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MOUNT PLEASANT TOWN COUNCIL

TOWN COUNCIL AGENDA

Tuesday, April 10, 2018 at 6:00 p.m.

Municipal Complex, Council Chambers

100 Ann Edwards Lane

Mount Pleasant, SC 29464

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- I. PRAYER
- II. PLEDGE
- III. COMPLIANCE WITH FREEDOM OF INFORMATION ACT
- IV. APPROVAL OF AGENDA
- V. PUBLIC HEARINGS, AWARDS & PRESENTATIONS

A. A Public Hearing: A Public Hearing to receive input on a proposed Fifth Amendment to Development Agreement By and Between CDM Of Charleston, LLC and Town of Mount Pleasant, South Carolina which is summarized below:

Proposed is to delete in its entirety Exhibit C (Governing Regulations) of the Development Agreement, including all exhibits to the same, and to supplement with a new Exhibit C with all of the exhibits thereto.

Carolina Park is comprised of approximately 1,608.50 acres of land and whose location is generally described as being on the north side of US Highway 17 between the Park West and Pepper Plantation developments.

B. A Public Hearing: A Public Hearing to receive input on a petition for annexation of the following property:

The territory to be annexed is described as Linnen Place, a single-family home residential development located off Hamlin Road, Mount Pleasant, South Carolina. The legal description of the property is attached and incorporated within the annexation petition by reference in plats Book L09, Pages 487-488, Book L10, Pages 0332-0333, and Book S12, Pages 0161.

The property is comprised of 55 single-family lots and three common area parcels designated as the follows on the County tax maps:

578-00-00-049 through -050, 578-00-00-052, 578-00-00-477 through -501, 578-00-00-503, 578-00-00-506 through 578-00-00-531, 578-00-00-569 through -571.

All current Town services offered to current residences and citizens will be assumed to these properties following final reading of annexation. These services include, but are not exclusive to: Administrative functions, Fire, Sanitation, Public Works, and Recreation.

The petition requests the property to be zoned R4, Medium Density Residential District. The property will not be included in the SB-OD, Sweetgrass Basket Overlay District.

C. Public Hearing: A Public Hearing to receive input on the proposed amendment to the following sections of Chapter 152:

Section 152.20, Section 152.04, Section 152.05: (A) shall read: This chapter shall apply to all areas of special flood hazard within the jurisdiction of the town. For all areas within the jurisdiction of the town, any special flood hazard areas identified by the Flood Insurance Study, dated November 17, 2004, for the unincorporated areas of Charleston County, with accompanying maps and other data, are adopted by reference. Incorporate the following paragraph into (A): Upon annexation, any Special Flood Hazard Areas identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study for the unincorporated areas of Charleston County, with accompanying map and other data, are adopted by reference and declared part of this ordinance. All LOMRs that are issued by FEMA in Special Flood Hazard Areas identified by this Section are hereby adopted. Add a new paragraph (B) and (B)(i) to read: **SPECIAL STORMWATER MANAGEMENT AREAS:** A Special Stormwater Management area is a designated drainage service area not meeting or exceeding acceptable levels of service, as such, special stormwater management standards shall apply in order to provide the highest level of protection to safeguard residents from unmanaged runoff. It is an area where the current hydrology and hydraulics have been studied and the culminative expansion of impervious surface, land alternating activity, and natural changes in the environment have exceeded the capacity limitations of the existing infrastructure. As a result, the quality of life for residents within this area is at risk. Therefore, land development standards specific to this area shall serve the public by protecting property from high water levels to the maximum extent possible. **OLD VILLAGE STORMWATER STUDY AREA.** Defined in the report dated August 2, 2017 titled Old Village Watershed Study Phase One and presented to Public Services Committee on July 25th, 2018 is the boundary area subject to The Stormwater Management Guide for Homebuilders inside the Old Village Study Area;

