunt, representing TMS # 159-00-00-246, provided documents and maps showing TMS# 159-00-00-210 had a pond dug onto the property causing the natural flow of water to change and flood TMS# 159-00-00-246. The resident did contact the property owner several times to try to have the issue corrected. As a result of the complaint, the Town's Attorney will submit a Resident Complaint to Charleston County Code Enforcement to investigate the issue.*

*Mayor Herrington stated he will be in contact with Resident Maurice Glunt before our next Council Meeting.*

*Meeting concluded at 7:33 pm.*