



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

**WEDNESDAY, SEPTEMBER 23, 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/XrvEhTUewCk>

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: 274 175 108#**

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

**AGENDA**

1. Roll call
2. Approval of the Agenda
3. Approval of Minutes from [July 29<sup>th</sup> Special Meeting](#) and [August 18<sup>th</sup> Regular 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-33-20</a>	
<b>Summary:</b>	Request rezone from AB, Areawide Business District, to AB-2, Areawide Business-2 District, an approximately 14.59-acre (according to Charleston County Tax Records) tract of land comprised of eight parcels, located off Highway 17 North.
<b>Ownership and Property Identification:</b>	D & T Williams Properties LLC. Highway 17 North. TMS No.'s 598-00-00-008, 598-00-00-010 through -012, 598-00-00-018, 598-00-00-020, 598-00-00-025 and 598-00-00-059.
<b>Zoning Information:</b>	Current Zoning is AB, Areawide Business 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/34808">https://www.tompsc.com/DocumentCenter/View/34808</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-34-20</u></a>	
<b>Summary:</b>	Request to amend the Gregorie Ferry Landing PD-MU-SR, Planned Development-Mixed Use Suburban-Rural District, (Ordinance No. 06082, as amended), by clarifying that the additional multi-family units to be utilized for workforce housing may be comprised of one (1) building or multiple buildings, not to exceed a maximum of 42 units.
<b>Ownership and Property Identification:</b>	TBC Development, LLC. Off Winnowing Way near its intersection with Gregory Ferry Road. TMS No. 580-00-00-013
<b>Zoning Information:</b>	Current Zoning is PD, Planned Development District
<b>Request and Public Hearing:</b>	PD Amendment / Public Hearing Required; To be held by Planning Commission
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/34822"><u>https://www.tompsc.com/DocumentCenter/View/34822</u></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: 7.c.</b>	
<b>Summary:</b>	Proposal to amend Sections 156.140 - 156.142 of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances, pertaining to Nonconforming Lots, Structures and Uses. Proposed is amended language that differentiates treatment based on damage or destruction due to neglect, natural and/or man-made hazards.
<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/34824"><u>https://www.tompsc.com/DocumentCenter/View/34824</u></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: 7.d.</b>	
<a href="#">Sketch Plan: SP-06-20</a>	
<b>Summary:</b>	Sketch Plan approval for 1170 Rifle Range Road, a proposal to reinstate an abandoned lot line that will create two (2) residential lots. Also includes a request for a Waiver from the Land Development Regulations to allow the depth of the lot to exceed 2.5 x the width of the lot.
<b>Ownership and Property Identification:</b>	Kirk & Tonia Heidenreich. 1170 Rifle Range Road. TMS No. 560-05-00-024
<b>Zoning Information:</b>	R-1, Single Family Residential District / Low Density Neighborhood
<b>Request and Public Hearing:</b>	Sketch Plan / Public Hearing not required
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/34823">https://www.tompsc.com/DocumentCenter/View/34823</a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with conditions, or denies the request.

<b>Agenda Item: 7.e.</b>	
<a href="#">Sketch Plan: SP-07-20</a>	
<b>Summary:</b>	Sketch Plan approval for McCants Drive, a proposal to subdivide two (2) lots, a total of approximately 0.98 acres, into three (3) Single family residential lots (each approximately 0.33 acres. Also includes a request for a Waiver from the Land Development Regulations to allow access from a private easement.
<b>Ownership and Property Identification:</b>	Randall G. Wilkes, Cynthia Hartline, David Wilkes, & Brenda Nicholson. 915 & 917 McCants Drive (Corner of McCants Drive and Darlington Lane). TMS No. 532-11-00-001 and 532-11-00-004.
<b>Zoning Information:</b>	R-2, Single Family Residential and SR2-OD, Special -2 Overlay District
<b>Request and Public Hearing:</b>	Sketch Plan / Public Hearing not required
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/34806">https://www.tompsc.com/DocumentCenter/View/34806</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>Presentation:</b>	Environmental Policy Overview and Watershed Planning
<b>Type of Request:</b>	Information sharing
<b>Public Hearing:</b>	Not required
<b>Action to be Taken:</b>	None; Discussion only

<b>Agenda Item:</b>	<b>7.g.</b>
<b>Summary:</b>	Street name approval for Lieben Forest. Street names include <i>Misty Grass Court</i> and <i>Sandy Gate Lane</i>
<b>Type of Request:</b>	Street Name Approval
<b>Public Hearing:</b>	Not required
<b>Memo Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/34820">https://www.tompsc.com/DocumentCenter/View/34820</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.