



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

**WEDNESDAY, SEPTEMBER 19, 2018 - 5:00 P.M.**

**AGENDA**

1. Roll call
2. Approval of [Minutes](#) from July 18, 2018 Meeting
3. Approval of the Agenda
4. [Update](#) on Planning Commission Recommendations
5. [Correspondence](#) and Public Comments
6. Staff [Update](#) on the 2018 Comprehensive Plan Process
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-19-18
<b>Request:</b>	To rezone from R-1, Low Density Residential District, to AB, Areawide Business District.
<b>Location:</b>	1108 Graddick Road
<b>Parcel ID (TMS No.):</b>	559-00-00-176
<b>Type of Request:</b>	Rezoning
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Total Acreage:</b>	0.53 acres
<b>Plat Recording Info:</b>	<a href="#">Book S08, Page 0101</a>
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/27403">https://www.tompsc.com/DocumentCenter/View/27403</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/27500">https://www.tompsc.com/DocumentCenter/View/27500</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-20-18
<b>Request:</b>	To annex and zone Pepper Tract PD-CD, Planned Development-Conservation Design District
<b>Location:</b>	1306 Old Rosebud Trail
<b>Parcel ID (TMS No.):</b>	615-00-00-140
<b>Type of Request:</b>	Annex and zoning
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Total Acreage:</b>	2.20 acres
<b>Plat Recording Info:</b>	<a href="#">Book EG, Page 978</a>
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/27404">https://www.tompsc.com/DocumentCenter/View/27404</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/27509">https://www.tompsc.com/DocumentCenter/View/27509</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.c.</b>
<b>Case #:</b>	R-21-18
<b>Request:</b>	To rezone from R-1, Low Density Residential District, to RC-2, Rural Conservation-2 District.
<b>Location:</b>	1450 Chandler Road
<b>Parcel ID (TMS No.):</b>	615-00-00-089
<b>Type of Request:</b>	Rezoning
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Total Acreage:</b>	10.20 acres

<b>Plat Recording Info:</b>	<a href="#">Book EG, Page 978</a>
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/27405">https://www.tompsc.com/DocumentCenter/View/27405</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/27501">https://www.tompsc.com/DocumentCenter/View/27501</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-22-18
<b>Request:</b>	Rezone from OP, Office Professional District, to TH, Townhouse District. Also request to amend the Comprehensive Plan Future Land Use Map designation from Commercial to Medium Density Neighborhood.
<b>Location:</b>	Nantahala Boulevard/Mathis Ferry Road
<b>Parcel ID (TMS No.):</b>	558-01-00-077
<b>Type of Request:</b>	Rezoning and Comprehensive Plan Amendment
<b>Public Hearing:</b>	Required; Rezoning to be held by Planning Commission / Comprehensive Plan Amendment PH to be held by Town Council at their October 9 <sup>th</sup> Meeting.
<b>Total Acreage:</b>	0.67 acres
<b>Plat Recording Info:</b>	<a href="#">Book AQ, Page 049</a>
<b>Application Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/27406">https://www.tompsc.com/DocumentCenter/View/27406</a>
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/27502">https://www.tompsc.com/DocumentCenter/View/27502</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>Request:</b>	Proposal to amend the Principal Use Conditions division of Chapter 156 of the Mount Pleasant Code of Ordinances, specifically pertaining to Zoning Code Section 156.326(C)(3)(f), which establishes conditions associated with a Pump Station. Proposed is to amend the required buffers, setbacks and design approval.
<b>Type of Request:</b>	Zoning Code Text Amendment
<b>Public Hearing:</b>	Required; To be held by Planning Commission
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/27504">https://www.tompsc.com/DocumentCenter/View/27504</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.f.</b>
<b>Request:</b>	Approval of street names for streets located in Merrill Gardens in Carolina Park. Street names to include Spicata Street, Cristata Alley, Pogonia Street, Habenaria Road and Triphora Road.
<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/27503">https://www.tompsc.com/DocumentCenter/View/27503</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.**