



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

**WEDNESDAY, JULY 24, 2019 - 5:00 P.M.**

**AGENDA**

1. Roll call
2. Approval of the Agenda
3. Approval of Minutes from [June 12<sup>th</sup>](#) Special Meeting and [June 19<sup>th</sup>](#) Regular 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 \(interactive\)](#)

<b>Agenda Item:</b>	<b>7.a. <i>Agenda Item has been Withdrawn by the Applicant – See <a href="#">Supplemental Information</a></i></b>
<b>Case #:</b>	R-17-19
<b>Request:</b>	To rezone the Mount Pleasant Regional Airport from R-1, Low Density Residential District, to LI, Light Industrial District.
<b>Location:</b>	700 Faison Road / Mount Pleasant Regional Airport
<b>Parcel ID (TMS No.):</b>	540-00-00-021
<b>Type of Request:</b>	Rezoning
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Total Acreage:</b>	450 acres
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31122">https://www.tompsc.com/DocumentCenter/View/31122</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval, approval with conditions or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item:</b>	<b>7.b.</b>
	R-18-19
<b>Request:</b>	<ol style="list-style-type: none"> <li>1. Rezone from PD, Planned Development District Ordinance, to WG-C, Cooper River Waterfront Gateway District;</li> <li>2. Amend the official Building Height Plan Map to allow up to 80 feet in building height; and</li> <li>3. Approval of an Impact Assessment and Conceptual Plan.</li> </ol>
<b>Location:</b>	Patriots Point Road
<b>Parcel ID (TMS No.):</b>	517-00-00-001 (portion thereof)
<b>Type of Request:</b>	Rezoning / Building Height Plan Map Amendment / Impact Assessment & Conceptual Plan
<b>Public Hearing:</b>	<i>Rezoning</i> - Required; To be held by Planning Commission <i>Amend Building Height Plan Map</i> – Required; To be held by Planning Commission <i>Impact Assessment/Conceptual Plan</i> – Not required
<b>Total Acreage:</b>	30.32 acre portion of a larger 162.86 acre tract of land
<b>Plat Recording Info:</b>	<a href="#">Plat Book EC, Page 084</a>
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31123">https://www.tompsc.com/DocumentCenter/View/31123</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31253">https://www.tompsc.com/DocumentCenter/View/31253</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval or denial of the rezoning request; approval or denial of the Building Height Plan Map; and approval, approval with conditions, or denial of the Impact Assessment & Conceptual Plan. These recommendations are forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item:</b>	<b>7.c.</b>
<b>Case #:</b>	R-19-19
<b>Request:</b>	To rezone one parcel from R-1, Low Density Residential District, to OP, Office Professional District. Also request to include subject parcel in the BOD, Boulevard Overlay District.
<b>Location:</b>	1228 Melvin Bennett Road

<b>Parcel ID (TMS No.):</b>	560-02-00-020
<b>Type of Request:</b>	Rezoning
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Total Acreage:</b>	1.03 acres
<b>Plat Recording Info:</b>	n/a
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31124">https://www.tompsc.com/DocumentCenter/View/31124</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31242">https://www.tompsc.com/DocumentCenter/View/31242</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item:</b>	<b>7.d.</b>
<b>Case #:</b>	R-20-19
<b>Request:</b>	To rezone one parcel from NC, Neighborhood Commercial District, to R-1, Low Density Residential District. Subject parcel is proposed to remain in the BOD, Boulevard Overlay District.
<b>Location:</b>	1218-1220 Schirmer Avenue
<b>Parcel ID (TMS No.):</b>	532-07-00-142
<b>Type of Request:</b>	Rezoning
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Total Acreage:</b>	0.18 acres
<b>Plat Recording Info:</b>	<a href="#">Plat Book J, Page 111</a>
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31125">https://www.tompsc.com/DocumentCenter/View/31125</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31243">https://www.tompsc.com/DocumentCenter/View/31243</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item:</b>	<b>7.e.</b>
<b>Case #:</b>	SP-03-19
<b>Request:</b>	Approval of Sketch Plan for 6 single family residential lots. Also request Waivers from Land Development Regulations for access from a private ROW and for radial lot lines.
<b>Location:</b>	1494 Stratton Place / Sheepshead Lane
<b>Parcel ID (TMS No.):</b>	614-00-00-333
<b>Type of Request:</b>	Sketch Plan & LDR Waivers
<b>Public Hearing:</b>	Not required
<b>Total Acreage:</b>	3.49 acres
<b>Plat Recording Info:</b>	<a href="#">Plat Book ED, Page 213</a>
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31241">https://www.tompsc.com/DocumentCenter/View/31241</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31244">https://www.tompsc.com/DocumentCenter/View/31244</a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with conditions or denies the request.

<b>Agenda Item:</b>	<b>7.f.</b>
<b>Request:</b>	To discuss proposed ordinance amendment to Zoning Code Section 156.102(A)(3).
<b>Type of Request:</b>	Discussion: Current requirements provide a defined list of exclusions – if the particular item is not listed, the exclusion does not apply. Staff proposes consideration of making the list suggestive as to like-kind items, rather than definitive and mutually exclusive. This consideration was promulgated by a request to install a pergola on the flat roof of a residential condominium building. The current provisions allows for an exception without a variance for an uninhabited cupola, but not a pergola.
<b>Public Hearing:</b>	Not required
<b>Current Text:</b>	<a href="#">Zoning Code Section 156.102</a>
<b>Action to be Taken:</b>	None; For discussion only

<b>Agenda Item:</b>	<b>7.g.</b>
<b>Request:</b>	To discuss proposed ordinance amendment to Zoning Code Section 156.107(A)(1).
<b>Type of Request:</b>	Discussion: Similar to 7.f. in that current requirements provide a defined list of exclusions – if the particular item is not listed, the exclusion does not apply. Staff proposes consideration of making the list suggestive as to like-kind items, rather than definitive and mutually exclusive. This consideration was promulgated by a request to install a generator next to an outdoor HVAC unit on a single family home. The current provisions allows a four foot encroachment without a variance for a heating or cooling unit, but not a generator.
<b>Public Hearing:</b>	Not required
<b>Current Text:</b>	<a href="#">Zoning Code Section 156.107</a>
<b>Action to be Taken:</b>	None; For discussion only

<b>Agenda Item:</b>	<b>7.h.</b>
<b>Request:</b>	To discuss proposed ordinance amendments to various provisions of Zoning Code Section 156.201(I)(2).
<b>Type of Request:</b>	Discussion: Current provisions seem to apply only to residential use properties. Is this the desired intent? Staff has recently received inquiries regarding the application of the vision corridor provision of section 156.201 (I)(2)(c) being applied to adjacent property outside of the boundaries of the property to be benefited and in an incremental manner (for example in five -foot increments, rather than as a unified whole). Alternatively, proposed is the utilization of the entire length of an adjoining property’s buffer for calculation of the vision corridor area cleared to benefit an adjoining property.
<b>Public Hearing:</b>	Not required
<b>Current Text:</b>	<a href="#">Zoning Code Section 156.201</a>
<b>Action to be Taken:</b>	None; For discussion only

## 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.**