



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

**WEDNESDAY, SEPTEMBER 18, 2019 - 5:00 P.M.**

**AGENDA**

1. Roll call
2. Approval of the Agenda
3. Approval of [Minutes](#) from August 21 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.</b>
<b>Case #:</b>	R-21-19
<b>Request:</b>	To rezone one parcel from OP, Office Professional District, to AB-2, Areawide Business-2 District. The property has been operating as an auto service garage since 1978, which is not a permitted use in the OP District.
<b>Location:</b>	1190 Shadow Drive
<b>Parcel ID (TMS No.):</b>	535-16-00-254
<b>Type of Request:</b>	Rezoning
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Total Acreage:</b>	0.83 acres
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31639">https://www.tompsc.com/DocumentCenter/View/31639</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31710">https://www.tompsc.com/DocumentCenter/View/31710</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.b</b>
<b>Case #:</b>	R-22-19
<b>Request:</b>	To amend the Oakland Plantation PD, Planned Development District Ordinance (Ordinance No. 04014, as amended) pertaining to the treatment of signs on five certain development parcels identified on the Sign Exhibit by proposing an additional 150 square foot monument sign on Highway 17, and classifying two existing legal nonconforming signs to be conforming.
<b>Location:</b>	Between North Highway 17 and South Morgans Point Road / Lowes Home Improvement Center
<b>Type of Request:</b>	PD Amendment
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31641">https://www.tompsc.com/DocumentCenter/View/31641</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31727">https://www.tompsc.com/DocumentCenter/View/31727</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.c.</b>
<b>Case #:</b>	R-23-19
<b>Request:</b>	To amend the Central Mount Pleasant PD-MU-SU, Planned Development-Mixed Use Suburban-Urban District Ordinance (Ordinance No. 07030, as amended), by rezoning an approximately 1.99 acre parcel from R-1, Low Density Residential District, and incorporating it into the PD as part of the School Tract. The intent is for the parcel to be used for the expansion of the school's drop off and pick up loop.
<b>Location:</b>	1432 Hale Road / Rifle Range Road / Hale Road
<b>Parcel ID (TMS No.):</b>	560-12-00-054
<b>Type of Request:</b>	PD Amendment
<b>Public Hearing:</b>	Required; To be held by Planning Commission

<b>Total Acreage:</b>	1.99 acres
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31640">https://www.tompsc.com/DocumentCenter/View/31640</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31717">https://www.tompsc.com/DocumentCenter/View/31717</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.d.</b>
<b>Case #:</b>	SP-06-19
<b>Request:</b>	Sketch Plan approval for Carolina Park Phase F2, 87 single family residential lots.
<b>Location:</b>	Goodwater Street
<b>Parcel ID (TMS No.):</b>	540-00-00-022, -596-15-00-200, -203
<b>Type of Request:</b>	Sketch Plan
<b>Public Hearing:</b>	Not required
<b>Total Acreage:</b>	41.16
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31704">https://www.tompsc.com/DocumentCenter/View/31704</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31706">https://www.tompsc.com/DocumentCenter/View/31706</a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with conditions, or denies the request.

<b>Agenda Item:</b>	<b>7.e. <i>This Item was Deferred from the August Meeting</i></b>
<b>Request:</b>	Proposal to amend Paragraph (3) of section 156.102(A), of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances pertaining to the height of certain structures. Proposed changes include making the list of exclusions suggestive as to like-kind items, rather than definitive and mutually exclusive.
<b>Type of Request:</b>	Zoning Code Text Amendment
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Draft Text:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31708">https://www.tompsc.com/DocumentCenter/View/31708</a>
<b>Action to be Taken:</b>	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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<b>Agenda Item:</b>	<b>7.f. <i>This Item was Deferred from the August Meeting</i></b>
<b>Request:</b>	Proposal to amend Paragraph (1) of section 156.107(A), of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances pertaining to the encroachment of certain accessory structures in setbacks. Proposed changes include making the list of exclusions suggestive as to like-kind. items, rather than definitive and mutually exclusive.
<b>Type of Request:</b>	Zoning Code Text Amendment
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Draft Text:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31709">https://www.tompsc.com/DocumentCenter/View/31709</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item:</b>	<b>7.g.</b>
<b>Request:</b>	Proposal to amend Section 156.201(I)(2)(c), of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances pertaining to the vision corridor provision of the Critical Line Buffer. Proposed changes include language clarifying that the vision corridor provision only applies to residential property; clearing cannot occur for the benefit of an adjoining property owner; and that the 33 percent clearing requirement cannot be incremental and must remain unified.
<b>Type of Request:</b>	Zoning Code Text Amendment
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Draft Text:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31715">https://www.tompsc.com/DocumentCenter/View/31715</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item:</b>	<b>7.h.</b>
<b>Request:</b>	Proposal to amend the Building Permit Allocation Ordinance (Ordinance No. 18097), to increase the number of Accessory Dwelling Unit (ADU) permits from 10 to 25 permits annually, with these additional 15 permits coming out of a reduction to the single family residential dwelling allocation.
<b>Type of Request:</b>	Zoning Code Text Amendment
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Draft Text:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31707">https://www.tompsc.com/DocumentCenter/View/31707</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item:</b>	<b>7.i.</b>
<b>Request:</b>	Approval of street names for Central Mount Pleasant Midtown Townhouse Development.
<b>Type of Request:</b>	Street name approval
<b>Public Hearing:</b>	Not required
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31703">https://www.tompsc.com/DocumentCenter/View/31703</a>
<b>Action to be Taken:</b>	Planning Commission approves or denies the request.

<b>Agenda Item:</b>	<b>7.j.</b>
<b>Request:</b>	Approval of street name for Atlantic Beach House Multi-Family Development.
<b>Type of Request:</b>	Street name approval
<b>Public Hearing:</b>	Not required
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/31702">https://www.tompsc.com/DocumentCenter/View/31702</a>
<b>Action to be Taken:</b>	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.**