Section 152.06. BASIS FOR RE-ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD. (A) Special flood hazard area maps have been prepared for Charleston County and its incorporated areas by the Federal Emergency Management Agency in its Flood Insurance Study, dated November 17, 2004. The accompanying maps and other supporting data are adopted by reference and declared to be a part of this chapter. Adding Paragraph (B): (B) Basis for establishing the area of SPECIAL STORMWATER MANAGEMENT. This incorporates by reference the South Carolina Department of Health and Environmental Control Standards for Stormwater Management and Sediment Reduction Regulation 72-307(C), and subpart (4) which reads as follows: Specific requirements for the permanent stormwater management portion of the stormwater management and sediment control plan approval process include, but are not limited to, the following items. The appropriate plan approval agency may modify the following items for a specific project or type of project. (4) c. Watersheds, other than Designated Watersheds, that have well documented water quantity problems may have more stringent, or modified, design criteria determined by the local government that is responsive to specific needs of that watershed;

Section 152.20; Section 152.22; Section 152.23; Section 152.25: delete entirely; Section 152.26; Section 152.51; Section 152.52; Section 152.99.

D. Public Hearing: A Public Hearing to receive input on the proposed municipal budget for the 2019 fiscal year.

Proposed FY 2019 Budget	
General Fund	\$ 86,617,952
Debt Service Fund	8,334,219
State Accommodations Tax Fund	1,896,646
Capital Asset Fund	82,955,424
Less Interfund Transfers	<u>(23,276,043)</u>
Total Proposed Budget	\$ 156,528,198

Its general content is as follows:

Current	Projected	Percentage	Current
Fiscal Year	Revenue	Change In	Fiscal Year
<u>Revenue</u>	<u>FY 2019</u>	<u>Revenue</u>	<u>Millage</u>
\$152,541,070	\$156,528,198	2.6%	38.1 Mills (operating)
			2.9 Mills (debt)

Current	Projected	Percentage	Estimated
Fiscal Year	Expenditures	Change In	Millage for
<u>Expenditures</u>	<u>FY 2019</u>	<u>Expenditures</u>	<u>FY 2019</u>
\$152,541,070	\$156,528,198	2.6 %	38.1 Mills (operating)
			2.9 Mills (debt)

One mill generates \$884,721 as based on the total estimated assessed value of all real and personal properties within the Town of Mount Pleasant. One mill equals \$1.00 per \$1,000 of assessed property value.

E. Administration of Oath to the incoming Fire Chief

F. Recognition of Finance Department for the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting

G. Employees of the Month

VI. APPROVAL OF [MINUTES](#) FROM THE JANUARY 31, 2018 TOWN COUNCIL RETREAT, THE MARCH 5, 2018 SPECIAL TOWN COUNCIL AND THE MARCH 13, 2018 TOWN COUNCIL MEETINGS, AND THE MARCH 2018 FINANCIAL STATEMENT.

VII. CORRESPONDENCE AND PUBLIC STATEMENTS

VIII. PLANNING – Mr. Ulma

[Planning Committee Minutes](#)

[Planning Commission Minutes](#)

A. NEW BUSINESS

1. **Adoption:** A Resolution providing for the annexation of an approximately 5.32 acre tract of land owned by the Town of Mount Pleasant, located at 3745 Highway 17 North, identified by TMS No. 614-00-00-033 and depicted as Lot 1 on a plat recorded by the Charleston County ROD Office in Plat Book L10, Page 0138. (R.18041)
2. **First Reading:** An Ordinance providing for the annexation of an approximately 5.32 acre tract of land owned by the Town of Mount Pleasant, located at 3745 Highway 17 North, identified by TMS No. 614-00-00-033 and depicted as Lot 1 on a plat recorded by the Charleston County ROD Office in Plat Book L10, Page 0138. (Ord. No. 18025)
3. **First Reading:** An Ordinance to zone PI-2, Public Institutional-2 District, an approximately 5.32 acre tract of land owned by the Town of Mount Pleasant, located at 3745 Highway 17 North, identified by TMS No. 614-00-00-033 and depicted as Lot 1 on a plat recorded by the Charleston County ROD Office in Plat Book L10, Page 0138. (Ord. No. 18026)

