TOWN OF MOUNT PLEASANT, SOUTH CAROLINA
PLANNING COMMITTEE
JANUARY 2, 2024
MINUTES

Municipal Complex, Council Chambers

PowerPoint Presentation

Present: G.M. Whitley, Chair, Laura Hyatt, Howard Chapman, Jake Rambo.
Staff: Eric DeMoura, Michele Reed, David Pagliarini, Kevin Mitchell, Katie Gerling, Eddie Bernard, Kate Miller

1. Call to order

Ms. Whitley called the meeting to order at 9:16 am.

2. Approval of Minutes from the December 4, 2023 meeting

   Mr. Chapman moved for approval of the minutes. Mr. Rambo seconded the motion. All in favor.

3. Public Comments

   Ms. Myra Richardson, 2725 Old Johnson Lane, spoke regarding the Ida Road annexation. She stated that there is not a clear proposal of how the property will be developed. She asked that the zoning be delayed until a draft plan is available. She expressed concern with the number of trees on the property that would have to be removed for the property to be developed. She asked that the request be denied.

   Ms. Kelly Hall, 1522 Boston Grill Road, expressed concern about the annexation request on Ida Road and that it will increase traffic in the area and would negatively impact the surrounding property. She expressed concern with increased noise and stormwater issues. She suggested that the impacts to the neighborhood should be considered.

   Mr. David Pickney, 1425 Ida Road, stated that he is not willing to provide an easement on his property for access for this project. He suggested that the request should not be allowed as it will impact the traffic and trees in the area.
There being no further comments, Ms. Whitley continued with the agenda.

4. **Review of Planning Commission recommendations from December 13, 2023, meeting**
   a. **R-13-23.** Request to Rezone CC, Community Conservation a 1.25-acre incorporated parcel, located on Joseph Glover Road, identified by TMS# 583-00-00-276. Property is currently zoned CO, Conservation-Open Space District. *Planning Commission recommended approval 9-0*

   ▶ *Mr. Rambo moved to recommend to Town Council approval of the request. Mr. Chapman seconded the motion. All in favor with Ms. Hyatt abstaining.*

   b. **Request to Annex an approximately 3.45-acre parcel, at the terminus of Ida Road, identified by TMS No. 577-00-00-090. Further indicated on a plat recorded by the Charleston County ROD Office in Plat Book ED, Page 949. The applicant has withdrawn their request to zone R-2 and instead requests the default zoning of CC, Community Conservation. Planning Commission recommended denial 9-0*

   ▶ *Ms. Reed reviewed the request with the Committee.*

   ▶ *Mr. Rambo moved to recommend to Town Council approval of the annexation request. Mr. Chapman seconded the motion. All in favor.*

   c. **R-15-23.** Request to Rezone R-2, Low-Density Residential District, an approximately 0.45-acre parcel, located at 242 6th Avenue, identified by TMS No. 514-10-00-033. Further indicated on a plat recorded by the Charleston County ROD Office in Plat Book D, Page 180. The property is currently zoned R-1, Low-Density Residential District. *Planning Commission recommended denial 9-0*

   ▶ *Ms. Reed reviewed the request with the Committee.*

   ▶ *Mr. Chapman moved to recommend to Town Council denial of the rezoning request. Ms. Hyatt seconded the motion. All in favor.*

   d. **BPAS Text Amendment.** Proposal to Extend the Building Permit Allocation System, and amend Section 156.070, of the Town of Mt.
Pleasant Code of Ordinance. Proposed extension will be for a period of 5 years, beginning in January 2024. Planning Commission recommended approval 9-0

Ms. Reed reviewed the request with the Committee.

The Committee took no action on the request.

The Committee agreed that the multi-family moratorium should be discussed at the Town Council retreat scheduled for the end of the month.

e. LDR & Flood Damage Prevention Text Amendment. Proposal to amend Chapters 152 and 155 of the Mount Pleasant Code of Ordinances, pertaining to newly established land development standards to encourage building and development practices for subdivisions of land, and for construction of new homes. Specifically proposed is to establish in the Land Development Regulations a 10’ setback from the perimeter of the subdivision that would prohibit fill and grading, that could cast stormwater on to adjacent properties. Also proposed is an amendment to the Flood Damage Prevention regulations that would modify Building Practices in Flood Zones and Low-Lying Areas, prohibiting the construction of slab on grade type of foundations for new residential construction

Mr. Mitchell and Ms. Katie Gerling reviewed the request with the Committee.

Mr. Chapman moved to recommend to Town Council approval of the amendment with the correction of the first clause as discussed. Mr. Rambo seconded the motion. All in favor.

5. Discussion of Edwards Park Historic Designation

Ms. Reed reviewed the item with the Committee.

Mr. Chapman moved to recommend to Town Council approval to designate Edwards Park as a historic property. Mr. Rambo seconded the motion. All in favor.
6. **Update on Zoning Code Rewrite**

Ms. Reed updated the Committee on the zoning code rewrite.

*The Committee received this as information.*

7. **2023 Development Agreement Presentation**

Ms. Reed reviewed the updates with the Committee.

*The Committee received this as information.*

8. **Adjourn**

There being no further business, the meeting adjourned at 10:17 am.

Submitted by,
L. Lynes
PlanComm01022024