

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

TOWN OF MEGGETT

AN ORDINANCE

REVISING THE TOWN'S TABLE OF USES, REVISING AND CREATING NEW DEFINITIONS, CONDITIONS, AND OTHER RELATED MATTERS.

WHEREAS the Town of Meggett has, in accordance with South Carolina law, established by ordinance a Zoning and Land Development Regulations Ordinance ("ZLDR") of the Town of Meggett, South Carolina;

WHEREAS the Town's ZLDR provides for the division of property in the Town into General Zoning Districts, as provided in Chapter 4.0;

WHEREAS Chapter 4.0 of the Town's ZLDR provides descriptions of Allowed Uses in these General Zoning Districts, and the Table of Permitted Uses, at Article 4.10 lists the uses that are permitted in each Zoning District, and

WHEREAS the Town Council of Meggett has determined that it is in the best interest of the Town and its citizens to update its Table of Uses to reflect the policy and direction of the Town regarding the wise use of land consistent with its Comprehensive Plan

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Meggett as follows:

SECTION 1. Section 4.10 Table of Uses Revised. The Table of Uses found in Section 4.10 of the Town's ZLDR shall be amended as reflected in the revised table attached and made part of this ordinance.

SECTION 2. Section 4.11 Conditions of Use Added and Revised. As described in the revised Table of Uses attached to this ordinance, the following subsections are added, as follows:

4.11.10: Agricultural Sales and Service: Agricultural Sales and Services are permitted in the AG zoning district, subject to the following conditions:

1. **Minimum Lot Size:** The minimum lot size for any Agricultural Sales and Service use shall be 5 acres.
2. **Setbacks:** All buildings, storage areas, and activity areas related to the Agricultural Sales and Service use shall be set back at least 100 feet from any adjacent residential zoning district or existing residential use.

3. Screening: A solid fence, wall, or vegetative screen shall be provided and maintained along all property boundaries abutting a residential zoning district or existing residential use. The screen shall be a minimum of 6 feet in height.
4. Hours of Operation: Any Agricultural Sales and Service use shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
5. Noise: No excessive noise beyond the property boundaries that would disturb the peace and quiet of the surrounding neighborhood shall be permitted.
6. Outdoor Storage: Storage of materials, equipment, or vehicles related to the Agricultural Sales and Service use shall be permitted, provided such storage areas are fully screened from view from adjacent residential properties and public rights-of-way.
7. Parking: Off-street parking shall be provided per the Town's parking requirements.

SECTION 3. Section 17.0 Definitions Added and Revised. As described in the revised Table of Uses attached to this ordinance, the following terms are added to Section 17.0, Definitions, as follows:

ACCESSORY DWELLING UNIT: “A dwelling unit that may or may not be added to, onto, or created within, a single-family house, with a maximum conditioned space of 1250 square feet and maximum height of 25 feet above flood elevation requirements, to include all accessory dwelling units, including garage apartments, not to include a Manufactured Housing Unit as defined herein.”

MARINAS: A basin or marine terminal that provides space, docks, moorings, and related facilities and services for six (6) or more pleasure boats. Any commercial facility for the wet or dry storage and docking of seaworthy watercraft that provides water access for boats, such as ramps or hoists. The term "marina" also includes any docks, wharves, piers, floats, or any other similar structure erected, installed, placed, or maintained along a shoreline to provide a stationary landing for the anchoring, mooring, housing, or storing of four or more watercraft. **This definition does not apply to facilities for launching or removing kayaks, canoes, and other non-motorized watercraft.**

CONSUMER REPAIR SERVICE: An establishment engaged in the repair and maintenance of household, consumer, or office products, such as appliances, electronics, computers, clocks, watches, furniture, shoes, or other similar items. This use may include selling replacement parts and accessories as an ancillary component. Consumer Repair Services do not include repairing motor vehicles or industrial/commercial machinery and equipment.”

NONSTORE RETAILERS: Establishments engaged in the retail sale of products through electronic media, portable stalls, vending machines, door-to-door solicitation, or other means where the customer does not enter a physical store or retail facility. Examples include mail-order houses, online retailers, door-to-door sales, portable kiosks or carts, vending machine operators, and other direct-selling establishments where merchandise is not available for immediate purchase and removal from the premises.”

