

JUNE 9, 2026
CHARLESTON COUNTY RESILIENCY AND SUSTAINABILITY ADVISORY COMMITTEE

ISOLATED WETLANDS ORDINANCE

MOUNT PLEASANT, SC

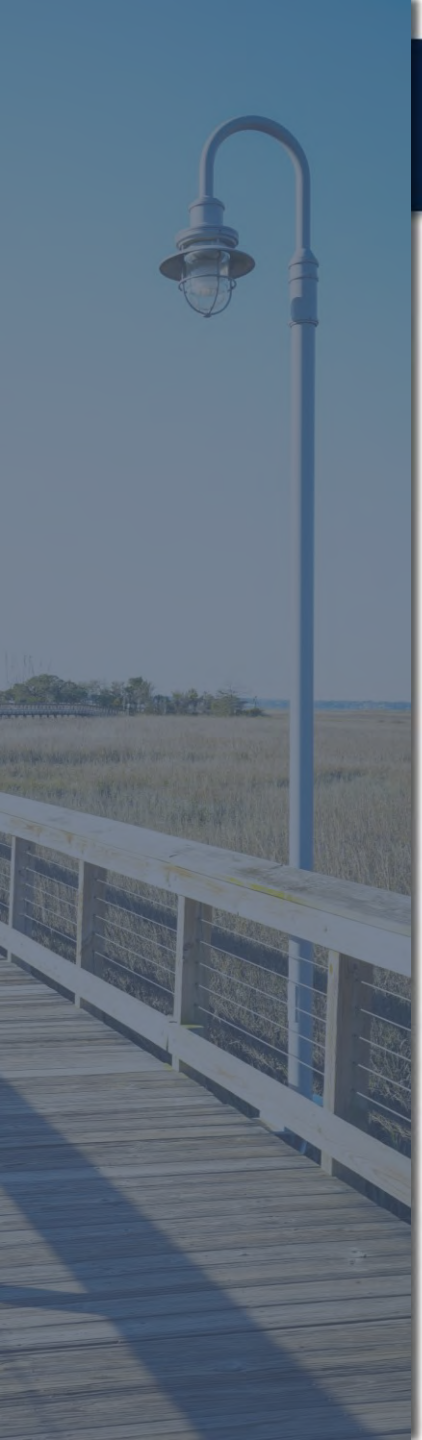


RESILIENCY IN MOUNT PLEASANT

- ✓ FLOOD RESILIENCY COMMITTEE OF COUNCIL
- ✓ GREEN COMMISSION
- ✓ TREE PROTECTION INITATIVES
- ✓ 1999 CRITICAL LINE BUFFER Ord
- ✓ FLOOD MITIGATION PROJECTS
- ✓ SEA LEVEL RISE STUDY
- ✓ 2026 ISOLATED WETLANDS PROTECTION Ord
- ✓ SIX MEMBER TEAM MS4 WATER QUALITY PROGRAM
- ✓ ENVIRONMENTAL GUIDELINES TO LAND DEVELOPMENT
- ✓ NEW RESILIENCY MANAGER



WETLANDS ORDINANCE
INITIATION AND PROCESS



Timeline

GREEN COMMISSION

- September 16, 2025 – Guidance
- October 21, 2025 – Direction and Approach
- November 18, 2025 – 4:1 Recommendation

