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CHAPTER/ARTICLE/SECTION #: §5.5 (Mount Pleasant Overlay Zoning District)

REASON FOR AMENDMENT: Amend the Mount Pleasant Overlay Zoning District, Sweetgrass Basket Stand Special Consideration and Hungryneck Blvd/Venning Road area, to be more consistent with the Town of Mount Pleasant regulations.

DATE: September 7, 2010

PROPOSED AMENDMENT:

ARTICLE 5.5 MP-O, MOUNT PLEASANT OVERLAY ZONING DISTRICT

§5.5.1 STATEMENT OF FINDINGS

The MP-O, Mount Pleasant Overlay zoning district, is comprised of the unincorporated areas along Long Point Road, Coleman Boulevard, Chuck Dawley Boulevard, Highway 17 North, and other areas as shown on the map entitled “Mount Pleasant Overlay Zoning District.” Highway 17 North is a major thoroughfare for travel in the Mount Pleasant/East Cooper Area. Both commercial and residential land uses exist along this corridor. This district has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County.

The Sweetgrass Basket Stand Special Consideration Area is located within the Mount Pleasant Overlay Zoning District, as depicted on the map entitled “Sweetgrass Basket Stand Special Consideration Area.” The purpose of this special consideration area is to protect the tradition of selling sweetgrass baskets, to preserve the rural residential character of the community, to create a rural village appearance along Highway 17 North allowing only low intensity office and commercial uses, and to encourage affordable, or workforce housing, that is consistent with the single owner-occupied housing that currently exists. The land use recommendations and design requirements contained within this Article are the result of a community-wide effort. There is a desire of the residents to pursue a historic designation for the area fronting on Highway 17 North from Venning Road to White Hall Terrace. Any zoning-related recommendations that come from a historic designation will be considered for incorporation into the Mount Pleasant Overlay Zoning District.

§5.5.2 INTENT

The regulations of this Article are intended to promote traffic safety, improved visual appearance and quality development. The intent of the MP-O district is to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the County of Charleston and the Town of Mount Pleasant concerning land development regulations.

§5.5.3 EFFECT OF OVERLAY ZONING DISTRICT

The MP-O Mount Pleasant Overlay zoning district regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special MP-O district regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.

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These district regulations are intended to be consistent with similar regulations within the Town of Mount Pleasant.

§5.5.4 APPLICABILITY

The standards of this Article shall apply to all development within the MP-O district except single family residential. Exceptions to this include the regulations of Section 5.5.15, Sweetgrass Basket Special Consideration Area.

§5.5.5 BUFFERS

Buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance or as otherwise stated in Section 5.5.15, Sweetgrass Basket Special Consideration Area and Section 5.5.16, Hungryneck Boulevard-Venning Road Area.

A. Right-of-Way Buffers

Right-of-way buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance.

§5.5.6 CURB CUTS

- A. All parcels in this overlay are allowed one curb cut per 250 feet of road frontage, with the exception of single family detached residentially zoned parcels, ~~and parcels containing single family detached residential uses,~~ parcels in the Old Georgetown Loop Office Area and parcels in the Hungryneck Boulevard Area. Parcels in the Hungryneck Boulevard Area shall comply with the access requirements contained in Section 5.5.16(C) and parcels in the Old Georgetown Loop Office Area shall comply with the access requirements contained in Section 5.5.15(G)(2). ~~Each parcel involved in a shared access agreement shall be allowed an increase in building cover up to a maximum of forty percent (40%) of the lot. To benefit from the above provision, the following requirements shall also apply to parcels involved in a shared access agreement:~~

- ~~1. Access shall be only from a road that runs perpendicular to the major road on which the subject parcel has frontage; or~~
- ~~2. Parcels with dual frontage shall only have access from the minor or secondary road.~~
- ~~3. When one of the above requirements are met, the requirements of subsections B and C, below, shall not apply.~~

- B. ~~The applicant must request a shared access with the adjacent property if frontage is less than 250 feet and the adjacent property does not contain a single family detached residential zoning district or a single family detached residential use. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one (1) of the following to the Planning Department:~~

- ~~1. A letter from the adjacent property owner denying access; or~~
- ~~2. If the adjacent property owner refuses to provide a letter, an affidavit that~~

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~~documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter.~~

C. ~~If subsection B applies, a curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed or when rezoned, unless:~~

~~1. The applicant provides a traffic impact study that complies with Article 9.9 of this Ordinance; and~~

~~2. The approving agency finds that:~~

~~a. The shared access requirement will not create more efficient traffic circulation patterns due to unique site configuration or topographical conditions; or~~

~~b. The shared access requirement is not proportionate to the increased traffic or change in circulation patterns created by the proposed development.~~

D. ~~Shared access should be located along a common property boundary or other suitable access approved by the Planning Director.~~

E. **The minimum distance from a street intersection for new residential or commercial use access is 75 feet measured from the edge of the intersecting roadway to the beginning of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.**

F. **As a condition of non-residential use zoning/rezoning, a suitable access management plan must be submitted demonstrating that the 250 foot driveway separation requirement can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property.**

1. **Aggregation of parcels.**
2. **Parallel frontage or "backage" roads.**
3. **Shared curb cuts between adjoining properties.**
4. **Shared access easements between parcels.**

G. **Corner lot parcels shall provide access from the side street and not US Highway 17 North**

§5.5.7 SIGNS

A. Free-Standing Signs

1. Number

A maximum of one free-standing sign shall be permitted. If the parcel abuts more than 1 road, only one sign shall be allowed.

