

# COMMENTS

[Click here](#) to submit  
comments on any Agenda  
Item



## MOUNT PLEASANT TOWN COUNCIL

### TOWN COUNCIL AGENDA

Tuesday, March 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. Autism Awareness Proclamation

B. Parker White Day Proclamation

C. Longevity Awards

D. **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.

**V. APPROVAL OF MINUTES FROM THE [FEBRUARY 8, 2022](#) TOWN COUNCIL MEETING, AND THE JANUARY 2022 FINANCIAL STATEMENT.**

**VI. PUBLIC COMMENT**

**VII. CONSENT AGENDA ITEMS**

**A. Final 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](#)) **Planning Committee recommended approval 4-0**

[January 31, 2022 Planning Committee Meeting Minutes](#)

**B. Final 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](#)) **Planning Committee recommended approval 4-0**

[January 19, 2022 Planning Commission Meeting Minutes](#)

[January 31, 2022 Planning Committee Meeting Minutes](#)

**C. Final 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](#)) **Planning Committee recommended approval 4-0**

[January 19, 2022 Planning Commission Meeting Minutes](#)

[January 31, 2022 Planning Committee Meeting Minutes](#)

**D. Final 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](#)) **Planning Committee recommended approval 4-0**

[January 19, 2022 Planning Commission Meeting Minutes](#)  
[January 31, 2022 Planning Committee Meeting Minutes](#)

**E. Final 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](#)) **Planning Committee recommended approval 4-0**

[January 19, 2022 Planning Commission Meeting Minutes](#)  
[January 31, 2022 Planning Committee Meeting Minutes](#)

## VIII. PLANNING

### A. NEW BUSINESS

1. **First Reading:** An Ordinance providing for the annexation of an approximately 0.58 acre tract of land located at 1137 Louise Terrace. ([Ord. No. 22020](#)) **Planning Committee recommended approval**

[February 28, 2022 Planning Committee Meeting Minutes](#)

2. **First Reading:** An Ordinance to zone TH, Townhouse District, an approximately 0.58 acre tract of land located at 1137 Louise Terrace. ([Ord. No. 22021](#)) **Planning Commission recommended denial; Planning Committee recommended denial**

[February 16, 2022 Planning Commission Meeting Minutes](#)  
[February 28, 2022 Planning Committee Meeting Minutes](#)

3. **First Reading:** An ordinance to amend the Coaxum Tract PD, Planned Development Ordinance (Ordinance 16023, as amended). Proposed is to update development guidelines as they relate to homes abutting open space in order to remain consistent with previously approved conceptual plan. Development consists of approximately 20 acres and is generally located between Billy Swails Boulevard and North Highway 17. ([Ord. No. 22022](#)) **Planning Commission recommended approval; Planning Committee recommended approval**

[February 16, 2022 Planning Commission Meeting Minutes](#)  
[February 28, 2022 Planning Committee Meeting Minutes](#)

## **B. OLD BUSINESS**

1. **Final Reading:** An Ordinance providing for the annexation of an approximately 0.34 acre tract of land located at 1131 Louise Terrace. ([Ord. No. 22011](#)) **Planning Committee recommended approval 4-0**

[January 31, 2022 Planning Committee Meeting Minutes](#)

2. **Final Reading:** An Ordinance to zone TH, Townhouse District, an approximately 0.34 acre tract of land located at 1131 Louise Terrace. ([Ord. No. 22012](#)) **Planning Committee recommended approval 3-1**

[January 19, 2022 Planning Commission Meeting Minutes](#)  
[January 31, 2022 Planning Committee Meeting Minutes](#)

3. **Final 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](#)) **Planning Committee recommended approval 4-0**

[January 19, 2022 Planning Commission Meeting Minutes](#)  
[January 31, 2022 Planning Committee Meeting Minutes](#)

4. **Final 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](#))

[January 19, 2022 Planning Commission Meeting Minutes](#)  
[January 31, 2022 Planning Committee Meeting Minutes](#)

## IX. COMMITTEE ACTION ITEMS

### **Economic Development Committee**

Discussion and possible action regarding the [2022 Economic Development Strategy](#).

[Economic Development Report](#)  
[February 28, 2022 Economic Development Committee Meeting Minutes](#)

## X. **COUNCIL BUSINESS**

### **A. New Business**

There are no items for Council New Business

### **B. Old Business**

There are no items for Council Old Business

### **C. Executive Session**

#### 1. Legal and Contractual

- a. Discussion regarding the Town Administrator’s evaluation
- b. Discussion regarding an employment agreement for the Town of Mount Pleasant General Counsel

#### **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).**