



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

**WEDNESDAY, AUGUST 19, 2020 - 5:00 P.M.**

**TOOLBOX**

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

YouTube Streaming link: <https://youtu.be/nf87IKsFb0A>

This meeting will **ALSO** be available via YouTube Streaming. Anyone who cannot attend in person but wishing to make a comment during General Public Comment can call in at \*67-843-790-7541; **Conference ID: 793 694 097#.**

**Please make sure to dial \*67 so that your phone number is not publicized.**

**AMENDED AGENDA**

1. Roll call
2. Approval of the Agenda
3. Approval of Minutes from [July 22<sup>nd</sup> Meeting](#)
4. [Update](#) on Planning Commission Recommendations
5. [Correspondence](#)
6. General Public Comment
7. Requests



<b>Agenda Item: 7.a.</b>	
<a href="#">Rezoning Case: R-30-20</a>	
<b>Summary:</b>	This petition is to annex and zone LI, Light Industrial District, an approximately 3.93-acre tract of land located on the corner of Long Point Road and Shipping Lane. Proposed is to redevelop the property with a Speedway fuel and convenience store facility.
<b>Ownership and Property Identification:</b>	Bill Hall Company LP. 509 Long Point Road. TMS No. 537-00-00-005
<b>Zoning Information:</b>	Current Zoning is Industrial in the Mount Pleasant Overlay District (OD-MP) in Charleston County
<b>Request and Public Hearing:</b>	Rezoning / Public Hearing Required; To be held by Planning Commission
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/34522">https://www.tompsc.com/DocumentCenter/View/34522</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: 7.b.</b>	
<a href="#"><u>Rezoning Case: R-31-20</u></a>	
<b>Summary:</b>	This petition is to remove an approximately 0.23-acre tract of land from the Coleman Boulevard Overlay District (CB-OD) and instead include it in the Chuck Dawley Boulevard Overlay District (CD-BOD). The underlying AB, Areawide Business District zoning designation is to remain the same. The property is improved with a dental office and, if approved, proposed is to do landscape improvements comparable to the adjacent medical office use in the County.
<b>Ownership and Property Identification:</b>	Village Dentistry-Dr. Kalee Claussen Smith. 904 Old Georgetown Road. TMS No. 532-03-00-106
<b>Zoning Information:</b>	Current Zoning is AB, Areawide Business District, and parcel is in the Coleman Boulevard Overlay District. Proposed is to place in the Chuck Dawley BOD.
<b>Request and Public Hearing:</b>	Rezoning / Public Hearing Required; To be held by Planning Commission
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/34520"><u>https://www.tompsc.com/DocumentCenter/View/34520</u></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: 7.c.</b>	
<a href="#"><u>Rezoning Case: R-32-20</u></a>	
<b>Summary:</b>	This petition is to rezone from AB, Areawide Business District, to PI-1, Public Institutional-1 District, an approximately 14.26-acre tract of land located on Coleman Boulevard and known as Moultrie Middle School. Property is to remain in the BOD, Boulevard Overlay District. The proposed PI-1 would prohibit a communications tower for the purpose of commercial use of a private company from locating on site.
<b>Ownership and Property Identification:</b>	School District 2. 645 Coleman Boulevard. TMS No. 532-02-00-030
<b>Zoning Information:</b>	Current Zoning is AB, Areawide Business District. Proposed is PI-1, Public Institutional-1 District
<b>Request and Public Hearing:</b>	Rezoning / Public Hearing Required; To be held by Planning Commission
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/34518"><u>https://www.tompsc.com/DocumentCenter/View/34518</u></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: 7.d.</b>	
<b>Summary:</b>	Proposal to amend Section 156.329 of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances, pertaining to Temporary Uses. Proposed is to amend the number of permits and timeframes for such uses, the zoning districts in which they are allowed, and to include certain additional uses on a longer term or semi-permanent basis than currently allowed.
<b>Request and Public Hearing:</b>	Text Amendment / Public Hearing Required; To be held by Planning Commission
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/34533">https://www.tompsc.com/DocumentCenter/View/34533</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval, approval with modifications, 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>Presentation:</b>	Environmental Policy Overview and Watershed Planning
<b>Type of Request:</b>	Information sharing
<b>Public Hearing:</b>	Not required
<b>Presentation Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/34514">https://www.tompsc.com/DocumentCenter/View/34514</a>
<b>Action to be Taken:</b>	None; Discussion only

<b>Agenda Item:</b>	<b>7.f.</b>
<b>Summary:</b>	Continued discussion of potential revisions to Zoning Code Sections 156.140, 156.141 and 156.142, pertaining to Nonconforming Lots, Structures and Uses.
<b>Type of Request:</b>	Information sharing
<b>Public Hearing:</b>	Not required
<b>Memo Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/34539">https://www.tompsc.com/DocumentCenter/View/34539</a>
<b>Action to be Taken:</b>	None; 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.