

WHEREAS, in order to better manage this type of growth the Town, over a two-year period, studied, developed and implemented a Comprehensive Plan. The Comprehensive Plan, Ordinance number 20015, was adopted by Council and effective on October 13, 2020;

WHEREAS, the Comprehensive Plan addresses multi-family structures and the purpose of this moratorium is to provide a reasonable time period for the Town to effectuate changes to its zoning code in order to carry out the goals of the Comprehensive Plan. Specifically, the Town has initiated a re-write of its zoning code to address over development of multi-family housing;

WHEREAS, this temporary moratorium shall not apply to the following:

1. Property subject to a lawful agreement with the Town including those properties with applicable vested rights;
2. Affordable housing units, which are defined as housing units to provide dwellings for either low income or lower income employees in the workforce whose incomes are either (a) less than 80% of the area median family income (AMI) or (b) range between 80% and 120% of the area median family income (AMI) for the Charleston/North Charleston metropolitan statistical area;
3. Rebuild of any existing multi-family units; and

WHEREAS, based on the findings above, all activities relating to the acceptance, review and actions upon applications for issuance of zoning approvals, permits, site plan approvals, sketch plan approvals, preliminary plat or final plat approvals, design review approvals and any other official Town action that would authorize or permit multi-family structures to be constructed or create any vested right that would authorize multi-family structures to be constructed in the future, unless otherwise exempted herein, are temporarily suspended pursuant to this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Councilmembers of the Municipality of Mount Pleasant, in Council assembled, that based on the findings contained in the text of this ordinance, a moratorium on the construction and development of certain multi-family structures, as defined herein, be enacted for a period of no longer than two years from the final reading of this ordinance.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON FINAL READING.

SIGNED, SEALED AND DELIVERED THIS ____ DAY OF _____, 2023.

J.W. Haynie, Mayor
Town of Mount Pleasant

Attest:

Christine Barrett
Clerk of Council

_____, 2023
Mount Pleasant, SC

Introduced: _____, 2023
Final Reading: _____, 2023

APPROVED AS TO FORM:

David G. Pagliarini
Corporation Counsel