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2. **Size**
Free-standing signs shall not exceed 50 square feet per sign face. A maximum of two (2) sign faces shall be allowed per sign.
3. **Height**
The maximum total height of a sign and sign structure shall not exceed 10 feet.
4. **Type**
All free-standing signs shall be "monument" or "pedestal" type.
5. **Illumination**
Internal illumination shall be permitted in required 15-foot buffer areas. Internal illumination shall not be allowed in 50-foot buffer areas.
6. **Flashing/Movement**
Flashing or moving signs shall be prohibited.

B. Shopping Center Free-Standing Signs

1. **Number**
A maximum of one monument or pedestal-type free-standing sign shall be permitted, provided that the center has vehicular access to that street frontage.
2. **Size**
Shopping center free-standing signs shall not exceed one square foot of sign face area per each linear foot of street frontage, up to a maximum of 150 square feet of sign face. A maximum of two (2) sign faces shall be allowed per sign.

C. Wall Signs

One square foot of wall signage shall be permitted per each linear foot of building frontage, up to a maximum of 100 square feet of wall signage.

D. Shopping Center Wall Signs

Each individual store unit will be permitted one square foot of wall signage per each linear foot of shop frontage, up to a maximum of 100 square feet.

E. Off-Premises Signs

Off premises signs are prohibited within the MP-O district.

F. Master Signage Plan

1. The applicant must provide a Master Signage Plan.
2. The Master Signage Plan must establish uniform specifications for each wall sign that includes:

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- a. Sign facing and cabinet materials, illumination, and painting;
 - b. Style and color palette for all signs (e.g., letter colors, background colors, and text font);
 - c. Borders and similar embellishments;
 - d. Appearance/location of logos or icons; and
 - e. The location, shape and proportion of the sign.
3. The Master Signage Plan shall include proposed sign locations and computations of the maximum total sign area permitted for the site.
 4. The Master Signage Plan must be approved as part of the underlying permit application. A Master Signage Plan shall not be approved unless the Planning Director finds that:
 - a. The plan provides the specifications required by subsections 1 and 2, above; and
 - b. The plan provides for signs that meet the size limitations, location requirements and other applicable requirements of this Chapter.
 5. The Master Signage Plan may be amended by following the procedures for amending the underlying permit application.
 6. After approval of a Master Signage Plan, no permanent sign shall be erected, placed, painted, or maintained, except in accordance with the plan. The Master Signage Plan may be enforced in the same way as any provision of this Ordinance.

G. Illumination

1. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
2. No illumination that simulates traffic control devices or emergency vehicles shall be used.
3. All illumination must be from a steady, stationary light source.
 - a. Internal Illumination.
 - i. Internally illuminated signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.
 - ii. Signs shall not have light reflecting backgrounds nor letters.

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- iii. All finishes shall be a matte finish.
- b. External Illumination.
 - i. Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.
 - ii. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
 - iii. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.
 - iv. The color of light sources to illuminate signs shall be white.
 - v. Signs shall not have light-reflecting backgrounds nor letters.

§5.5.8 ARCHITECTURAL AND BUILDING DESIGN STANDARDS

In addition to the Architectural and Landscape Design Guidelines contained in Chapter 9 of this Ordinance, no building elevation shall be constructed of unadorned concrete masonry units or corrugated and/or sheet metal, **except as permitted for parcels in the Sweetgrass Basket Stand Special Consideration Area, which shall comply with the requirements of Section 5.5.15. Additionally, the architectural standards of Section 5.5.15(E) shall apply to all nonresidential properties in the Sweetgrass Basket Stand Special Consideration Area.**

§5.5.9 DIMENSIONAL AND DEVELOPMENT STANDARDS

The dimensional and development standards of this Section shall apply to all parcels in the MP-O District, with the exception of parcels in the Sweetgrass Basket Stand Special Consideration Area and parcels in the Hungryneck Boulevard Area. Parcels in the Sweetgrass Basket Stand Special Consideration Area, shall comply with the regulations of Section 5.5.15 and parcels in the Hungryneck Boulevard Area, shall comply with the regulations of Section 5.5.16(C).

- A. Maximum building cover shall not exceed thirty percent (30%) of the lot, with the exception of parcels involved in shared access agreements which are allowed a maximum building cover of forty percent (40%) of the lot, per Section 5.5.6.
- B. Flag lots are prohibited.
- C. Building heights are limited to 45 feet in the M-8, M-12, CC, and I Zoning Districts. All other zoning districts shall be limited to a maximum building height of 35 feet. All building heights are measured from the base flood elevation to the highest point of the roof.
- D. All other development standards of Chapter 9 shall apply.

§5.5.10 LOADING AREAS

Structures shall be oriented so that loading areas are not visible from residential zoning districts, from existing public rights-of-way or from planned future public rights-of-way.

