



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

WEDNESDAY, JUNE 19, 2019 - 5:00 P.M.

AGENDA

1. Roll call
2. Approval of the Agenda
3. Approval of [Minutes](#) from May 22nd 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-16-19
Request:	To amend the Belle Hall PD, Planned Development District Ordinance, and Conceptual Plan, pertaining to the Seacoast Parcel (Ordinance No. 13034 adopted in 2013 and subsequently amended), to remove the requirement for a 5-foot pervious mulch trail located within the wooded buffer along I-526.
Location:	Tidal Walk / Seacoast Parkway
Parcel ID (TMS No.):	Request applies to an approximately 45.76 acre tract of land comprised of multiple parcels and commonly known as Tidal Walk, bearing the original TMS No. 537-00-00-090.
Type of Request:	PD Amendment / Conceptual Plan
Public Hearing:	Required; To be held by Planning Commission
Total Acreage:	45.76 acres
Application Link:	https://www.tompsc.com/DocumentCenter/View/30833

Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/30902
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.
Request:	To review a Conditional Use Permit per Section 5.2 c)(c)(1) of the Rivertowne PDD, Planned Development District Ordinance, in accordance with the provisions set forth in Section 156.112 of the Town of Mount Pleasant Zoning Code (Oct. 1993) for an automobile service station to be located on site and associated with the existing Harris Teeter grocery store.
Location:	2035 Highway 41 / Rivertowne Harris Teeter
Parcel ID (TMS No.):	540-00-00-229
Type of Request:	Conditional Use Permit
Public Hearing:	Not required
Total Acreage:	1.27 acres
Plat Recording Info:	Book L18, Page 0483
Application Link:	https://www.tompsc.com/DocumentCenter/View/30869
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/30948
Action to be Taken:	Planning Commission approves, approves with conditions or denies the request

Agenda Item:	7.c.
Request:	Proposal to amend Chapter 156 of the Mount Pleasant Code of Ordinances by changing the Coleman Boulevard Overlay District Development Guidelines Table, as provided in Section 156.318(P)(4), as it relates to the maximum heights in subarea B2 of the district, along with any associated provisions in Section 156.318(P) which might affect the measurement of and allowance of building heights and stories within the overall overlay district.

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/30960
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.d.
Request:	Proposal to amend Chapter 156 of the Mount Pleasant Code of Ordinances by amending the requirement of a minimum of 160 caliper inches per acre be retained on site, as provided in Section 156.225(E)(5). Proposed is to reduce this minimum requirement for certain land uses, such as civic and park uses. Also proposed is to amend the language in Section 156.225 to clarify that the minimum caliper inches required is a development standard that must be provided on site and/or covered by a payment into the tree bank.
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/30933
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. <i>Item has been withdrawn by Applicant</i>
Request:	Approval to name an access easement Masters Studio Way. Access easement is located between Rifle Range Road and New Parish Way.
Type of Request:	Street name change
Public Hearing:	Required; To be held by Planning Commission
Application Link:	https://www.tompsc.com/DocumentCenter/View/30834
Action to be Taken:	Planning Commission approves or denies the request.

Agenda Item:	7.f.
Request:	Approval to name an access easement Cape Remley Place. Access easement is located off Second Street.
Type of Request:	Street name change
Public Hearing:	Not required
Application Link:	https://www.tompsc.com/DocumentCenter/View/30866
Action to be Taken:	Planning Commission approves or denies the request.

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.