4. **First Reading:** An Ordinance providing for the annexation of an approximately 19.15 acre tract of land located near Hamlin Road identified by TMS Nos. 578-00-00-049 through -050, 578-00-00-052, 578-00-00-477 through -501, 578-00-00-503, 578-00-00-506 through -531, 578-00-00-569 through -571 and depicted on plats recorded by the Charleston County ROD Office in Book L09, Page 0487-0488, Book L10, Page 0332-0333, and Book S12, Page 0161. (Ord. No. 18027)

5. **First Reading:** An Ordinance to zone R-4, Medium Density Residential District, an approximately 19.15 acre tract of land located near Hamlin Road, identified by TMS Nos. 578-00-00-049 through -050, 578-00-00-052, 578-00-00-477 through -501, 578-00-00-503, 578-00-00-506 through -531, 578-00-00-569 through -571 and depicted on plats recorded by the Charleston County ROD Office in Book L09, Page 0487-0488, Book L10, Page 0332-0333, and Book S12, Page 0161. (Ord. No. 18028)

6. **First Reading:** An Ordinance to rezone from R-1, Low Density Residential District to R-3, Medium Density Residential District, an approximately 0.33 acre tract of land located at the corner of Myrick Road and Penny Circle, described as Lot 13 in Avian Park Subdivision, identified by TMS No. 532-08-00-028, depicted on a plat recorded by the Charleston County ROD Office in Plat Book K, Page 151. (Ord. No. 18029)

7. **First Reading:** An Ordinance to rezone from R-1, Low Density Residential District, to OP, Office Professional District, an approximately 0.31 acre tract of land located at 1180 Freelock Drive, identified by TMS No. 532-04-00-034, depicted on a plat recorded by the Charleston County ROD Office in Plat Book S17, Page 0251. (Ord. No. 18030)

8. **First Reading:** An Ordinance to rezone from R-1, Low Density Residential District to AB, Areawide Business District, an approximately 1.00 acre tract of land comprised of one parcel in its entirety and portions of two parcels, described as follows: (i) an approximately 0.07 acre parcel in its entirety located on Melvin Bennett Road, identified by TMS No. 560-02-00-038, depicted on a plat recorded by the Charleston County ROD Office in Plat Book CE, Page 190; (ii) an approximately 0.03 acre portion of an approximately 0.11 acre tract of land located on Melvin Bennett Road, identified by TMS No. 560-02-00-039, depicted on a plat recorded by the Charleston County ROD Office in Plat Book CE, Page 190; and (iii) an approximately 0.90 acre portion of an approximately 1.51 acre tract of land located at 1236 Melvin Bennett Road, identified by TMS No. 560-02-00-019, depicted on a plat recorded by the Charleston County ROD Office in Plat Book BA, Page 179. (Ord. No. 18031)

9. **First Reading:** An Ordinance to rezone approximately 6.97 acres of land from CC, Community Conservation District, to R-2, Low Density Residential District at 1843 Rifle Range, identified by TMS No. 561-00-00-012, and depicted on a plat recorded in the Charleston County ROD Office in Plat Book DA, Page 508. (Ord. No. 18004)

10. **Request to waive the one year waiting period for re-submittal of an Amendment to the Dunes West PD, Planned Development Ordinance.**

B. OLD BUSINESS

1. **Final Reading:** An Ordinance providing for a *Fifth Amendment* to Ordinance No. 11064, the Development Agreement by and between the Town of Mount Pleasant and CDM Of Charleston, LLC (Carolina Park Development Agreement). (Ord. No. 18018)