BUILDING MATERIALS/ GARDEN EQUIPMENT AND SUPPLIES-RETAIL: Establishments primarily engaged in the retail sale of building materials, hardware, lawn and garden equipment, and related supplies. This use includes, but is not limited to, the sale of lumber, brick, tile, cement, insulation, floor coverings, plumbing, and electrical supplies, tools, landscaping materials, nursery stock, garden supplies, and outdoor power equipment. This use may also include

the incidental sale of related products and services such as key duplicating, rental of equipment and tools, and delivery services.”

SECTION 4. Section 4.12 Accessory Uses Added. As described in this ordinance, the following subsections are added, as follows:

§4.12.2, Pre-Manufactured Container Units

Pre-Manufactured Container Units are permitted subject to the following conditions:

- A. **Applicability.** The conditions listed below apply only to Pre-Manufactured Container Units that will remain on a property for a time period exceeding one calendar year. These terms shall not apply to Pre-Manufactured Container Units that are used as temporary storage for a time period less than one year or that are used for construction storage purposes in conjunction with active Building Permits.
- B. **Placement.** Pre-Manufactured Container Units shall not be placed in any Right-of-Way, Street, retention area, septic field, or Easement and shall not create a site obstruction for any vehicular or pedestrian traffic. Pre-Manufactured Container Units shall conform to the Accessory Structure requirements contained in this Ordinance and shall not be used for the storage of hazardous or flammable substances, live Animals, or human habitation.
- C. **Screening.** Pre-Manufactured Container Units shall be screened from view by a tiered vegetative buffer; the buffer shall be maintained by the property owner and shall prevent the Pre-Manufactured Container Unit being viewed from the street and shall prevent the Pre-Manufactured Container Unit from being viewed from the neighboring parcel when determined by the Mayor or Administrator.

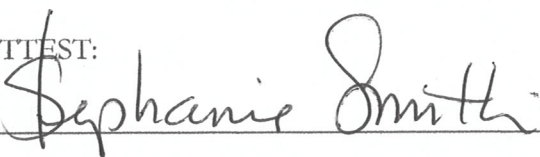
SECTION 5. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective on the date of final reading.

ENACTED IN REGULAR MEETING, this 29th day of January, 2025



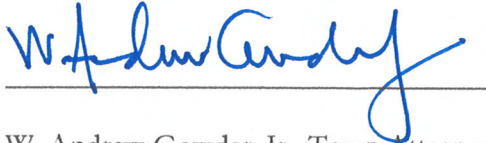


Mayor Harry V. Herrington, III

ATTEST:


Stephanie Smith, Town Administrator

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "W. Andrew Gowder, Jr.", is written over a horizontal line.

W. Andrew Gowder, Jr., Town Attorney

First Reading: October 28, 2024
Motioned: Mayor Pro Tem I. Keith McCarty
Seconded: Council Member Thomas Hutto
Approved Unanimously

Second Reading: January 29, 2025
Motioned: Council Member Thomas Hutto
Seconded: Mayor Pro Tem I. Keith McCarty
Approved Unanimously

Article 4.10 Table Of Permitted Uses

Uses permitted in the general zoning districts will be as set forth in Table 1 and as modified by special provisions, exceptions, and conditions contained elsewhere herein.

Symbols used in Table 1 are as follows:

“A” means that the indicated use is permitted in the indicated district as a use of right.

“S” means that the indicated use is permitted in the indicated district, subject to the granting of a Special Exception by the Board of Zoning Appeals.

“C” means that the indicated use is permitted with conditions in the indicated districts.

For uses with conditions, the criteria that must be met are listed in the article and indicated in the column on the right of the permitted use table.

