

## TOOL BOX

[Code of Ordinances](#)  
[Comprehensive Plan](#)  
[Project and Application Map](#)  
[Use Table](#)  
[Zoning Map](#)



### MOUNT PLEASANT TOWN COUNCIL

#### TOWN COUNCIL AGENDA

Tuesday, August 13, 2019, 6:00 p.m.  
Municipal Complex, Council Chambers  
100 Ann Edwards Lane  
Mount Pleasant, SC 29464

- I. PRAYER
- II. PLEDGE
- III. APPROVAL OF AGENDA
- IV. PUBLIC HEARINGS, AWARDS & PRESENTATIONS

**A. PUBLIC HEARING:** A Public Hearing to receive input on the determination of Historic Designation for the following property:

125 Pitt Street, Mount Pleasant, SC 29464  
TMS No. 532-01-00-084

At the July 8, 2019 meeting of the Old Village Historic District Commission, the body recommended the property to Town Council for Historic Designation.

**B. PUBLIC HEARING:** A Public Hearing to receive input on a proposal to adopt a new Development Agreement for a proposed development to be known as Patriots Annex. The development is proposed to consist of a mix of uses to include multi-family residential, office, retail, hotel and conference, amphitheater, museums and public plazas. The property comprising the proposed development is an approximately 30.32 acre parcel part of a larger 162.86 acre tract of land. The subject parcel is located on Patriots Point Road and identified by TMS No. 517-00-00-001 (a portion thereof), and depicted on a plat recorded by the Charleston County ROD Office in Plat Book W, Page 025.

**C. PUBLIC HEARING:** A Public Hearing regarding proposed Recreation Fee adjustments for the Town of Mount Pleasant to become effective January 1, 2020. Pursuant to Section 6-1-330 of the S.C. Code of Laws, public notice is hereby given that Mount Pleasant Town Council will hold a public hearing on Recreation fee adjustments to become effective January 1, 2020. Comments shall be heard on August 13, 2019 at 6:00 PM in the Mount Pleasant Municipal Complex Council Chambers, 100 Ann Edwards Lane, Mount Pleasant, South Carolina 29464.

**PROPOSED RECREATION FEE ADJUSTMENTS**

PROGRAM/ACTIVITY/FACILITY	CURRENT FEE	PROPOSED FEE
Recreational Youth Sports <i>excluding baseball and tackle football</i> (residential/non-residential)	\$50/\$100 per season	\$60/\$120 per season
Youth Tackle Football (res/non-res)	\$50/\$100 per season	\$70/\$140 per season
Youth Baseball (res/non-res)	\$50/\$100 per season	\$70/\$140 per season
Allstar Sports Fee (res/non-res)	\$15 per person	\$30 per person
Athletic Field Rentals (res/non-res)	\$50/\$100 per hour then \$25 each additional hour	\$50/\$100 per hour

Gym Rentals (res/non-res)	\$50/\$100 per hour/per court	\$75/\$150 per hour/per court
Track Rental (res/non-res)	\$75/\$150 first per hour then \$50/\$100 each additional hour	\$75/\$150 per hour
Lake Pavilion Building Rental (res/non-res)	\$350/\$500 per day plus \$100/\$200 deposit	\$35/\$70 per hour or \$250/\$500 per day plus \$100/\$200 deposit
Aquatic Membership (res/non-res)	\$25/\$175 per year plus \$2 per visit (\$1 for seniors)	\$200/\$350 per year (no daily fee)
Aquatic Family Membership (res/non-res)	\$70/\$175 per year plus \$2 per visit (\$1 for seniors)	\$400/\$700 per year (no daily fee)
Swim Pass (res/non-res)	\$30 for 30 visits with membership	\$40/\$80 for 10 visits
Senior Swim Pass (res/non-res)	\$15 for 30 visits with membership	\$30/\$60 for 10 visits
Daily Pool Visit (res/non-res)	\$5/visit	\$5/\$10 visit
Hourly Pool Rental During Business Hours (res/non-res)	1-15 participants \$75/\$150 16-50 participants \$100/\$200 51-75 participants \$125/\$250 76-100 participants \$150/\$300	\$40/\$80/lane/hour (max 10 people per lane)
Senior Center Membership (res/non-res)	\$125/\$250 per person	\$140/\$280 per person
Senior Center Daily Visit (res/non-res)	\$4/\$8 per person	\$5/\$10 per person