FLOOD RESILIENCY and PLANNING COMMITTEE

- December 1, 2025
- January 5, 2026

PLANNING COMMISSION → February 18, 2026, … Public Notice and Recommendation

FLOOD RESILIENCY and PLANNING COMMITTEE

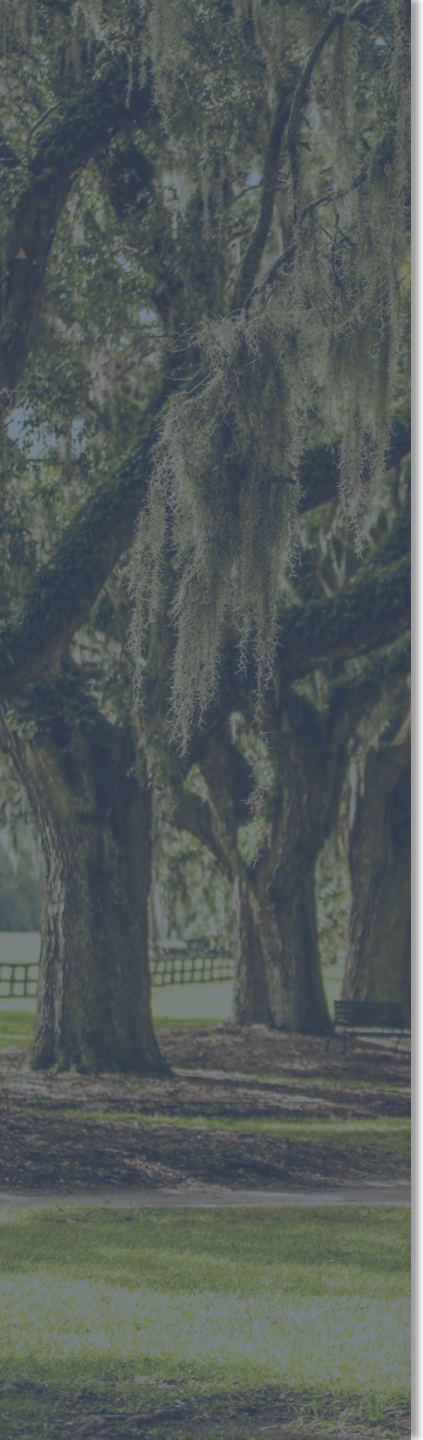
- March 2, 2026

TOWN COUNCIL

- March 10, 2026 — PUBLIC HEARING AND 1ST READING
- April 6, 2026 — SPECIAL MEETING FOR EXCEPTIONS
- April 14, 2026 — 2ND READING ADOPTION
  Ord 26022



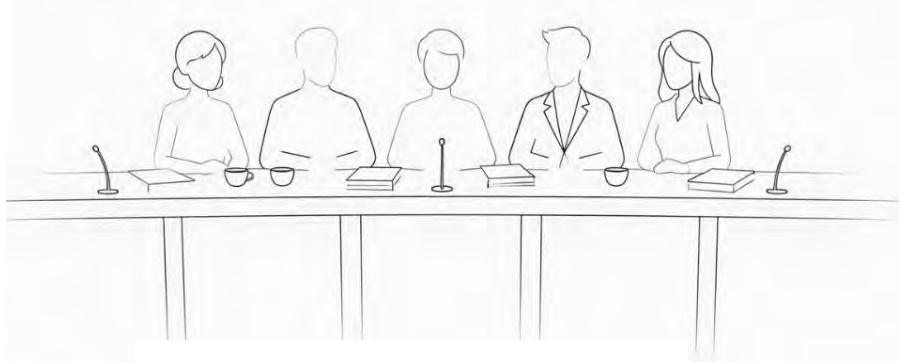
Components



KEY COMPONENTS

- Only pertains to **non-jurisdictional wetlands.**
- Codified in **Land Development Regulations** by modifying Greenspace Preservation
- Field investigations are to be conducted by a qualified wetlands professional who has at least **five years of field experience and training** with the USACE Federal Manual to identify existing wetlands, threatened and endangered species along with any and all environmental aspects indicating an aquatic ecosystem and the identification of any environmental threats to be a complete application submittal for consideration. References to be verified.
- Applies to **all subdivision** requests, **non-residential**, and **single-family activity** requiring a building permit.
- The buffer area shall be a **width averaging ten (10) feet** with no more than twenty (20) feet and no less than five (5) feet measured perpendicular from the outside boundary of the environmental protection area or larger as deemed by Planning Commission
- Exceptions include existing boundary surveys, property line adjustments or the aggregation of lots. When alterations are related to **critical infrastructure or emergency response**. **Town Council approved public projects**. When request 5 acres or less have no **historical traces of wetlands per mapping tool**; and **owner provides wetlands disclosure statement**; and when the proposal does not **increase density on the property**.