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Loading areas may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial development if they are entirely screened from view by the use of solid fencing or landscaping that conforms to Section 9.5.3 of this Ordinance.

§5.5.11 UTILITY LINES

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

§5.5.12 LIGHTING

Site lighting shall be from a concealed light source fixture and will not spill over into adjoining properties, roadways, or in any way interfere with the vision of oncoming motorists. Lighting fixtures shall be limited in height to 18 feet. Lighting will be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public right-of-way. Security lighting will be provided, particularly at pedestrian walkways. All site lighting shall meet the requirements of Chapter 9 of this Ordinance.

§5.5.13 PEDESTRIAN ACCESS

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- C. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance.

§5.5.14 USES

The following principle uses shall be prohibited on parcels included in the Mount Pleasant Overlay **Zoning** District:

- ~~Fast Food Restaurants~~
- Auto Dealers, New and Used
- Vehicle Storage
- Boat/RV Storage
- Billboards

Gun Shops

Liquor, Beer, or Wine Sales (as defined in this Ordinance)

The following use is subject to the Special Exception procedures of this Ordinance: Bar or Lounge

The following use is allowed on any Industrial (I) parcel if a Special Exception is granted by the Board of Zoning Appeals:

Warehousing and Freight Movement

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All uses other than Single Family Residential uses must complete the Site Plan Review process as detailed in Article 3.7 of this Ordinance.

§5.5.15 SWEETGRASS BASKET STAND SPECIAL CONSIDERATION AREA

The Sweetgrass Basket Stand Special Consideration Area encompasses the area bounded by Highway 17 North, Porchers Bluff Road, Rifle Range Road, and the Isle of Palms Connector. Specific design requirements and land use recommendations for this area are included in this Section as well as on the maps entitled “Mount Pleasant Overlay Zoning District” and “Sweetgrass Basket Stand Special Consideration Area.”

- A. Sweetgrass Basket Stands within the Special Consideration Area**
Charleston County and the Town of Mount Pleasant recognize the importance of sweetgrass basket stands. It is the intent of this Special Consideration Area to preserve and enhance their existence. All development shall encourage this use along Highway 17 North. The following standards shall apply to sweetgrass basket stands within the special consideration area:

 - 1. Sweetgrass basket stands shall be allowed within all buffers and rights-of-way (to the extent the entity having jurisdiction over encroachments to the right-of-way extends permission);
 - 2. All sweetgrass basket stands shall utilize safe ingress/egress; and
 - 3. Parking for sweetgrass basket stands shall be located beyond the side of the stand which is furthest from the roadway.

- B. Stormwater Drainage**
A Stormwater Management Plan shall be required. The Stormwater Management Plan shall address the following stormwater drainage issues, including, but not limited to:

 - 1. A shared system;
 - 2. The recommendations from the Isaac German Watershed study;
 - 3. Piped systems; and
 - 4. Incorporation of access along stormwater drainage areas for maintenance and pedestrian access.

- C.** All requirements of Article 4.26, Waterfront Development Standards, shall apply.

- D. Residential Area**
The Residential Area, as shown on the map entitled “Sweetgrass Basket Stand Special Consideration Area,” is intended to promote development consistent with the rural residential character of the Special Consideration Area. All properties within the Residential Area shall comply with the following standards:

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1. Permitted uses shall include those allowed in the Special Management 3 (S-3) Zoning District, as described in Table 6.1.1, Use Table.
2. The Density/Intensity and Dimensional Standards in the following table shall apply to all properties in the Residential Area.

RESIDENTIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]	
MAXIMUM DENSITY	3 dwelling units per acre
MINIMUM LOT AREA	12,500 square feet
MINIMUM LOT WIDTH	70 feet [2]
MINIMUM SETBACKS	
Front/Street Side [3]	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof

[1] The Waterfront Development Standards of Article 4.26, as they apply to the S-3 Zoning District, shall be met.

[2] 80 feet without public water and/or public sewer.

[3] Front/Street Side Setback reductions of up to 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.

3. Accessory Dwelling Units
 - a. Lots of 12,500 square feet or greater shall be permitted a maximum of one (1) accessory dwelling unit;
 - b. Accessory dwelling units shall have a maximum of 1,200 square feet of heated gross floor area; and
 - c. All other applicable requirements of Section 6.5.7, Accessory Dwelling Units, shall apply.
4. Dwelling Groups

Where two (2) or more principal single family residential structures are located on the same zoning lot, the following criteria shall apply:

 - a. **Density/Intensity and Dimensional Standards**
Density/intensity and dimensional standards of Section 5.5.15.D(2) shall apply. In each case, the distance between structures shall not be less than the sum of the minimum interior setbacks required. This distance shall be measured from the closest protrusion of each structure. Where no building footprint is indicated, a maximum of a 100-foot by 100-foot area shall be shown for each dwelling to indicate the area where each dwelling is to be constructed.

