

TOOL BOX

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MOUNT PLEASANT TOWN COUNCIL

TOWN COUNCIL AGENDA

Tuesday, August 14, 2018 at 6:00 p.m.
Municipal Complex, Council Chamber
100 Ann Edwards Lane
Mount Pleasant, SC 29464

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

A. Public Hearing: A Public Hearing to provide notice and receive input regarding the changing of Development Impact Fees. The proposed changes are being updated to reflect the Institute of Transportation Engineer's *Trip Generation Manual*, Tenth Edition, instead of the Ninth Edition.

B. Public Hearing: A Public Hearing to receive input regarding a proposal to amend the Town of Mount Pleasant Code of Ordinances, Chapter 155, Land Development Regulations. Proposed is to delete Section 155.073, Park and Recreational Areas, and to create a new Section 155.054, Greenspace Preservation Plan.

New Section 155.054 will incorporate certain provisions from deleted Section 155.073, as well as establish intent, purpose, and standards for new subdivision review requirements, which will include clustered areas of preservation and internal areas of preservation and greenspace.

In conjunction with proposed amendments to Chapter 156, Zoning Code, these amendments are intended to provide better natural and greenspace both within new residential development and to provide a buffer along streets where new development is occurring.

- C. Public Hearing:** A Public Hearing to receive input on a proposal to amend and restate the Development Agreement by and between PC Palmetto Investments, LLC, and the Town of Mount Pleasant, for the development known as Liberty Hill Farms.

Proposed is to “completely amend and replace the Original Development Agreement” which was adopted on December 13, 2016 and set to terminate five (5) years thereafter, and to enter into this new proposed “Amended and Restated Development Agreement”, which, if adopted, will commence on the Agreement Date and terminate five (5) years thereafter. The current zoning classification of CL, Cultural Landscape, for the Liberty Hill Farms Development, consisting of detached single-family residential uses, attached single-family residential uses, open space areas, a trail system, and a community farm and other neighborhood amenities, is not proposed to change.

Liberty Hill Farms is generally described as consisting of approximately 206.12 acres, more or less, located between Rifle Range Road and North Lakeshore Drive in the Six Mile Community of the Town of Mount Pleasant.

D. Longevity Awards

VI. APPROVAL OF [MINUTES](#) FROM THE JULY 10, 2018 TOWN COUNCIL MEETING, THE AUGUST 6, 2018 SPECIAL TOWN COUNCIL MEETING AND THE JULY 2018 FINANCIAL STATEMENT.

VII. CORRESPONDENCE AND PUBLIC STATEMENTS

VIII. PLANNING – Mr. Ulma

[Planning Committee Minutes](#)

[Planning Commission Minutes](#)

A. NEW BUSINESS

1. **First Reading:** An Ordinance providing for an amendment to the Pepper Tract PD, Planned Development District Ordinance (Ord. No. 11048, as amended) by amending the square footage limitations on buildings associated with specific uses as identified in “Attachment E: Permitted Uses for RC and I Zoning Classifications.” (Ord. No. 18046)
2. **First Reading:** An Ordinance providing for the annexation of an approximately 0.66 acre tract of land located at 1330 Venning Road, identified by TMS No. 562-14-00-011 and depicted as Lot 13 on a plat recorded by Charleston County ROD Office in Plat Book H, Page 26. (Ord. No. 18058)
3. **First Reading:** An Ordinance providing for the annexation of an approximately 0.82 acre tract of land located at 1783 Omni Boulevard, identified by TMS No. 561-01-00-063 and depicted as Lot 23, Block D on a plat recorded by the Charleston County ROD Office in Plat Book BP, Page 163. (Ord. No. 18059)

4. **First Reading:** An Ordinance providing for the annexation of an approximately 0.6 acre tract of land located at 997 Theodore Road, identified by TMS No. 614-00-00-303 and depicted as Lot P on a plat recorded by Charleston County ROD Office in Plat Book EC, Page 71. (Ord. No. 18060)
5. **First Reading:** An Ordinance providing for the annexation of an approximately 1.41 acre tract of land located at 1625 Aztec Lane, identified by TMS No. 561-01-00-054 and depicted as Lot 14, Block D on a plat recorded by Charleston County ROD Office in Plat Book BN, Page 191. (Ord. No. 18061)
6. **First Reading:** An Ordinance providing for an amendment to the Greystone PD, Planned Development District Ordinance (Ord. No. 93067, as amended), with regards to the allowable uses, access, buffer requirements, and drainage, specific to Tract B, an approximately 1.32 acre tract of land located on the corner of North Highway 17 and Greystone Boulevard and identified by TMS No. 557-00-00-090 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book EA, Page 011. (Ord. No. 18062)
7. **First Reading:** An Ordinance to rezone from First Baptist Church North PD-MU-SR, Planned Development-Mixed Use Suburban Rural, to AB, Areawide Business District, an approximately 4.48 acre tract of land located on the corner of North Highway 17 and George Browder Boulevard and identified by TMS No. 598-00-00-404 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book L08, Page 174. (Ord. No. 18063)