**D. Presentation of Shem Creek Study Advisory Committee [Final Report](#)**

**E. Civic Pride Award Presentation**

## F. Longevity Awards

V. APPROVAL OF [MINUTES](#) FROM THE JULY 9, 2019 TOWN COUNCIL MEETING AND THE JULY 2019 FINANCIAL STATEMENT.

VI. PUBLIC COMMENT

VII. CONSENT AGENDA ITEMS

**A. Final Reading:** An Ordinance to amend the Belle Hall PD, Planned Development District Ordinance, pertaining to the Seacoast Parcel (Ordinance 13034, as amended), to remove the requirement for a 5-foot pervious mulch trail located within the wooded buffer along I-526. Request applies to an approximately 45.76 acre tract of land comprised of multiple parcels and commonly known as Tidal Walk, bearing the original TMS No. 537-00-00-090. ([Ord. No. 19049](#))

**B. Final Reading:** An Ordinance to amend Chapter 51 of the Mount Pleasant Code of Ordinances pertaining to Section 51.013, Public Right of Way Planting and Replacement. ([Ord. No. 19052](#))

**C. Final Reading:** An Ordinance to rezone from R-1, Low Density Residential District, to CC, Community Conservation District, an approximately 2.00 acre tract of land located at 1570 Mathis Ferry Road, depicted in Plat Book W, Page 143, Charleston County ROD. ([Ord. No. 19053](#))

## VIII. PLANNING – Mr. Ulma

[Planning Committee Minutes](#)

[Planning Commission Minutes](#)

### A. NEW BUSINESS

1. **First Reading:** An Ordinance providing for the annexation of an approximately 0.017 acre tract of land located on Rifle Range Road and depicted as new Right-of-Way Parcels 2 and 3 on a Plat recorded by the Charleston County ROD Office in Plat Book L18, Page 0411. ([Ord. No. 19054](#))
2. **First Reading:** An Ordinance to rezone from R-1, Low Density Residential District, to OP, Office Professional District, an approximately 1.03 acre tract of land located at 1228 Melvin Bennett Road. Also includes a request to include subject parcel in the BOD, Boulevard Overlay District. ([Ord. No. 19055](#))
3. **First Reading:** An Ordinance to rezone from PD, Planned Development District, to WG-C, Cooper River Waterfront Gateway District, an approximately 30.32 acre portion of a larger 162.86 acre tract of land located off Patriots Point Road, identified by TMS No. 517-00-00-001 (a portion thereof), and depicted in Plat Book W, Page 025, Charleston County ROD. ([Ord. No. 19056](#))
4. **First Reading:** An Ordinance to amend the Building Height Plan Map to allow up to 80 feet in building height for an approximately 30.32 acre portion of a larger 162.86 acre tract of land located off Patriots Point Road, identified by TMS No. 517-0-00-001 (a portion thereof), and depicted in Plat Book W, Page 025, Charleston County ROD. ([Ord. No. 19057](#))

5. **Request approval of an [impact assessment and conceptual plan](#) of a 30.32 acre portion of a larger 168.86 acre tract of land, located on Patriots Point Road, known as Patriots Annex. TMS No. 517-00-00-001.**
  
6. **First Reading:** An Ordinance providing for the adoption of a Development Agreement pertaining to the new development known as Patriots Annex, located off Patriots Point Road, and entitled *Patriots Annex Development Agreement*, by and between the Town of Mount Pleasant, South Carolina, Patriots Point Development Authority, and Patriots Annex, LLC. ([Ord. No. 19058](#))
  
7. **First Reading:** An Ordinance to amend the Town of Mount Pleasant Comprehensive Plan 2009-2019 (2014 Update) Future Land Use Map pertaining to an approximately 1.84 acre tract of land comprised of three parcels, located at 1729 Halls Pond Road and 1740 and 1724 LaCannon Lane and depicted on a plat recorded by the Charleston County ROD Office in Plat Book S19, Page 0029 and Book W, Page 145, by changing the land use recommendation from Community Conservation to Commercial. ([Ord. No. 19021](#))
  
8. **Adoption:** A Resolution providing for the addition of 125 Pitt Street to the List of Historic Properties and Structures located in the Old Village Historic District. ([R. 19081](#))
  