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c. Density/Intensity and Dimensional Standards

The density/intensity and dimensional standards listed in the following table shall apply to single family detached affordable housing units:

RESIDENTIAL AREA – SINGLE FAMILY DETACHED AFFORDABLE HOUSING UNITS: DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]	
MAXIMUM DENSITY	4 dwelling units per acre
MINIMUM LOT AREA	8,000 square feet
MINIMUM LOT WIDTH	60 feet
MINIMUM SETBACKS	
Front/Street Side [2]	25 feet
Interior Side	5 feet
Rear	15 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof

- [1] The Waterfront Development Standards of Article 4.26, as they apply to the S-3 Zoning District, shall be met.
- [2] Front/Street Side Setback reductions of up to 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.

d. Uses

Only single family detached affordable housing units shall be permitted.

7. Planned Development - Affordable Dwelling Units (PD-AD)

The following requirements are in addition to the requirements of Article 4.27, Planned Developments. All requests for developments that include affordable dwelling units that do not meet the requirements of subsection 6, above, must be in the form of Planned Development applications, provided that:

- a. At least fifty percent (50%) of the dwelling units in the development shall be affordable dwelling units, as defined below;
- b. The maximum density shall not exceed 4.5 dwelling units per acre;
- c. Development shall be generally consistent with the single family occupied housing that currently exists in the Special Consideration Area; and
- d. For the purposes of this subsection, Affordable Dwelling Units shall

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have the same definition of “Affordable Housing” as contained in Chapter 12 of this Ordinance.

8. **Planned Development - Conservation Design (PD-CD)**

The following requirements are in addition to the requirements of Article 4.27, Planned Developments. The Planned Development-Conservation Design District is intended to perpetuate low-density rural character, preserve and protect natural resources and sensitive areas, promote agricultural pursuits, and balance the urban environment. In order to qualify as a PD-CD District, a project shall meet each of the following requirements:

 - a. **Density Provisions**

The maximum density shall not exceed three (3) dwelling units per acre. No wetlands over an acre in size shall be used in calculating density on the site.
 - b. **Site Requirements**

The property shall be located within the Sweetgrass Basket Stand Special Consideration Area.
 - c. **Development Standards for a proposed PD-CD District shall:**
 - i. Incorporate cluster development patterns.
 - (a) This is a development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.
 - (b) There is no minimum lot area requirement.
 - ii. Provide contiguous open space and dimensional standards for that space.
 - iii. Install a pedestrian circulation system.
 - iv. Provide public access to open space.
 - v. Provide for design that preserves the character of historic, archaeological and/or cultural sites.
 - (a) These areas are not to be included in lots.
 - (b) Design should include provisions for buffering or passive park design.
 - vi. Protect in perpetuity at least 40% of the entire site area.
 - vii. Protect all trees with eight-inch DBH or greater that are not located in the footprint of a house.

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- viii. Leave scenic views unblocked, as seen from public thoroughfares.
- ix. Incorporate roadway design and stormwater standards that adhere to environmentally and aesthetically sensitive best management practices and development standards.
- x. Provide buffers as follows:
 - (a) Buffers around wetlands and wildlife areas shall remain in an undisturbed natural state.
 - (b) Buffers shall in every case conform to these guidelines:
 - (1) Select clearing shall be allowed in these buffers of trees measuring less than three inches DBH. Select clearing shall not include trimming limbs more than eight feet above ground level. All trees three inches DBH or greater shall be indicated on a tree survey.
 - (2) Any plantings allowed or required within this buffer shall be native species;
 - (3) No cross penetrations of utilities within the buffer will be allowed;
 - (4) The boundaries of the natural roadside buffer shall be clearly delineated and identified on all development plans and plats submitted for approval;
 - (5) Protected buffer areas shall be staked out in the field prior to construction activities;
 - (6) Buffers along waterfront, marsh, minor arterials or collector streets will be 50 feet in depth, and all requirements of Article 4.26, Waterfront Development Standards, shall apply; and
 - (7) Buffers along major arterials shall be 100 feet in depth.

E. Architectural Standards (formerly 5.5.15(G))
The intent of the design requirements for this area is to reflect a more rural visual context rather than a suburban or urban character. The following regulations apply to all development other than single family detached residential:

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1. All structures, both principal and accessory, shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.
2. **Building materials shall consist of cementitious siding to give the appearance of wood siding rather than brick or adorned masonry siding; pitch roofs are preferred over flat roofs; and the use of porches are encouraged. Corrugated metal and unadorned masonry may be acceptable as siding material in the proper context.**
3. Unfinished metal facades shall be prohibited on all sides of the structure.
4. Glass facades shall not exceed 30% of the building face/elevation.
5. A minimum of one-third of the front street-side façade shall either be a covered porch, overhang, or other similar architectural feature.
6. Buildings shall have wooden, brick, or shell stone exterior appearance.
7. Buildings shall have an earthtone color scheme.
8. Building designs shall not utilize long monotonous facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any building shall have the same attention to detail and appearance.
9. All proposed development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of trees and other significant landscape features.
10. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well within the development area.
11. Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including metal edging brick, concrete curb, landscape timbers and similar sturdy products.
12. All signage shall comply with Section 5.5.7, Signs.

F. Roads (formerly 5.5.15 H)

1. All nonresidential development shall incorporate linkages within the proposed development and to adjacent developments through the provision of sidewalks and/or pedestrian/bike pathways.