8. **First Reading:** An Ordinance to rezone from First Baptist Church North PD-MU-SR, Planned Development – Mixed Use Suburban Rural, to PI-1, Public Institutional-1 District, an approximately 15.4 acre portion of a 19.71 acre tract of land located at 1151 George Browder Beoulevard and identified by TMS No. 598-00-00-007 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book L15, Page 0096. (Ord. No. 18064)

9. **First Reading:** An Ordinance providing for an amendment to the l'On PD, Planned Development Ordinance (Ord. No. 97010), by adding an Event Venue as an additional Permitted Use on an approximately 0.16 acre tract of land located at 264 North Shelmore Boulevard, identified by TMS No. 535-06-00-391 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book EG, Page 372. (Ord. No. 18065)

10. **First Reading:** An Ordinance to amend Zoning Code Section 156.318, Urban Corridor Overlay District, and elsewhere within Chapter 156 of the Mount Pleasant Code of Ordinances, by modifying the boundaries of the District to remove the portion of Ben Sawyer Boulevard from Rifle Range Road to the Bridge from the Overlay, to remove Single Family Residential Uses as a permitted use on properties within the Urban Corridor Overlay District whose underlying zoning is Commercial, and removing the nomenclature “Urban Corridor” and replacing with Boulevard Overlay. (Ord. No. 18066)

11. **First Reading:** An Ordinance providing for a *First Amendment* to Ordinance 16070, the Development Agreement by and between the Town of Mount Pleasant and PC Palmetto Investments, LLOC for the development known as Liberty Hill Farms. (Ord. No. 18067)

B. OLD BUSINESS

- 1. Final Reading:** An Ordinance to amend the Dunes West PD, Planned Development District Ordinance (Ordinance R-13-90, as amended), by rezoning an approximately 14.50 acre tract of land comprised of 33 parcels from R-1, Low Density Residential District, to PD, Planned Development District and designated within the PD as DW-R-3, Dunes West R-3. Parcels affected are located off Bessemer Road within the development known as Covington at Park West, Identified by TMS Nos. 583-00-00-003 and 583-03-00-254 thru -281, and 583-03-00-286, and depicted on a plat recorded by the Charleston County ROD Office in Plat Book L17, Page 0033. (Ord. No. 18047)
- 2. Final Reading:** An Ordinance to amend the Johnson Development PD-MU-SU (Ord. No. 14084, as amended) also known as Indigo Square, by adding Workout Studios, including Dance, Yoga, Barre, Pilates, and the like to the allowable uses in Section III. PD Land Uses, Programs and Maximums (A.) Land Uses, to a 6.58 acre parcel identified by TMS No. 558-00-00-933. (Ord. No. 18048)
- 3. Final Reading:** An Ordinance providing for the annexation of an approximately 0.29 acre tract of land located at 2188 Gulf Drive, identified by TMS No. 577-05-00-003 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book L, Page 73. (Ord. No. 18050)
- 4. Final Reading:** An Ordinance providing for the annexation of an approximately 0.10 acre tract of land located at 960 Bulls Bay Blvd., identified by TMS No. 632-00-00-128 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book EG, Page 522-523. (Ord. No. 18051)

5. **Final Reading:** An Ordinance providing for the annexation of an approximately 0.28 acre tract of land located at 1159 Dingle Road identified by TMS No. 578-00-00-475 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book EL, Page 639-640. (Ord. No. 18052)
6. **Final Reading:** An Ordinance providing for the annexation of an approximately 0.02 acre tract of land located at 1647 Rifle Range Road, identified by TMS No. 560-00-00-053 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book EC, Page 736. (Ord. No. 18053)
7. **Final Reading:** An Ordinance providing for the annexation of an approximately 0.06 acre tract of land located at 4162 Tobacco Road, identified by TMS No. 632-00-00-124 and depicted on a plat recorded by the Charleston County ROD Office in Plat Book EG, Page 109-113. (Ord. No. 18054)
8. **Final Reading:** An Ordinance to amend Zoning Code Section 156.325(C), Use Table, of Chapter 156 of the Mount Pleasant Code of Ordinances, to add a Hospice Care Facility as a Permitted Use in the Economic Development District. (Ord. No. 18057)

IX. COMMITTEE REPORTS

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

Report

B. [Bids & Purchases Committee](#)

1. Award of lease-purchase financing for Public Services equipment and radios for Police, Fire, and Public Services (See Council New Business Item XI.A.7)
2. Report

