

# TOWN OF MEGGETT COUNCIL MEETING MINUTES

*Date: September 28, 2015      Time: 7:00PM      Location: SCPA Building 4770 Highway 165*

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<b>Call to order by:</b>	Mayor Buster Herrington
<b>Type of Meeting:</b>	Council Meeting
<b>Facilitator:</b>	Mayor Buster Herrington
<b>Minutes:</b>	Ellie Brabham

<b>Roll Call:</b>	Mayor Herrington	<input type="checkbox"/> P	Angela Watts	<input type="checkbox"/> P
A = Absent	Tommy Butler	<input type="checkbox"/> P	Andy Gowder	<input type="checkbox"/> P
P = Present	Tom Hutto	<input type="checkbox"/> P	Ellie Brabham	<input type="checkbox"/> P
	Keith McCarty	<input type="checkbox"/> P		<input type="checkbox"/>

**Prayer given by:** Resident, David Smoak

**Pledge led by:** Mayor Buster Herrington

*Approval of Minutes from previous meeting held on: August 24, 2015 Council Meeting.*

*Mayor Herrington requested that two mistakes be corrected before approval. On the first page, the last paragraph, the acreage for the property purchased by Stevens Towing should have been 1.4 acres and on page 3 under Public Comments, the last word on the last paragraph should be handicapped.*

**Motion made by:** *Council Member Keith McCarty moved to approved with changes.*

**Seconded by:** *Council Member Angela Watts seconded the motion with the changes.*

**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 with corrections.*

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### **Charleston County Johnna Murray:**

*Johnna Murray the Director of Community Development for Charleston County stated that the Town of Meggett is in partnership along with many other towns in the County of Charleston with the Urban Entitlement Program. Every year this program receives money from HUD, our Federal government, to address community development needs of low to moderate income individuals. Some of the things that HUD funds is infrastructure, sidewalks, water, lines, well and septic upgrades, health and rehabilitation, affordable housing and the like. Every five years they are required to go out to the public and find out what is most important in every community. For example, Johnna stated that if the priority is*

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affordable housing, they need to know if that means a new house that is affordable or a substandard home and rehab it to make it affordable. They take into account what every community says and that is their priority for the next five years. Every five years they receive eight to ten million dollars and invest it into what the public feels is needed. She added that the county does have a horse in the race. The first step is to get our voices heard by filling out the survey, which is anonymous. They do have a link on Charleston County's website for the survey and the deadline is October 9<sup>th</sup>. This money does not go to individuals, it goes to non-profits. Council Member Tom Hutto stated that every day on his way to and from work he sees people that do not have cars riding their bikes along Toogoodoo Rd and asked if there was a provision to make these roads wider or have enough shoulder so that bike riders are not in danger of getting hit? She stated they would have to look into that. As she stated earlier sidewalks could be installed, but they would either have to go through low to moderate income neighborhoods, or there would have to be proof that the people using them were in the low to moderate income category. The people riding along this highway could fill out the surveys. There is also a place on the survey for comments. Johnna stated that so far the top priorities for the next five years are affordable housing and infrastructure. With no other questions council thanked Ms. Murray for her presentation.

### Zoning:

Council Member Tom Hutto stated that there are several parts to zoning, one being the Public Hearing held earlier and another is the desire to amend or consider amending some of our zoning to avoid zoning shopping and finally considering how to handle ARBNBs which most communities are having to deal with. He feels that council needs to handle this issue before it handles us.

**1st Reading: Stevens Towing's request** to rezone their property; Council Member Hutto made a motion to approve consistent with the unanimous vote of our Planning Commission. The motion was seconded by Mayor Pro Tem Tommy Butler. All council members approved with the exception of Council Member Keith McCarty, who opposed.

In the past the town has had several land owners wishing to annex into the town because the Town of Meggett's zoning is less restrictive than the county's. Several of the surrounding towns, such as Hollywood, have a zoning classification that leaves annexed property with the same zoning density they already have under the county. The town then has the option in some future time to change the zoning to be more consistent with their overall zoning or not. This gives the town council an opportunity to let the people that want to come into the town come in without automatically changing the zoning. Council Member Hutto would like for the Town of Meggett's zoning to be amended to add this classification, particularly for large parcels such as those going down Hwy 174. Attorney Andy Gowder will work on a proposal for council's approval in reference to this amendment.