Roles and Responsibilities



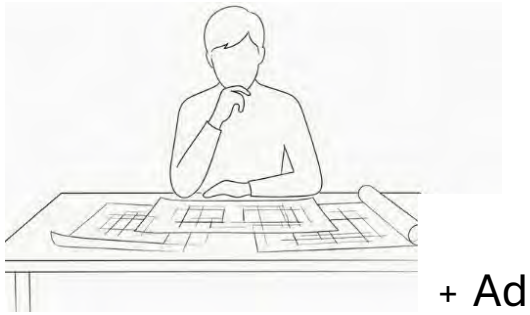
PLANNING COMMISSION

+ Subdivision Requests
+ Buffer width decisions



PROPERTY OWNER

+ Awareness
+ Historical knowledge
+ Disclosing previous delineations
+ **Employs wetlands professional**
+ Prohibit impacts during construction
+ Records delineation

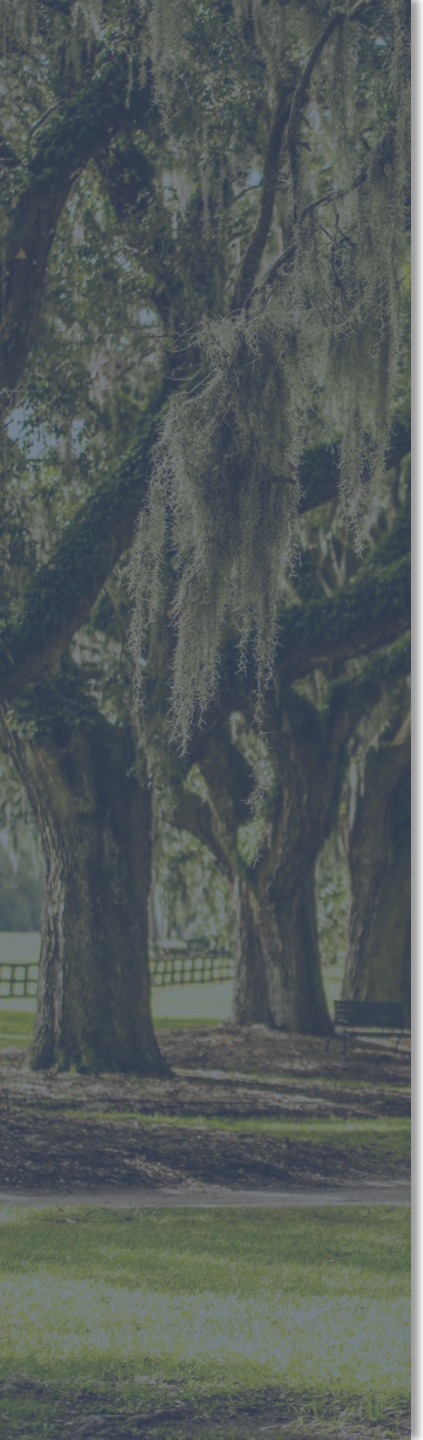


TOWN STAFF

+ Administration
+ **Suspected Wetlands Evaluation**
+ Wetlands Database Tool – updates
+ Design compliance
+ Police unpermitted impacts