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2. Internal access roads, whether public or private, and all right-of-way frontages shall require street lighting, as required in Article 3.7. Lighting shall have a maximum average of five (5) footcandles.

G. Old Georgetown Loop Office Area (formerly 5.5.15 E)

Properties within the Old Georgetown Loop Office Area have frontage on both Highway 17 North and Old Georgetown Road, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area." This area is intended solely for office/professional uses that will be designed to have as little impact on adjacent residential uses as practicable. Retail Sales and Service uses and Industrial uses that do not already exist in this area are not permitted. All **development** applications ~~for rezonings~~ shall, at the time application is made, demonstrate how the following requirements will be met:

1. Permitted uses shall include those allowed in the Residential Office (OR) and General Office (OG) Zoning Districts, as described in Table 6.1.1, Use Table, with the exception of Retail Sales and Service uses and Industrial uses. **Refer to Section 5.5.14 for the list of prohibited or restricted uses.**
2. Access
 - a. The property or properties shall have a minimum combined frontage of 200 feet along Highway 17 North;
 - b. The property or properties shall have a single shared access from Highway 17 North or, if appropriate, shared access shall be provided from Old Georgetown Road; and
 - c. Shared access locations shall be separated by a minimum of 200 feet.
3. Density/Intensity and Dimensional Standards
The following Density/Intensity and Dimensional Standards shall apply to properties in the Old Georgetown Loop Office Area:

OLD GEORGETOWN LOOP OFFICE AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	None
MINIMUM SETBACKS	Equivalent to required buffers
MAXIMUM BUILDING COVER	30% of the buildable area
MAXIMUM BUILDING SIZE	No single building shall exceed 3,000 gross square feet of floor area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (1) story

4. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of Chapter 9.

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5. Hours of operation shall be limited to 7 AM to 7 PM.
6. Buffers
 - a. A minimum of a 15-foot vegetated right-of-way buffer shall be required along Highway 17 North;
 - b. A minimum of a 20-foot vegetated right-of-way buffer shall be required at the rear or adjacent to residential uses; and
 - c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
6. Residential development shall meet the requirements of Section 5.5.15(D).

H. Village Commercial Area from Isle of Palms Connector to Hamlin Road

The Village Commercial Area, as illustrated on the map entitled “Sweetgrass Basket Stand Special Consideration Area,” is intended for low-intensity commercial uses. These low-intensity commercial recommendations apply to 500 feet in depth from the edge of the right-of-way for properties fronting on Highway 17 North, as shown on the map entitled “Sweetgrass Basket Stand Special Consideration Area.” All development applications shall, at the time application is made, provide proof that the following requirements will be met:

1. Permitted uses shall include those allowed in the Commercial Transitional (CT) and Neighborhood Commercial (CN) Zoning Districts, as described in Table 6.1.1, Use Table. **Refer to Section 5.5.14 for the list of prohibited or restricted uses.**

~~2. Access~~

- ~~a. The property or properties shall have a minimum combined frontage of 225 feet along Highway 17 North;~~
- ~~b. The property or properties shall have a single shared access from Highway 17 North or, if located on a corner lot, shared access shall be provided from the secondary road; and~~
- ~~c. Shared access locations on Highway 17 North shall be separated by a minimum of 225 feet.~~

~~2~~3. Density/Intensity and Dimensional Standards

The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:

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VILLAGE COMMERCIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	None
MINIMUM LOT WIDTH	75 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of the buildable area
MAXIMUM BUILDING SIZE	No single building shall exceed 5,000 10,000 square feet of gross floor area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (1) story

34. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of Chapter 9.

~~5. Hours of operation shall be limited to 6 AM to 11 PM.~~

46. Buffers

- a. A minimum of a 50-foot vegetated right-of-way buffer shall be required along Highway 17 North;
- b. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses; and
- c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.

57. Residential development shall meet the requirements of Section 5.5.15(D).

I. **Village Commercial Area from Hamlin Road to Porcher's Bluff Road**

The Village Commercial Area, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended for **higher intensity** ~~low-intensity~~ commercial uses **than the Village Commercial area located between the Isle of Palms Connector and Hamlin Road. in conjunction with the existing residential uses and This part of the overlay zoning district is intended to provide ensure safe, convenient, and efficient traffic movement by implementing an appropriate access management plan, thereby reducing the need for vehicle trips onto Highway 17.** These ~~low-intensity~~ commercial recommendations apply to 500 feet in depth from the edge of the right-of-way for properties fronting on Highway 17 North, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area."

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Required Coordination With Adjacent Jurisdictions

A letter of coordination from the Town of Mount Pleasant shall be required as part of all land development applications with the exception of applications for single family detached residential uses. The purpose of the letter of coordination is to ensure that the proposed development is consistent with the land uses, density/intensity and dimensional standards, and design and development standards adopted by the Town of Mount Pleasant. Coordination with applicable Town: Council, Planning Commission, Staff, Design Review Board or other review, recommendation, or decision-making bodies may be required.

Planned Development

The minimum site area for a planned development shall be five (5) acres.