LAND USES	RC	AG	AR	OC M	LIN	Condition
AGRICULTURAL						
Agricultural Processing	S	A	A			
Agricultural Sales & Service	<u>S</u>	<u>S</u> <u>C</u>		A	S	[ADD NEW] ¹
Large Animal Production	C	C	C			4.11.1
Crop Production	A	A	A			
Forestry	A	A	A	A	A	
Roadside Stands	<u>AC</u>	<u>AC</u>	C	A	A	4.11.2

¹ NEW 4.11.10: Agricultural Sales and Service : Agricultural Sales and Services are permitted in the AG zoning district, subject to the following conditions:

1. Minimum Lot Size: The minimum lot size for any Agricultural Sales and Service use shall be 5 acres.
2. Setbacks: All buildings, storage areas, and activity areas related to the Agricultural Sales and Service use shall be set back a minimum of 100 feet from any adjacent residential zoning district or existing residential use.
3. Screening: A solid fence, wall, or vegetative screen shall be provided and maintained along all property boundaries abutting a residential zoning district or existing residential use. The screen shall be a minimum of 6 feet in height.
4. Hours of Operation: The hours of operation for any Agricultural Sales and Service use shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
5. Noise: No excessive noise shall be permitted beyond the property boundaries that would disturb the peace and quiet of the surrounding neighborhood.
6. Outdoor Storage: Outdoor storage of materials, equipment, or vehicles related to the Agricultural Sales and Service use shall be permitted, provided that such storage areas are fully screened from view from adjacent residential properties and public rights-of-way.

~~4.7.~~ Parking: Off-street parking shall be provided in accordance with the parking requirements of the Town.

Stables	C	C	C	S	S	4.11.3
Animal Aquaculture (INCLUDING, BUT NOT LIMITED TO: FINFISH FARMING & FISH/SHELLFISH HATCHERIES [IN PONDS OR IN ADJACENT WATERWAYS])	A	A	S	S	S	
Apiculture (Bee Keeping)	A	A	A			
Concentrated Animal Feeding Operations		A				
Greenhouse Production & Commercial Nursery Operations	A	A		A	A	
Hydroponics	A	A			A	
Lumber, Planing & Scaled Sawmill Operations		AS			A	
Slaughterhouse & Seafood Processing & Packing Operations		A		A	A	

Cold Storage Operations		A		A	A	
RESIDENTIAL						
Accessory Dwelling Unit ²	A	A	A	A		
Dwelling Group	C	C	C			4.11.4
Farm Labor Housing	C	C				4.11.6
Group Care Home		S	S	S	S	
Manufactured Housing Unit	C	C	S			4.11.9
Single-Family Detached	A	A	A	A		
<u>Short Term Rental</u>		<u>C</u>	<u>C</u>	<u>C</u>		[Citation to new STR ordinance]
Single-Family Detached/Manufactured Housing Unit (Joint)	C	C	S			4.11.9
CIVIC/INSTITUTIONAL						
Adult Day Care		S	S	A		
Cemeteries		S	S	S		
Child Day Care		S	S	A		
Community Recreation Centers	S	S	S	S		
Courts & Public Safety	S	S	S	S	S	
Educational Services		S		S		

² Definition of Accessory Dwelling Unit amended as follows: “**ACCESSORY DWELLING UNIT**
“A dwelling unit that may or may not be added to, onto, or created within, a single-family house, with a maximum conditioned space of

1250 square feet and maximum height of 25 feet above flood elevation requirements, to include all accessory dwelling units, including garage apartments, not to include a **Manufactured Housing Unit as defined herein.**"

Funeral Home				S		
Golf Courses or Country Clubs		S				
Guide Services-Hunting, Fishing, Canoeing, Etc.		A	C	A	A	4.11.5
Medical Office		S	S	A	S	
Museums & Historical Sites	S	S	S	A	A	
Parks & Recreation	S	SA	S	S		
Postal Services				A	A	
Religious Assembly	A	A	A	A	S	
<u>Recreational Vehicle Parking</u>		S	S		A	
Utility Service, Minor	A	A	A	A	A	
Utility Service, Major	S	S	S	S	S	
Waste-Related Uses					S	