**ARBNB:** The town had a situation in which someone wanted to rent a room out in their home for vacationing guest but the bylaws of the subdivision precluded commercial activity. This never made it to council's desk, but based on the excitement of the people in that subdivision it created a contentious issue. Council Member Hutto stated that he personally pledges to support businesses every time he runs for office and with proper regulation he does not see someone renting a room out as a big deal. He feels if we do not plan for it, it is coming anyway. He said the ARBNB is coming to our area because we have a lot of desirable places to visit whether it's a wildlife refuge, Edisto Beach, Edisto Island, or events being held and people needing a place to stay. Council Member Hutto stated with council's approval he would like for Attorney Andy Gowder to research what the reasonable standard is now that we could have that as an option for our area. We would have to amend our table of uses. Attorney Gowder stated that it would be short term rental, less than 30 days. Council Member Keith McCarty stated that he would like it to be less than five days and to make sure that any rental was only one room at a time. He does not want us to end up like Isle of Psalms with little hotels all over the place. Attorney Gowder stated that he would be happy to draft a memo with different options that have been adopted by different municipalities and council can consider what they would like to do. Council Member McCarty also stated that there be a notification that if you are going into that business there be an application process. Mayor Herrington added that there

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are also several issues that have to be considered such as DHEC regulations with septic tanks, parking, the proximity of the neighbor and traffic. Council Member Hutto stated that Charleston, Savannah, Asheville and many other towns are all looking at this. If you live in a desirable area it is going to happen. We dodged this one because of the subdivision regulations.

### **Intergovernmental Agreement:**

Charleston County has put together an agreement they wish the town to sign outlining services they provide and fees for these services. However, Mayor Herrington stated that it is a little unclear as to the exact fees that will be placed on certain things. Council Member Tom Hutto stated that we would need to know the cost since we would not want to sign a blank check. He gave an example as to the services provided when Charleston County Planning conducts meetings and public hearings after property owners go before the Planning Commission. Mayor Herrington and Attorney Andy Gowder will follow up on this.

Mayor Herrington also stated that we received a letter from Charleston Public Works in regards to some of the roads they maintain for the town. He said there are public roads they have been maintained for some twenty years, but the county is changing their policy and will not be maintaining them any longer.

### **Council Member Reports:**

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

Mayor Herrington and Ellie met with a representative from Charleston Lighting Company and reviewed some options for the lighting in Town Hall. She went over several different styles and types of lighting and made some suggestions as to how to capture the most light in the Town Hall. We will be looking at this and hopefully will settle on something that will provide more workable lighting soon.

Resident, Larry Commins mentioned to Mayor Herrington that he recently noticed that the back corner of the SCPA Bldg has several large cracks in it. The Mayor stated that it looks as though the back corner has begun to settle and has actually settled more than a quarter inch since yesterday. Mayor Herrington said that we need to address this very quickly. He will call several companies tomorrow to come out and give estimates and will forward those to council.

Mayor Pro Tem Tommy Butler asked if the machine at the pump station is working properly now. Mayor Herrington said that he met with Mark Grego three weeks ago and the machine and aerator are both working great. This past week we had a visit from another municipality and several engineers to look at what we are doing with our wet well and sewer system to see if that is something they would be interested in. They were impressed with what we have done there and excited about the results we have coming. By the next meeting we will have a graph to look at showing the sulfide levels in the system.

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

Mayor Pro Tem Butler reported that the Town of Meggett's bank balance went down \$655.00 for the month of August. The Wastewater account went down \$2.75 and Meggett 1925 went up \$440.00. The Mayor Pro Tem stated that in twenty years this is the least the totals have changed from one month to the next. He asked the Mayor if we are close to getting things set up to sell the 46 sewer taps purchased back from the bank by the town. Mayor Pro Tem Butler pointed out that

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every month we are losing the maintenance fee on them. Mayor Herrington stated that the contract has been completed and we will begin selling them soon.

