

Site Plan- 222 Appletree Street

July 14, 2026

The applicant is requesting approval of a site plan for 222 Appletree Street. The property is 0.225 acres and is zoned R-3 (High-density residential). The applicant wishes to construct 4 townhomes on the property. The proposed townhomes are all to be 43'5" in length and 22' wide.

The proposed site plan was taken to the Mount Pleasant Board of Zoning Appeals in June for a setback variance. The property at 222 Appletree Street is a corner lot at Appletree Street and East Cooper Street, meaning it has two fronts and must meet the front setback requirements for both streets that the property fronts. The request was for a 10-foot reduction from the 20-foot required front setback where the lot faces East Cooper Street. The proposed site plan had all 4 townhomes each with driveways that front onto Appletree Street. The BZA approved the requested 10-foot setback variance with the condition that the driveways be relocated to the rear of the townhomes and accessed from an alley.

The condition from the BZA stemmed from Section 14-603 *R3 High density residential* of the Zoning Ordinance that states, "alleys are used to provide discreet vehicular access for townhouses and apartment buildings, supporting both functionality and aesthetic appeal." Also, Section 14-1102 *Off-street parking and loading* states, "for single-, two-family, and townhouse dwellings, parking shall be permitted in private driveways, but no such car park may encroach onto the public right-of-way or sidewalk." Moving the drives to the rear of the units aids in compliance with this requirement.

Items you may want to require as a condition of approval are:

- The townhomes are rear-loaded as per the condition of the BZA.

The Planning Commission may approve or deny the request based on your deliberation.