- C. [Economic Development Committee](#) (No Meeting)
Report

- D. [Education Committee](#)
Report

- E. [Finance Committee](#)
 - 1. Consideration of an easement request for the purpose of a cell tower at the Carolina Park Recreation Complex
 - 2. Recommendation to accept the request to purchase a portion of the Town's armory site (TMS #514-00-00-013) located off Walt Miller Street
 - 3. Consideration of an amendment to Town of Mount Pleasant Code of Ordinances Chapter 154: Impact Fees (See Council New Business Item XI.A.1)
 - 4. Report

- F. [Fire Committee](#) (No Meeting)
Report

- G. [Human Resources](#) (No Meeting)
Report

- H. [Patriots Point Development Authority](#)
Report

- I. [Planning Committee](#)
 - 1. Approval of framework for a residential building permit allocation program
 - 2. Report

- J. [Police, Judicial & Legal Committee](#)
 - 1. Consideration of amendments to the Town of Mount Pleasant Code of Ordinances, Chapter 112: Towing (See Council New Business Item XI.A.2)

2. Consideration of an Ordinance amending Title IX (General Regulations) by adding a new Chapter 98 titled Prevention of Discrimination in the Rental or Sale of Housing (See Council New Business Item XI.A.3)
3. Consideration of an Ordinance amending Title IX (General Regulations) by adding a new Chapter 99 Titled Equal Enjoyment and Privileges to Public Accommodations (See council New Business Item XI.A.4)
4. Report

K. [Public Services Committee](#)

Report

L. [Recreation Committee](#)

Report

M. [Transportation](#)

1. Approval of CARTA Budget (See Council New Business Item XI.A.5)
2. Approval of request to the South Carolina Department of Transportation for the Town to accept ownership and maintenance of a portion of Pitt Street extending from its intersection with Venning Street to its intersection with Morrison Street
3. Report

N. [Waterworks Commission](#)

Report

O. [Water Supply Committee](#)

Report

X. ADMINISTRATOR'S REPORT

Accommodations Tax Advisory Committee vacancy

XI. COUNCIL BUSINESS

A. New Business

1. **First Reading:** An Ordinance to amend Chapter 154: Development Impact Fees, of the Town of Mount Pleasant Code of Ordinances. (Ord. No. 18068)
2. **First Reading:** An Ordinance to amend Chapter 112: Towing or Wrecker Services of Mount Pleasant Code of Ordinances. (Ord. No. 18069)
3. **First Reading:** An Ordinance amending Title IX (General Regulations) by adding a new Chapter 98 Titled Prevention of Discrimination in the Rental or Sale of Housing. (Ord. No. 18044)
4. **First Reading:** An Ordinance amending Title IX (General Regulations) by adding a new Chapter 99 titled Equal Enjoyment and Privileges to Public Accommodations. (Ord. No. 18045)
5. **Adoption:** A Resolution authorizing and approving the CARTA Fiscal Year 2019 Budget. (Res. R.18081)
6. **Adoption:** A Resolution authorizing a Memorandum of Understanding between the U.S. Marine Corps Forces, Special Operations Command (MARSOC) and the Town of Mount Pleasant and the Mount Pleasant Police Department for MARSOC to conduct training in Mount Pleasant, SC. (Res. R.18082)
7. **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 \$5,305,400. (Res. R.18083)

8. **Adoption:** A Resolution *approving a Federal Bureau of Investigation Charleston Violent Crime Task Force Memorandum of Understanding* between the FBI and the Mount Pleasant Police Department. (Res. R.18084)

9. **Adoption:** A Resolution adopting the South Carolina Statewide Mutual Aid Agreement for Emergency Disaster Response/Recovery. (Res. R.18085)

B. Old Business

1. **Final Reading:** An Ordinance authorizing and approving *a Grant of Easement* to South Carolina Electric & Gas Company on property known as the Whipple Road Tennis Center. (Ord. No. 18055)

2. **Final Reading:** An Ordinance authorizing the issuance of a not exceeding \$4,000,000 Waterworks and Sewer System Revenue Parity Bond, Series 2018A of the Town of Mount Pleasant, South Carolina. (Ord. No. 18056)

C. Executive Session

1. Legal and Contractual

- a. Legal advice pertaining to the acquisition of property for the Shem Creek Phase III project
- b. Legal update on status of Park West v. Town of Mount Pleasant (2015-CP-10-2751)

- c. Legal advice with regard to the Attorney General's letter to Mayor Haynie dated June 28, 2018.

2. Personnel

- a. Consideration of applications to the Commercial Design Review Board
- b. Consideration of applications to the Accommodations Tax Advisory Committee

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).