All **development** applications ~~for rezonings~~ shall, at the time application is made, demonstrate how the following requirements will be met:

1. Permitted uses **allowed by right** shall include ~~those allowed in the Commercial Transitional (CT) and Neighborhood Commercial (CN) Zoning Districts,~~ **uses that are subject to conditions (C) and/or allowed by right (A) as described in Table 6.1.1, Use Table. Refer to Section 5.5.14 for the list of prohibited or restricted uses. Uses subject to the Special Exception procedures of this Ordinance shall include:**
 - a. **CT and CN uses that are subject to Special Exception in Table 6.1-1**
 - b. **Community Commercial (CC) uses that are subject to conditions (C) and/or allowed by right (A), but are not allowed uses in the CT and CN zoning districts.**
 - c. **CC uses that are subject to Special Exception in Table 6.1-1**

~~2. Access~~

- ~~a. The property or properties shall have a minimum combined frontage of 225 feet along Highway 17 North;~~
- ~~b. The property or properties shall have a single shared access from Highway 17 North or, if located on a corner lot, shared access shall be provided from the secondary road; and~~
- ~~c. Shared access locations on Highway 17 North shall be separated by a minimum of 225 feet.~~

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32. Density/Intensity and Dimensional Standards
The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:

VILLAGE COMMERCIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	None
MINIMUM LOT WIDTH	75 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of the buildable area
MAXIMUM BUILDING SIZE	No single building shall exceed 5,000 <u>15,000 square feet of gross floor area</u>
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (4) story <u>(2) stories</u>

43. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of Chapter 9.

~~**54.** Hours of operation shall be limited to 6 AM to 11 PM.~~

65. Buffers

- a. A minimum of a ~~50-~~ **35-foot** vegetated right-of-way buffer shall be required along Highway 17 North. **This buffer will generally correspond with the utility easement and an additional five feet of width. For each 100 linear feet of frontage, six canopy trees, ten understory trees, and 40 shrubs are required. Also required, where allowed by the SC DOT, are two street trees with a minimum caliper of 6 inches, to be planted within the adjoining road right-of-way. A minimum vegetated buffer of 10 feet will be required along secondary roads (for commercial uses).**
- b. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses. **Where appropriate, fencing may be required to screen adjacent or surrounding residential uses. A reduction of the buffer to 10 feet may be allowed with the addition of a 6-foot privacy fence.**
- ~~c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.~~
- c. **If the area of all required buffers exceeds 30 percent of the area of the site, then buffers may be reduced by a maximum of one-third of the required width.**

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- d. Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private right-of-ways, or from planned future public right-of-ways. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.
- e. Structures located on a corner lot may be set back from Highway 17 North and designed to establish the side street as the primary street, provided that continuous, interconnecting access is provided through the adjoining parcels of the block between side streets. Additionally, permanent open-air roofed structures must be sited on the parcel at the corner of Hwy 17 for the exclusive use of local residents to sell crafts and produce, including sweetgrass baskets. In such cases, the size and number of structures will be commensurate with the size and intensity of the proposed commercial use as determined by the Zoning/Planning Director and documentation that addresses the structure(s), use(s), and parking to be located on the subject property shall be provided.

76. Residential development shall meet the requirements of Section 5.5.15(D).

§5.5.16 HUNGRYNECK BOULEVARD-VENNING ROAD AREA

- A. The Hungryneck Boulevard - Venning Road Area is comprised of the unincorporated areas along Hungryneck Boulevard and Venning Road as depicted on the map entitled, "Hungryneck Boulevard-Venning Road Area." Hungryneck Boulevard is a developing light commercial corridor. The Hungryneck Boulevard - Venning Road Area applies to: parcels with frontage on Hungryneck Boulevard beginning on the southern end of Hungryneck Boulevard at a point of 550 feet from its intersection with Highway 17 North and extending the northern length of Hungryneck Boulevard to the lots immediately across from Hazan Court; also, extending the southern length of Hungryneck Boulevard and ending at Venning Road; parcels with frontage on Venning Road between Highway 17 North and Volunteer Lane. This area has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County. All development applications shall, at the time application is made, demonstrate how the following requirements of this Section will be met.
- B. Venning Road Area (parcels with frontage on Venning Road from Highway 17 North to Volunteer Lane)
 - 1. Permitted uses shall include those allowed in the Residential Office (OR) and General Office (OG) Zoning Districts, as

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described in Table 6.1.1 (Use Table). Refer to Section 5.5.14 for the list of prohibited or restricted uses.

2. Architectural character shall be in compliance with Section 4.19.5 (Residential Office (OR) District Supplemental Standards) and Section 5.5.8 (Architectural And Building Design Standards) of the ZLDR.
3. All Mt. Pleasant Overlay Zoning District standards except the Sweetgrass Basket Stand Special Consideration Area standards shall apply to properties in the Venning Road Area, including but not limited to requirements for buffers, access, signage, architecture, and dimensional and development standards.