Mapping Tool for Suspected Wetland



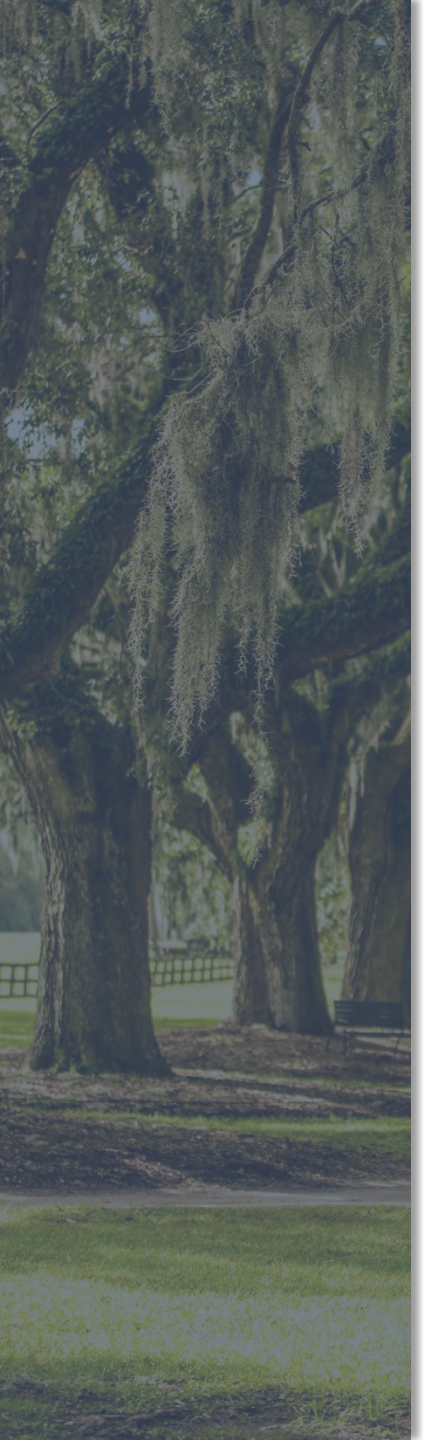
MAPPING TOOL DATA SOURCES

Hydric Soils Layer --> National Resources Conservation Service (NRCS) natural resource inventory data

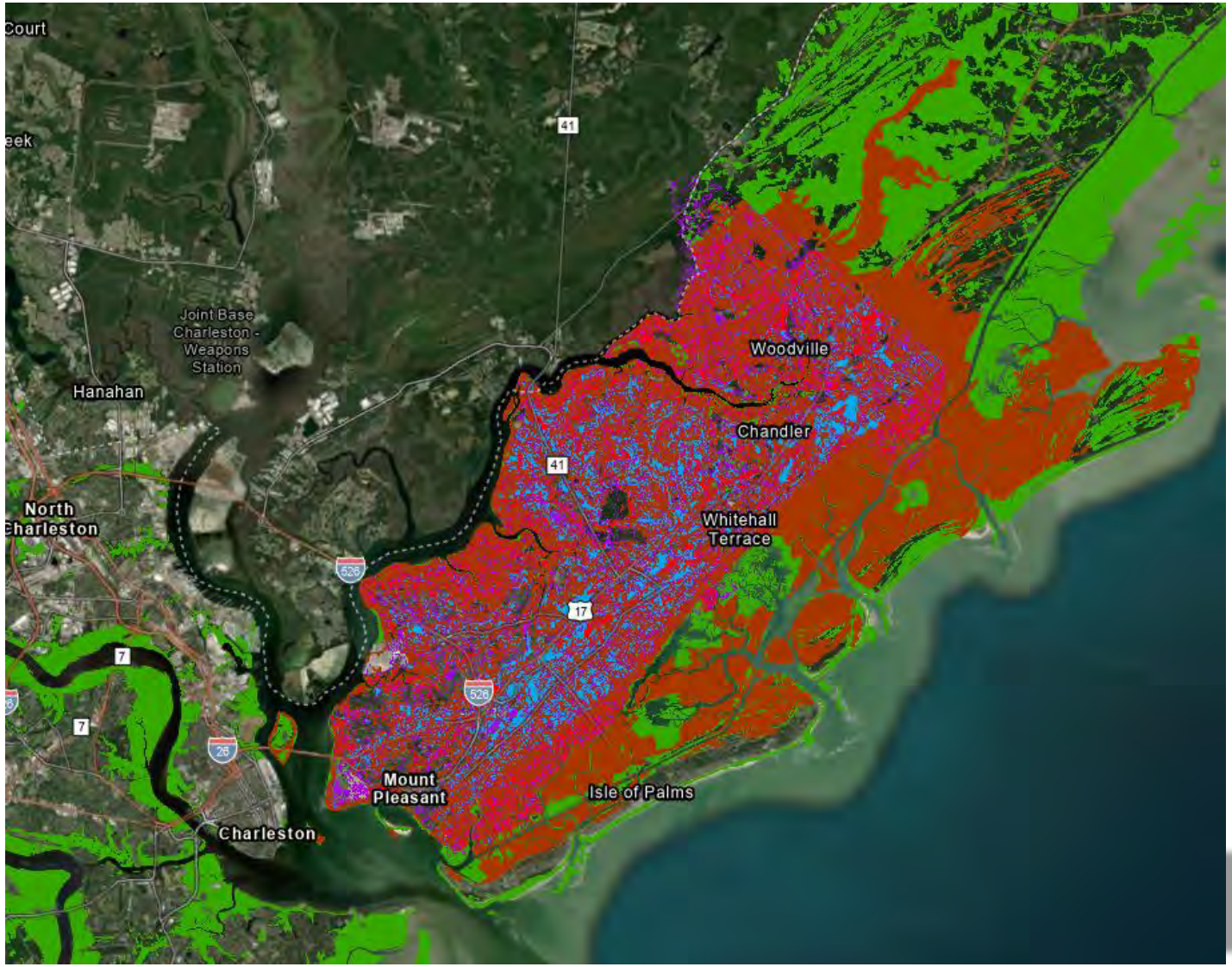
National Wetlands Inventory Maps --> United States Fish and Wildlife Service