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

Council Member Hutto stated that with respect to the grants there are two elements that we are trying to complete. One is the docks on the ponds for boat launches. He stated he had talked with the Corp of Engineers and they are going to approve our permit application with a letter of approval which is much easier than individual permits. They have looked at our design and have no objection. DHEC also has no objection to the design. He added that he would put together a bid package for the Mayor's approval and will get it out for bid as soon as it is approved. With respect to the large picnic shelter, Jody Crosby has finished the design and the engineering requirements for the structural engineering should be finished by the end of this week. Once we have that we will also put the construction of the picnic shelter out for bid as well.

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

Council Member Keith McCarty stated that he had a guy visit his office last week that is interested in putting up phone towers in Meggett. He is from a company called Bec-Tel. The gentleman told him that there is legislature pending that's basically going to be favorable for phone companies and computer companies as far as coming in and if they can find a willing property owner, they can put up a phone tower. He also said that towns like Meggett with bad phone service and spotty internet connections should begin deciding where they would like a tower and get ahead of the issue. Council Member McCarty said he was not at all threatening in relaying this; he was actually very professional and polite and what he said made a lot of sense. Keith added that the gentleman would like to meet with council to discuss this possibility.

Mayor Pro Tem Tommy Butler stated that at one time someone wanted to put a phone tower over here to service Kiawah because Kiawah would not let them put it there. Council Member McCarty said that is exactly why he ran for council because they wanted to put a 350ft phone tower on the Bair's property to service Kiawah.

Council Member McCarty said that he has not verified anything this gentleman told him but he does intend to do that. He added that the town needs to start thinking about things like that because as people do move out here they are going to start demanding better phone service. It would be better for the town to say where they would prefer a tower instead of this company coming in and having it half put up before the town knew what was going on.

Mayor Herrington stated that he had a visit from the Chief of the St Paul's Fire Station and he just wanted to make sure everyone knew that the fire station at the corner of Ethel P O is now open. They have not had a grand opening but are planning that. They will have a meeting next Thursday, October 1<sup>st</sup> at 6pm at the station in Hollywood and anyone who wishes to attend is welcome. He also mentioned that one of the results of putting the station there is that the ISO rating for the area has gone down from somewhere between 9-10 to a 5-6 range now. Anyone who is within a 5 mile radius from that station can call their insurance company and should get a reduction in their insurance rate. Council Member Tom Hutto asked if it will be staffed all of the time. Mayor Herrington stated that it would.

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

Council Member Watts stated that she and her husband had attended the Boy Scouts graduation at Roxbury on Saturday. They have five scouts who graduated to leadership.

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*Upgrades to the cottage at Roxbury will include installation of two humidifiers, one downstairs and one upstairs, both installed with drain lines. Bathroom renovations will include fixtures to make it ADA compliant and an installation of a wider door to make it wheelchair accessible. A ceiling fan with a light will be installed on the front porch and existing wiring will be enclosed in conduit. The light in the bathroom will be replaced, but are still deciding which style to get.*

*Tom Hutto asked if we were going to have any events this fall at Roxbury. Mayor Herrington asked if council wanted to have a cookout like last year. Everyone agreed but needed to pick a date around the football schedule.*

### **Public Comments:**

*Resident Bill Jones asked what the density is in the town. Council Member Hutto stated that it is one house per two acres unless you are on waterfront and then it is one acre per house. Mayor Pro Tem Tommy Butler stated there has to be a minimum of 150 ft along the waterfront.*

*With no further comments Mayor Herrington stated that the current Administrator, Ellie Brabham, is going to retire in the near future. Council went through a very lengthy interview process and is happy to say they have hired a new Administrator who will begin training on October 13<sup>th</sup>. He introduced Stephanie Smith to the residents in attendance. The Mayor added that Stephanie's parents are Ray and Mache Larkin. Mache is the Principal at LLCS. He said that the Larkin family was very instrumental in bringing the school into the area. The Mayor commented that Stephanie is a very community minded person and council is very delighted to have her join the staff of the Town of Meggett.*