C. Hungryneck Boulevard Area (parcels with frontage on Hungryneck Boulevard from Country Lane Road to Hazan Court)

1. Permitted uses shall include those allowed in the Neighborhood Commercial (CN) Zoning District, as described in Table 6.1.1 (Use Table). Refer to Section 5.5.14 for the list of prohibited or restricted uses.
2. Access
The access management recommendations herein serve to maintain the functional integrity of Hungryneck Boulevard as a throughstreet, while allowing limited and controlled access for commercial development. Access management will be achieved by promoting inter-parcel access to channel full access to signalized intersections and limiting new access points on Hungryneck Boulevard to right-turn-only movements. Furthermore, ingress/egress within a development must be consistent with the Town of Mt. Pleasant Access Management Plan.
3. Architectural Standards
The architectural standards of Section 5.5.15 E shall apply to all commercial development.
4. Density/Intensity and Dimensional Standards
The Density/Intensity and Dimensional Standards in the table below shall apply to properties in the Hungryneck Boulevard Area.

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HUNGRYNECK BOULEVARD AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	<u>4,000 square feet</u>
MINIMUM LOT WIDTH	<u>15 feet</u>
MINIMUM SETBACKS	<u>Equivalent to required buffers</u>
OCRM Critical Line	<u>50 feet</u>
MAXIMUM BUILDING COVER	<u>35% of the buildable area</u>
MAXIMUM BUILDING SIZE	<u>5,000 gross sq ft (footprint)</u>
MAXIMUM BUILDING HEIGHT	<u>35 feet as measured from base flood elevation to the peak of the roof, with a maximum of two (2) stories</u>

5. Floor Area

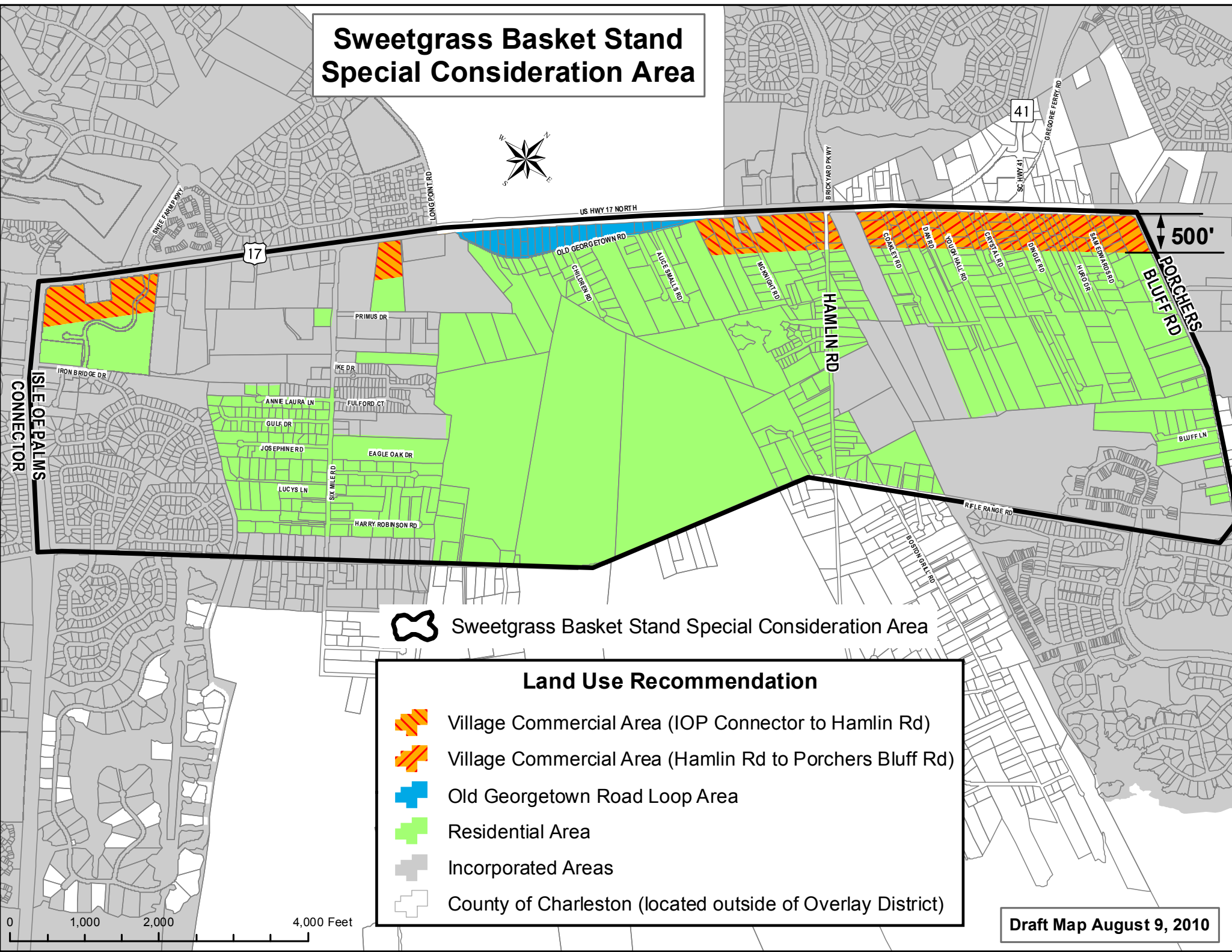
All structures, including accessory structures shall be limited to a maximum of 5,000 square feet gross floor area, provided that structures between 5,000 and 15,000 square feet, gross floor area, may be approved in accordance with the Special Exception procedures of Article 3.6.