9. **First Reading:** An Ordinance to amend the Building Height Plan Map by increasing the maximum building height on the subject properties to 60 feet. Applies to an approximately 2.73 acre tract of land comprised of six parcels, all located between Coleman Boulevard and Broadway Street and depicted in Plat Book G, Page 074, Book DC, Page 490 and Book EG, Page 209, Charleston County ROD. ([Ord. No. 19043](#))

## B. OLD BUSINESS

1. **Final Reading:** An Ordinance to amend Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances by adding a new section entitled Short Term Rentals. The purpose of this new section is to define and regulate the use of residential units as short term rentals in order to protect the integrity and character of the Town's existing neighborhood, as well as the health and safety of occupants of Short Term Rental Units. ([Ord. No. 19048](#))
2. **Final Reading:** An Ordinance to amend Chapter 156 of the Mount Pleasant Code of Ordinances by changing the Coleman Boulevard Overlay District Guidelines Table, as provided in Section 156.318(P)(4), as it relates to the maximum heights in Subarea B2 of the District, along with any associated provisions in Section 156.318(P) which might affect the measurement of and allowance of building heights and stories within the overall overlay district. ([Ord. No. 19050](#))
3. **Final Reading:** An Ordinance providing for the annexation of an approximately 2.03 acre tract of land comprised of four parcels located at 415 and 423 West Coleman Blvd. and 2 Broadway Street, depicted as Lots B and C in Plat Book AL, Page 44, Lot X in Platt Book BX, Page 80 and Lot A-1 in Platt Book DC, Page 490, all recorded by the Charleston County ROD Office. ([Ord. No. 19038](#))
4. **Final Reading:** An Ordinance to zone AB-2, Areawide Business-2 District, an approximately 2.03 acre tract of land comprised of four parcels, and to rezone from AB, Areawide Business District, to AB-2 Areawide Business-2 District, an approximately 0.70 acre tract of land comprised of two parcels, all located between Coleman Boulevard and Broadway Street and depicted in Plat Book G, Page 074, Book DC, Page 490 and Book EG, Page 209, Charleston County ROD. ([Ord. No. 19039](#))

5. **Final Reading:** An Ordinance to amend Chapter 156 of the Mount Pleasant Code of Ordinances by adding language in Section 156.225(E) to allow payment into the Tree Bank in lieu of planting when the amount cannot be adequately accommodated on site. ([Ord. No. 19051](#))

## IX. [COMMITTEE ACTION ITEMS](#)

### A. [Education Committee](#)

1. Approval to create a Town of Mount Pleasant Youth Council
2. Report

### B. [Finance Committee](#)

1. Recommendation to support the National Medal of Honor Heritage Foundation, Inc., in the requested amount of \$3,000,000 over the next three (3) years.
2. Recommendation to donate \$400,000 to the National Medal of Honor Heritage Foundation, Inc.

## X. COUNCIL BUSINESS

### A. New Business

1. **First Reading:** Ordinance authorizing the issuance of a not exceeding \$5,700,000 Waterworks and Sewer System Revenue Parity Bond, Series 2019B of the Town of Mount Pleasant, South Carolina. ([Ord. No. 19059](#))
2. **First Reading:** An Ordinance to adjust Recreation Fees for the Town of Mount Pleasant. ([Ord. No. 19060](#))



3. **Adoption:** A Resolution authorizing and approving the CARTA Fiscal Year 2020 Budget. ([R. 19082](#))
4. **Adoption:** A Resolution by the Town of Mount Pleasant, South Carolina, authorizing a Lease Purchase Agreement with TD Equipment Finance, Inc. in the amount of \$1,026,655. ([R. 19083](#))
5. **Adoption:** A Resolution authorizing a Memorandum of Agreement between the Charleston County School District and the Town of Mount Pleasant Police Department for the School Resource Officer Program: 2019-2020 School Year. ([R. 19084](#))

## **B. Old Business**

There is no Council Old Business

## **C. Executive Session**

1. Legal and Contractual
  - a. Presentation and consideration of mediation settlement proposal related to 2018-CP-10-05560; 2019-CP-10-01723; and 2019-CP-10-02083
  - b. Legal advice pertaining to participation in ongoing opioid litigation
2. Personnel
  - a. Consideration of applicants to serve on the Accommodations Tax Advisory Committee

- b. Consideration of applicants to serve on the Historical Commission

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

## **XI. 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).**