

COMMENTS

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MOUNT PLEASANT TOWN COUNCIL

TOWN COUNCIL AGENDA

Tuesday, February 8, 2022, 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 an Ordinance to amend Zoning Code Sections 156.325, Principal Use Table, and 156.326, Principal Use Conditions. Proposed is to make Hotels and Boutique Hotels a Conditional Use where currently permitted, based on the Comprehensive Plan Future Land Use Map.

B. Public Hearing: A Public Hearing to receive input on a proposed amended municipal Budget for the 2022 Fiscal Year.

| Proposed Amended FY 2022 Budget | |
|---------------------------------|---------------------|
| General Fund | \$ 109,401,982 |
| State Accommodations Tax Fund | 3,668,811 |
| Capital Fund | 169,778,119 |
| Debt Service Fund | 10,897,485 |
| <i>Less Interfund Transfers</i> | <i>(35,997,143)</i> |
| Total Proposed Amended Budget | \$ 257,749,254 |

| Current Revenue | Amended Revenue | Percentage Change In | Current Millage |
|-----------------------------|-----------------------------|-----------------------------|--|
| <u>FY 2022</u> | <u>FY 2022</u> | <u>Revenue</u> | <u>FY 2022</u> |
| \$242,599,976 | \$257,749,254 | 6.24% | 34.7 Mills (operating) 4.6 Mills (debt) |
| Current Expenditures | Amended Expenditures | Percentage Change In | Amended Millage |
| <u>FY 2022</u> | <u>FY 2022</u> | <u>Expenditures</u> | <u>FY 2022</u> |
| \$242,599,976 | \$257,749,254 | 6.24% | 34.7 Mills (operating) 4.6 Mills (debt) |

One mill generates \$1,124,622,687 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.

C. Public Hearing: A Public Hearing to receive input on a proposed Seventh Amendment to Development agreement By and Between CDM of Charleston, LLC and Town of Mount Pleasant South Carolina.

Proposed is to amend Exhibit C to the Development Agreement, Governing Regulations, entitled “*Planned Development District Development Standards: Amending the PD District for Carolina Park*”, to repeal and replace Exhibit K, entitled *Highway 17 Access Exhibit* dated June 21, 2007. All references thereto in Section 7(f) of the Agreement are deleted and replaced by Exhibit A hereto “Highway 17 Access Exhibit” dated June 21, 2007, and revised November 15, 2021, showing the new ingress/egress access connection designated “F” located south of Carolina Park Boulevard.

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.

- D. Recognition of Mount Pleasant Teachers of the Year**
- E. Housing for All Mount Pleasant Presentation**
- F. Dr. Jan Wroblewski Proclamation**
- G. Recognition of Oceanside Collegiate Academy Girls Tennis State Champions**

H. Recognition of Oceanside Collegiate Academy Girls Volleyball State Champions

I. Longevity Awards

V. APPROVAL OF MINUTES FROM THE [JANUARY 11, 2022 TOWN COUNCIL MEETING](#), AND THE DECEMBER 2021 FINANCIAL STATEMENT.

VI. PUBLIC COMMENT

VII. CONSENT AGENDA ITEMS

A. Final Reading: An Ordinance providing for the annexation of an approximately 0.515 acre tract of land located at 1501 N Lakeshore Drive and depicted as Lot 1 Block G on a plat recorded by the Charleston County ROD Office in Plat Book M, Page 044. ([Ord. No. 22001](#))

[January 3, 2022 Planning Committee Minutes](#)

B. Final Reading: An Ordinance providing for the annexation of an approximately 17.21 acre tract of land located at 1402 Marshwind Drive and depicted as Lot B-3 Island and B-3 Marsh on a plat recorded by the Charleston County ROD Office in Plat Book AY, Page 091. ([Ord. No. 22002](#))

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C. Final Reading: An Ordinance to rezone three parcels improved with Mount Pleasant Waterworks Pump Stations from R-1 and R-4 to PI-1, Public Institutional-1 District. Pump Station 28 currently zoned R-1 and located at 1098 Cottingham Drive; Pump Station 70 currently zoned R-1 and located at 1391 Stuart Engals Boulevard; and Pump Station 167 currently zoned R-4 and located at 3794 Sawmill Court. ([Ord. No. 22003](#))

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D. Final Reading: An Ordinance to amend Zoning Code Section 156.108, Curb Cut Separation. Proposed is to appropriately designate purview of access drives to applicable right-of-way owner or governing jurisdiction. ([Ord. No. 22005](#))