6. Buffers

a. Buffers along Hungryneck Boulevard shall comply with the S2 Land Use Buffer standards found in Chapter 9.







b. All other buffers shall comply with the requirements of Chapter 9 of this Ordinance.

Sweetgrass Basket Stand Special Consideration Area



 Sweetgrass Basket Stand Special Consideration Area

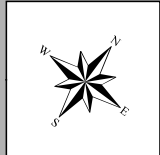
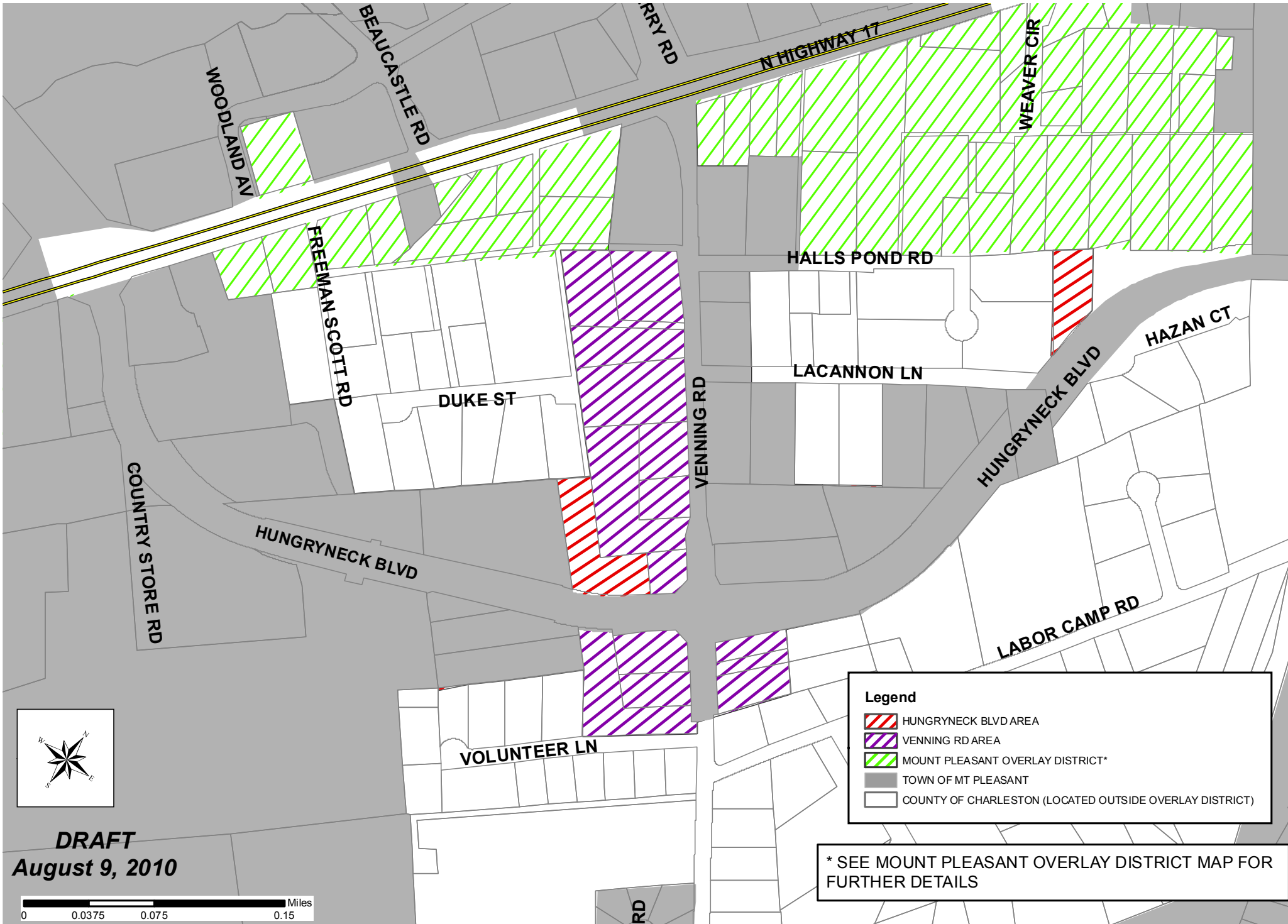
Land Use Recommendation

-  Village Commercial Area (IOP Connector to Hamlin Rd)
-  Village Commercial Area (Hamlin Rd to Porchers Bluff Rd)
-  Old Georgetown Road Loop Area
-  Residential Area
-  Incorporated Areas
-  County of Charleston (located outside of Overlay District)

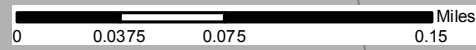
0 1,000 2,000 4,000 Feet

Draft Map August 9, 2010

HUNGRYNECK BOULEVARD-VENNING ROAD OVERLAY AREA



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August 9, 2010



* SEE MOUNT PLEASANT OVERLAY DISTRICT MAP FOR FURTHER DETAILS