



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

WEDNESDAY, MARCH 20, 2019 - 5:00 P.M.

AGENDA

1. Roll call
2. Approval of the Agenda
3. Approval of Minutes from [February 20, 2019](#) Regular Meeting; [January 9, 2019](#) Special Meeting; [January 30, 2019](#) Special Meeting; [February 6, 2019](#) Special Meeting; [February 13, 2019](#) Special Meeting; and [February 20, 2019 Special 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.
Case #:	R-05-19
Request:	To amend the Bridgeside II PD, Planned Development District Ordinance (Ordinance No. 12034, as amended), to do the following: (i) allow for the conversion of amounts of office and commercial square footage, residential units, and hotel rooms, and increase the maximum allowable amount of residential units from 73 to 150; (ii) to combine the Waterfront District and the Boulevard District into a single district for all purposes under the Planned Development Guidelines and Ordinance 12034, as amended; and (iii) to specify the timing and requirements for roadway improvements and bus pull-outs along Harry M. Hallman Jr. Boulevard as contemplated under Ordinance No. 12034 in connection with the development of the Waterfront District and Boulevard District.

Location:	Bridgeside II / Harry M. Hallman Jr. Boulevard
Parcel ID (TMS No.):	Parcels 1 through 9, Common Area, Bridge Creek Alley, Grafton Street, Rice Quarters Lane, Planters Wharf, and Port City Landing, TMS No.'s 517-00-00-245, -247, -248, -249, -250, -251, -252, -253, -254, -126 and -018; 517-00-00-038
Type of Request:	PD Amendment
Public Hearing:	Required; To be held by Planning Commission
Total Acreage:	26.58 acres (portion of total 35.81 acres)
Plat Recording Info:	Plat Book L18, Page 0105 and Plat Book L12, Page 0349
Application Link:	https://www.tompsc.com/DocumentCenter/View/29838
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/29918
Action to be Taken:	Planning Commission recommends approval, approval with conditions or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

Agenda Item:	7.b.
Case #:	R-06-19
Request:	To annex and zone AB-2, Areawide Business-2 District, one parcel in its entirety.
Location:	2237 North Highway 17
Parcel ID (TMS No.):	558-00-00-927
Type of Request:	Annex and Zone
Public Hearing:	Required; To be held by Planning Commission
Total Acreage:	0.63 acres
Plat Recording Info:	Plat Book L12, Page 0220
Application Link:	https://www.tompsc.com/DocumentCenter/View/29839
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/29919
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.c.
Case #:	R-07-19
Request:	To annex and zone AB-2, Areawide Business-2 District, an approximately 1.28 acre tract of land comprised of two parcels; a request to rezone from CC, Community Conservation, to AB-2, Areawide Business District, an approximately 0.56 acre tract of land; and a request to amend the Comprehensive Plan Future Land Use Map for all three (3) parcels by changing the land use designation from Community Conservation land uses to Commercial land uses.
Location:	1729 Halls Pond Road; 1740 & 1724 LaCannon Lane
Parcel ID (TMS No.):	558-00-00-915; 558-00-00-196; 558-00-00-194
Type of Request:	Annex and Zone; Rezone; Comprehensive Plan Amendment
Public Hearing:	Required; <i>Zoning</i> to be held by Planning Commission <i>Comprehensive Plan Amendment</i> PH to be held by Town Council at their April 9 th meeting
Total Acreage:	1.84 acres
Plat Recording Info:	Plat Book S19, Page 0029 and Plat Book W, Page 145
Application Link:	https://www.tompsc.com/DocumentCenter/View/29840
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/29920
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.d.
Request:	Proposal to amend Chapter 156 of the Mount Pleasant Code of Ordinances, to help administer the tree ordinance regulation more effectively and make the internal process more efficient by improving the review process for single family residential construction. Proposed amendments include the following: repeal the current tree replacement requirements 156.224(C)(1) & (2) establishing different standards for lots according to the date the lot was created, and where the tree is located relative to the building setback; make changes allowing the applicant to mitigate for removals concurrently while complying with the new Single Family Stormwater Management and Tree Preservation Program; and better define

	mitigation requirements to be more consistent with the type of trees removed. The objective of these amendments is to improve how the Town responds and guides applicants through the process. This will solve internal complications, create a stronger tree protection ordinance, and result in a better outcome for saving and preserving trees throughout the Town boundaries.
Type of Request:	Zoning Code Text Amendment
Public Hearing:	Required; To be held by Planning Commission
Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/29921
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.

Agenda Item:	7.e.
Request:	Proposal to amend Paragraph (C), Table of Bufferyard Requirements, of section 156.201, Bufferyards, of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances pertaining to bufferyard requirements located between: a) the Duplex/Townhouse land use category and existing adjacent land uses, and between b) the Multi-family or Group Dwelling land use category and existing adjacent land uses.
Type of Request:	Zoning Code Text Amendment
Public Hearing:	Required; To be held by Planning Commission
Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/29922
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.

Agenda Item:	7.f.
Request:	Proposal to amend sub-paragraph (b)(1) of section 156.225, Provisions for Tree Removal, of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances establishing a reference to the design standards of section 155.048 of Chapter 155, Land Development Regulations, pertaining to the installation of replacement trees in the public right-of-way. Includes proposal to amend the Town of Mount Pleasant Code of Ordinances, Chapter 155, Land Development Regulations. Proposed is to amend Paragraph (F), Design Standards, of section 155.048, Streets, of Chapter 155, Land Development Regulations, of the Mount Pleasant Code of Ordinances by adding a new sub-paragraph (21) thereto, establishing design standards for the location and installation of street trees.
Type of Request:	Zoning Code Text Amendment and Land Development Regulations Text Amendment
Public Hearing:	Required; <i>Chapter 156</i> public hearing to be held by Planning Commission; <i>Chapter 155</i> public hearing to be held by Town Council at their April 9 th meeting
Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/29917
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.

8. 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.