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E. Final Reading: An Ordinance to amend Zoning Code Section 156.305, Planned Development Districts. Proposed is to establish development standards for PD Ordinances that did not adopt development standards. ([Ord. No. 22006](#))

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F. Final Reading: An Ordinance to amend Zoning Code Section 156.054, Impact Assessment. Proposed is language that prohibits the subdivision of land to preclude a development from completing an Impact Assessment. ([Ord. No. 22007](#))

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G. Final Reading: An Ordinance to amend Code Sections 152.22, Residential and Nonresidential Construction, and 152.27, Standards for Subdivision Proposals. Proposed is to make updates to the Stormwater Management Guide for Homebuilders inside the Old Village Study Area. ([Ord. No. 22009](#))

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VIII. PLANNING

A. NEW BUSINESS

1. **First Reading:** An Ordinance providing for the annexation of an approximately 0.34 acre tract of land located at 1131 Louise Terrace. ([Ord. No. 22011](#))

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2. **First Reading:** An Ordinance to zone TH, Townhouse District, an approximately 0.34 acre tract of land located at 1131 Louise Terrace. ([Ord. No. 22012](#))

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3. **First Reading:** An ordinance providing for the annexation of an approximately 0.68 acre tract of land located at 1214 Chuck Dawley Boulevard. ([Ord. No. 22013](#))

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4. **First Reading:** An Ordinance to zone AB, Areawide Business District, an approximately 0.68 acre tract of land located on Chuck Dawley Boulevard. Parcel is to be included in the BOD, Boulevard Overlay District. ([Ord. No. 22014](#))

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5. **First Reading:** An ordinance to rezone from R-1, Low Density Residential District, to AB, Areawide Business District, an approximately 0.16 acre tract of land located at 1214 Chuck Dawley Boulevard. Parcel is to remain in the Boulevard Overlay District. ([Ord. No. 22015](#))

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6. **First Reading:** An Ordinance providing for a *Seventh Amendment* to Ordinance 11064, the Development Agreement by and between the Town of Mount Pleasant and CDM of Charleston, LLC (Carolina Park Development Agreement). ([Ord. No. 22016](#))

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7. **First Reading:** An Ordinance providing for a *Seventh Amendment* to the Carolina Park PD, Planned Development district Ordinance (Ord. R-13-90, as amended), pertaining to Exhibit B, entitled *Highway 17 Access*. Amendment proposes repealing Exhibit B and replacing it with new Exhibit showing new location for Access “F.” ([Ord. No. 22017](#))

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8. **First Reading:** An Ordinance to amend Zoning Code Sections 156.313 and 156.433. Proposed is to clarify certain on-street parking provisions to comply with SCDOT standards and to clarify Historic District Preservation Commission Procedures. ([Ord. No. 22018](#))

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9. **First Reading:** An Ordinance to amend Zoning Code Sections 156.201, Bufferyards. Proposed are procedural revisions to review requirements and approval process of Vision Corridors in Critical Line Buffers on residential lots. Also is a provision to allow improvements associated with Mount Pleasant Way as indicated in its Master Plan. ([Ord. No. 22019](#))

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10. Discussion regarding consideration to amend Zoning Code Section 156.171, Schedule of Off-Street Parking Requirements.

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B. OLD BUSINESS

1. **Final Reading:** An Ordinance amendment to repeal Zoning Code Section 156.318, Boulevard Overlay District, and to relocate determined design standards within other various code sections, including 156.201, 156.310, 156.174, 156.102, 156.173, 156.108, 156.303 and 156.304. ([Ord. No. 22004](#))

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2. **Final Reading:** An Ordinance to amend Zoning Code Sections 156.325, Principal Use Table, and 156.326, Principal Use Conditions to make Hotels and Boutique Hotels a Conditional Use subject to defined conditions based on location and the Comprehensive Plan Future Land Use Map. ([Ord. No. 22008](#))

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IX. COMMITTEE ACTION ITEMS

Health, Recreation, & Events

Approval of the 2022 Blessing of the Fleet Beneficiaries

X. COUNCIL BUSINESS

A. New Business

There are no items for Council New Business

B. Old Business

Final Reading: An Ordinance to amend the Budget for the Town of Mount Pleasant, SC for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022. ([Ord. No. 22010](#))

C. Executive Session

1. Legal and Contractual

Discussion regarding an employment agreement for the Town of Mount Pleasant General Counsel

2. Personnel

Appointments to Boards and Commissions

- a. Consideration of applications submitted to serve on the Board of Zoning Appeals
- b. Consideration of applications submitted to serve on the Commercial Design Review Board
- c. Consideration of applications submitted to serve on the Historic District Preservation Commission

D. Post Executive Session

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).