2. **Final Reading:** An Ordinance providing for a *Fifth Amendment* to the Planned Development District Ordinance pertaining to property known as Carolina Park. (Ord. No. 18019)
3. **Final Reading:** An Ordinance providing for the annexation of an approximately 0.92 acre tract of land located at 4318 Royal New Kent Court, identified by TMS No. 632-00-00-098 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book EG, Page 761-765. (Ord. No. 18020)
4. **Final Reading:** An Ordinance providing for the annexation of an approximately 0.52 acre tract of land located at 355 Live Palmetto Bluff, identified by TMS No. 556-00-00-511 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book L13, Page 287. (Ord. No. 18021)
5. **Final Reading:** An Ordinance providing for the annexation of an approximately 0.75 acre tract of land located at 395 Live Palmetto Bluff, identified by TMS No. 556-00-00-509 and depicted on a plat recorded by Charleston County ROD Office in Plat Book L13, Page 287. (Ord. No. 18022)
6. **Final Reading:** An Ordinance providing for the annexation of an approximately 0.34 acre tract of land located at 520 Coaxum Road, identified by TMS No. 556-00-00-115 and depicted on a plat recorded by Charleston County ROD Office in Plat Book BD, Page 115. (Ord. No. 18023)

IX. COMMITTEE REPORTS

- A. [Accommodations Tax Advisory Committee](#) (No Meeting)
Report

B. Bids & Purchases Committee

Report

C. Economic Development Committee

Report

D. Education Committee (No Meeting)

Report

E. Finance Committee

1. Consideration of Fiscal Year 2019 Proposed Budget (See Council New Business Item XI.A.1)
2. Consideration of a Resolution making declaration of intent to enter into Lease Purchase Agreement (See Council New Business Item XI.A.2)
3. Consideration of a Resolution making declaration of intent to issue tax-exempt obligations (See Council New Business Item XI.A.3)
4. Consideration of an Ordinance to amend Chapter 114, Accommodations Fee, pertaining to the distribution of funds (See Council New Business Item XI.A.4)
5. Consideration of a Resolution authorizing a loan application to the State Authority by Mount Pleasant Waterworks (See Council New Business Item XI.A.5)
6. Report

F. Fire Committee

Report

G. Human Resources

Report

H. Patriots Point Development Authority

Report

- I. [Planning Committee](#)
Report
- J. [Police, Legal & Judicial Committee](#)
Report
- K. [Public Services Committee](#)
Report
- L. [Recreation Committee](#)
Report
- M. [Transportation](#)
Report
- N. [Waterworks Commission](#)
Report
- O. [Water Supply Committee](#)
Report

X. ADMINISTRATOR’S REPORT

Vacancy on the Accommodations Tax Advisory Committee and the Historical Commission

XI. COUNCIL BUSINESS

A. New Business

1. **First Reading:** An Ordinance to adopt and appropriate a Budget for the Town of Mount Pleasant for Fiscal Year 2019 (July 1, 2018 through June 30, 2019). (Ord. No. 18032)

2. **Adoption:** A Resolution by the Town of Mount Pleasant, South Carolina, making a Declaration of Intent to enter into Lease Purchase Agreements. (R.18042)
3. **Adoption:** A Resolution by the Town of Mount Pleasant, South Carolina making a Declaration of Intent pursuant to United States Treasury Department, Internal Revenue Service, Regulation 1.150-2. (R.18043)
4. **First Reading:** An Ordinance to amend Section 114.06 of Chapter 114, Accommodations Fee, of the Mount Pleasant Code of Ordinances pertaining to the distribution of funds. (Ord. 18033)
5. **Adoption:** A Resolution authorizing a loan application by Mount Pleasant Waterworks, relative to the *Park West Forcemain Replacement Project*. (R.18044)

B. Old Business

Final Reading: An Ordinance amending Title V (Public Services) by adding a new Chapter 53 pertaining to environmentally acceptable packaging and products. (Ord. No. 18024)

C. Executive Session

1. Legal and Contractual

Consideration of an economic development incentive grant

2. Personnel

Appointments to the Planning Commission

D. Post Executive Session

Council may take action on any item listed on an executive session agenda or discussed in an executive session during a properly noticed meeting.

XII. ADJOURN

Title VI Notice: The Town of Mount Pleasant fully complies with Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act, and related statutes and regulations in all programs and activities. Town meetings are conducted in accessible locations, materials can be provided in accessible formats, and provided in languages other than English. If you would like accessibility or language accommodation, please contact the Title VI Coordinator one week in advance of the meeting, at the Town of Mount Pleasant at [843-884-8517](tel:843-884-8517).