



**PLANNING COMMISSION MEETING NOTICE
MOUNT PLEASANT MUNICIPAL COMPLEX
COUNCIL CHAMBERS**

WEDNESDAY, JANUARY 22, 2020 - 5:00 P.M.

AGENDA

1. Roll call
2. Approval of the Agenda
3. Approval of [Minutes](#) from December 18 Meeting
4. [Update](#) on Planning Commission Recommendations
5. [Correspondence](#)
6. General Public Comment
7. Requests

TOOLBOX

[Comprehensive Plan](#)
[Future Land Use Map](#)
[Land Development Regulations](#)
[Online Document Library](#)
[Projects and Applications Map](#)
[Use Table](#)
[Zoning Code \(PDF\)](#)
[Zoning Map \(interactive\)](#)



Agenda Item:	7.a.
Request:	To rezone eighteen (18) parcels in the development known as Sullivan’s Point located on Ben Sawyer Boulevard. All parcels are currently zoned AB, Areawide Business District. The request is to rezone three (3) parcels to TH, Townhouse District, thirteen (13) parcels to R-4, Medium Density Residential District, and two (2) parcels to R-3, Medium Density Residential District. Also included is a request to reinstate the overlay district known as the UC-CBS, Coleman-Ben Sawyer Urban Corridor Overlay District then in effect at the time of permit issuance to render the properties compliant with permitted uses and development standards of the same.
Location:	950, 952, 954, 956, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 992 and 994 Key Colony Court
Parcel ID (TMS No.):	532-15-00-207, -206, -205, -204, -202, -201, -200, -199, -198, -197, -196, -195, -194, -193, -192, -191, -188 and -187.
Type of Request:	Rezoning
Public Hearing:	Required; To be held by Planning Commission

Total Acreage:	Approximately 0.81 acre tract of land comprised of 18 parcels.
Application Link:	https://www.tompsc.com/DocumentCenter/View/32786
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/32882
Action to be Taken:	Planning Commission recommends approval or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

Agenda Item:	7.b
Request:	<p>Proposal to amend various provisions in sections 156.318 (Boulevard Overlay District) and 156.320 (Waterfront Gateway District) of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances pertaining to the reduction of existing building height limits in portions of the Boulevard Overlay District and the Waterfront Gateway District. Affected areas are (1) near the base of the Ravenel Bridge (in the vicinity of Johnnie Dodds Boulevard, Wingo Way, McGrath Darby Boulevard, Mathis Ferry Road and Houston Northcutt Boulevard) and (2) near the US Highway 17/I-526 interchange (Johnnie Dodds Boulevard, Bowman Road, and Stuart Engals Boulevard). Proposed approximate new building heights include the following:</p> <ul style="list-style-type: none"> • 80’ height for a portion of the “Medical Zone” at East Cooper Medical Center; • 65’ for portions of Hospitality and Medical Zones; • 55’ for McGrath Darby/Houston Northcutt area; • 45’ for Bowman/Stuart Engals area; • 40’ near Chuck Dawley and Bowman Road; and • 55’ for remainder of Johnnie Dodds Boulevard corridor. <p>Also includes a request to amend the official Building Height Plan Map to correspond with the proposed height reductions.</p>
Type of Request:	Zoning Code Text Amendment
Public Hearing:	Required; To be held by Planning Commission
Draft Map:	https://www.tompsc.com/DocumentCenter/View/32890
Action to be Taken:	Planning Commission recommends approval, approval with modifications, or denial of the proposal. This recommendation is

	forwarded to the Planning & Development Committee and Town Council.
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Agenda Item:	7.c.
Request:	Approval of street name for Liberty Hill Farms CCRC, Continuing Care Retirement Community. Street names to be approved include: Heron Bay Loop; Cooper Bay Drive; Wando Bay Drive; and Liberty Midtown Drive.
Type of Request:	Street name approval
Public Hearing:	Not required
Application Link:	https://www.tompsc.com/DocumentCenter/View/32883
Action to be Taken:	Planning Commission approves or denies the request.

Agenda Item:	7.d.
Request:	To discuss an ordinance amendment pertaining to managing vines and all invasive species in the buffer areas.
Type of Request:	Information gathering
Public Hearing:	Not required
Current Text:	https://www.tompsc.com/DocumentCenter/View/32891
Action to be Taken:	None; Discussion only

8. Other Business

- a. Adoption of [Bylaws](#)
- b. Election of Chairman and Vice-Chairman

9. Adjourn

Title VI Notice: The Town of Mount Pleasant fully complies with Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act, and related statutes and regulations in all programs and activities. Town meetings are conducted in accessible locations, materials can be provided in accessible formats, and provided in languages other than English. If you would like accessibility or language accommodation, please contact the Title VI Coordinator one week in advance of the meeting, at the Town of Mount Pleasant at 843-884-8517.