Sinks --> Town of Mount Pleasant GIS parcel map and topography data

MAPPING TOOL FOR SUSPECTING WETLANDS



- Map
  - Hybrid Reference Layer
  - Parcels
  - Hydric_Wetlands_Sink_Wetlands
    - Value 1 → Hydric Soil + NWI + Sinks
  - Hydric_and_Sink_Wetlands
    - Value 1 → Hydric Soils + Sinks
  - Sinks
    - Value 1 → Depressions
  - HydricStatus
    - L0HydricSoilSearch_HydricStatus
    - Yes → Natural Resources Conservation Service (USDA)
  - Wetlands
    - Value 1 → National Wetland Inventory (U.S. Fish and Wildlife)
  - World Imagery




Single family lot
Cavalry Cir
Pine Hollow Rd
Quiet Rd
Sham Creek
Hydric_Wetlands_Sink_Wetlands
Value
1
Hydric_and_Sink_Wetlands
Value
1
Sinks
Value
1
HydricStatus
L0HydricSoilSearch_HydricStatus
Yes
Wetlands
Value
1
World Imagery





Implementation
DRT and Single-Family Screening

Isolated Wetlands Disclosure Statement

*Applies to all applications that involve land disturbance

Isolated Wetlands

When land disturbance is a part of the project, in accordance with Town Code 155.054, isolated wetlands not under the jurisdiction of the Army Corps of Engineers and not deemed waters of the US shall be protected and preserved in perpetuity. As part of these standards, applicants are to disclose historical knowledge about their property if any areas are suspected to have the presence of wetlands and any prior wetland delineations performed within the property boundaries.

Therefore:

By checking "No Wetlands Present" below, you certify that, to the best of your knowledge and belief, there are NOT any potential wetlands and there have been NO previous delineations performed within the property boundaries.

By checking "Wetlands Present", you indicate that prior delineations have been performed or that you suspect the presence of wetlands within the property boundary. Related documentation is to be provided as part of this application.

Presence of Wetlands

- [ ] No Wetlands Present
- [ ] Wetlands Present, documentation attached.

