

ORDINANCE NO. 10015

STATE OF SOUTH CAROLINA)	AN ORDINANCE TO AMEND PLANNED
)	DEVELOPMENT ORDINANCE NO.
COUNTY OF CHARLESTON)	97010, <i>PROVIDING FOR ACCESSORY</i>
)	<i>DWELLING UNITS AS A PERMITTED</i>
TOWN OF MOUNT PLEASANT)	<i>USE IN THE I'ON DEVELOPMENT</i>

WHEREAS, Mount Pleasant Town Council adopted Planned Development Ordinance No. 97010 on March 11, 1997 for approximately 243 acres of land described as the Jordan Tract, now known as "I'On," setting forth, among other things, a cap on residential units of 759 units, which has since been increased to 762 residential units; and

WHEREAS, the referenced Ordinance has been subsequently amended on more than one occasion pertaining to various aspects of the I'On development; and

WHEREAS, Mount Pleasant Ordinance No. 09062 amended Subparagraph 12 of Paragraph A of Section 156.110 of the Mount Pleasant Code of Ordinances, providing for accessory dwelling units (ADUs) for areas within the Town of Mount Pleasant, including PD zoning districts; however, for the same to apply to a PD zoning district, it is also necessary to accomplish an additional action by way of a specific amendment to the particular Planned Development (PD); and

WHEREAS, the current developers of the I'On property and the residents thereof now desire to amend the referenced FO PD District Ordinance, to allow accessory dwelling units in FOn pursuant to the basic provisions of Subparagraph 12 of Paragraph A of Section 156.110 of the Mount Pleasant Code of Ordinances, with certain amendments thereto, which are specifically enumerated hereinbelow; and

WHEREAS, the Mount Pleasant Planning Commission held a public hearing on March 24, 2010 pursuant to the Mount Pleasant Code of Ordinances, to consider the referenced amendment; and

WHEREAS, Mount Pleasant Town Council is empowered with the authority to amend planned development ordinances and make amendments to the Official Zoning Map of the Town of Mount Pleasant, and now wishes to do so act with respect to the FOn property.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Councilmembers of the Municipality of Mount Pleasant, in Council assembled, that the referenced Planned Development Ordinance No. 97010, shall be and is hereby amended to include accessory dwelling units as a permitted use in the FOn Development, to specifically read as follows:

Accessory Dwelling Units as defined in Section 156.007 of the Mount Pleasant Code of Ordinances shall be allowed in the FOn Development in accordance with the basic provisions of Subparagraph 12 of Paragraph A of Section 156.110 of the Mount Pleasant Code of Ordinances, except as specifically amended hereinbelow:

1. Detached ADUs are limited to the 625 square foot "footprint" as provided in the current FOn Code.
2. The height of detached ADUs shall be determined as currently provided in the FOn Code. (Building Height of 18 feet measured to the eave line.)
3. Setbacks for ADUs shall be as provided in the current FOn Code.
4. Maximum size for all ADUs is limited to 850 square feet in area, such area limit applying to conditioned space only as provided in Code Section 156.110 (A)(12)(d).

5. ADUs are excluded from the cap of 762 residential units imposed by Mount Pleasant Ordinance No. 09085.

6. The existing requirement for "Parking", item 1 on page 3 in the 1997 FOn Code is deleted and replaced with the following:

1. The parking required shall be 2 on-site (off-street) spaces per principal dwelling unit , 1 on-site (off-street)space per accessory dwelling unit and 1 space per 400 square feet of small shop and office space.

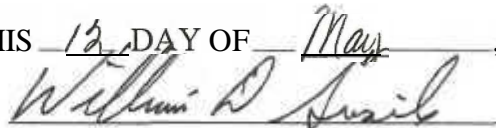
BE IT FURTHER ORDAINED that the Official Map of the Town of Mount Pleasant shall be and is herewith also amended to reflect the changes adopted herein.

(All other provisions of Mount Pleasant Ordinance No. 97010 and subsequent amendments thereto shall remain unchanged.)

BE IT ALSO FURTHER ORDAINED that to the extent not modified herein, all other provisions of Mount Pleasant Ordinance No. 97010 and any subsequent amendments thereto, and all other rules, regulations, codes and ordinances of the Town of Mount Pleasant shall apply to the development and use of the FOn property.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON FINAL READING.

SIGNED, SEALED AND DELIVERED THIS 12 DAY OF May, 2010.



William D. Swails, Mayor
Town of Mount Pleasant

ATTEST:



Christine Barrett
Clerk of Council

May 12, 2010
Mount Pleasant, SC

Introduced: ftpnl 13, 2010

Final reading: May 11, 2010

APPROVED AS TO FORM:



R. Allen Young
Town Attorney