COMMERCIAL

Banks/Financial Services				A		
--------------------------	--	--	--	---	--	--

Bar or Lounge				S	S	
Bed & Breakfast Inns		AS	S	AS		
Catering Service		A	A	A	A	
Event House		S	S	S	S	4.11.7
Hotel/Motel				A		
Kennels & Animal Boarding-Indoor/Outdoor		S		S	S	
Veterinary Services		S		A	S	
<u>Recreational Vehicle Parking</u>					A	
Restaurant, Fast Food				A	A	
Restaurant, General		S		A	A	
Broadcasting/Recording Studios		S	S	A	A	
Offices				A	A	
Communication Towers		S		S	S	

Heavy Construction Services/General Contractors		<u>AS</u>		S	A	
Office/Warehouse Complex				A	A	
Special Trade Contractors		<u>AS</u>	S	A	A	

Self-Service Storage/Mini-Warehouse		S		A	A	
Consumer Goods Rental Service		S		A	A	
Forestry & Logging - Services & Equipment		S		A	A	
Heavy Equipment Rental Service		S		A	A	
Vehicle Rental Service				A	A	
Marinas ³			S		S	
Consumer Repair Service ⁴		S		A	A	
Vehicle Repair, <u>Consumer Service</u>		S		A	A	
Vehicle Service, Limited		S		A	A	
Non-Store Retailers ⁵		S	S	A	A	
Building Materials/Garden Equipment and Supplies - Retail ⁶		S		A	A	
Food Sales		S		A	A	
Liquor, Beer, or Wine Sales		S		S	S	
Retail Sales or Services				A	A	
Sexually Oriented Businesses					S	

Service Stations, Gasoline (with or without Convenience Stores)				A	A	
Truck Stop					A	
Consumer Convenience Service				S	A	
Hair, Nail or Skin Care Services		S		A	A	

³ Amend definition of Marinas: “ **MARINAS** - A basin or marine terminal that provides space, docks, moorings and related facilities and services for six (6) or more pleasure boats. Any commercial facility for the wet or dry storage and docking of seaworthy watercraft that provides water access for boats, such as ramps or hoists. The term "marina" also includes any docks, wharves, piers, floats, or any other similar structure erected, installed, placed, or maintained along a shoreline for the purpose of providing a stationary landing for the anchoring, mooring, housing, or storing of four or more watercraft. **This definition does not apply to facilities for the launching or removal of kayaks, canoes, and other non-motorized watercraft.** ”

⁴ Add definition of Consumer Repair Service: “ Consumer Repair Service: An establishment engaged in the repair and maintenance of household, consumer, or office products, such as appliances, electronics, computers, clocks, watches, furniture, shoes, or other similar items. This use may include the sale of replacement parts and accessories as an ancillary component. Consumer Repair Services do not include the repair of motor vehicles or industrial/commercial machinery and equipment.”

⁵ Add definition of Non-Store Retailers: “ Non-store Retailers: Establishments engaged in the retail sale of products through electronic media, portable stalls, vending machines, door-to-door solicitation, or other means where the customer does not enter a physical store or retail facility. Examples include mail-order houses, online retailers, door-to-door sales, portable kiosks or carts, vending machine operators, and other direct-selling establishments where merchandise is not available for immediate purchase and removal from the premises.”

⁶ Add definition: “Building Materials/Garden Equipment and Supplies - Retail: Establishments primarily engaged in the retail sale of building materials, hardware, lawn and garden equipment, and related supplies. This use includes, but is not limited to, the sale of lumber, brick, tile, cement, insulation, floor coverings, plumbing and electrical supplies, tools, landscaping materials, nursery stock, garden supplies, and outdoor power equipment. This use may also include the incidental sale of related products and services such as key duplicating, rental of equipment and tools, and delivery services.”

Wholesale Sales		S		A	A	
Manufacturing and Production		E		S	S	4.11.8
Warehouse and Freight Services		S		S	A	
Vehicle Sales		S		A	A	
Vehicle Parts, Accessories, or Tire Stores		S		A	A	
OTHER USES						
Recycling Services					S	
Resource Extraction (INCLUDING, BUT NOT LIMITED TO: BORROW PITS, MINING, OIL AND GAS EXTRACTION, QUARRIES, AND SAND AND GRAVEL OPERATIONS)		S			S	
Transportation Facilities & Services		S			S	