Required



DRT Review Process

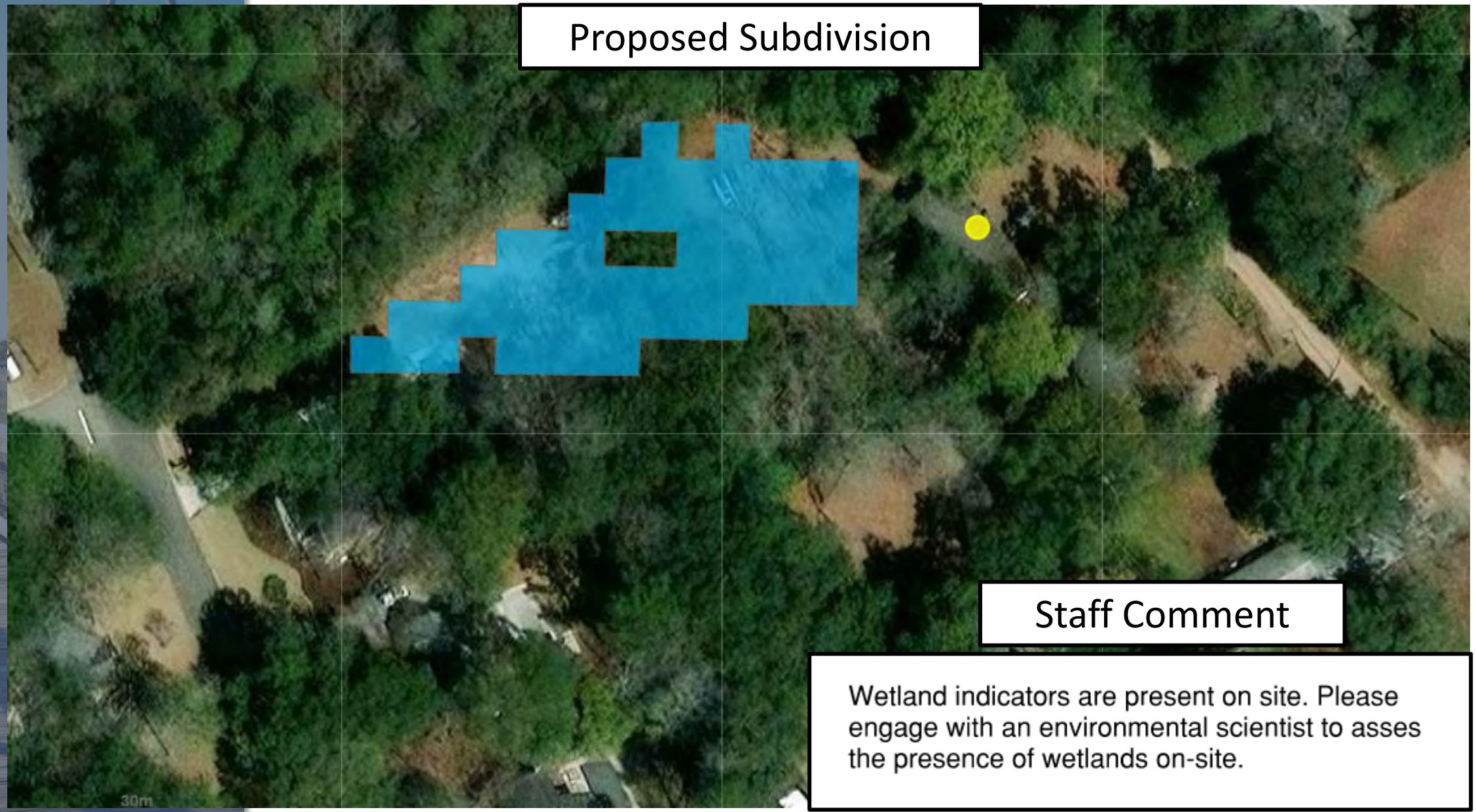
Development Review Team (DRT)- The Town's streamlined review process

Includes the following Departments:

- Planning
- Transportation
- Stormwater
- Fire
- Building
- Mount Pleasant Waterworks

Applicant schedules a Feasibility meeting with the DRT Coordinator, and all departments are present to discuss preliminary requirements and feedback.

Example of DRT screening for Wetlands





Single-Family Review Process

Applicants apply for a permit that involves land distrubance and a stormwater site review/inspection

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Development Code Inspectors first check the wetland disclosure statement

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Inspectors then reference suspected wetlands mapping tool and leave comments (field inspection as needed)

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Example comment: Area contains wetland indicators, please engage with an environmental scientist to assess site for wetlands

QUESTIONS