



**PLANNING COMMISSION MEETING
MOUNT PLEASANT MUNICIPAL COMPLEX
COUNCIL CHAMBERS
WEDNESDAY, MARCH 18, 2020, 5:00 P.M.**

TOOLBOX
[Comprehensive Plan](#)
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PUBLIC HEARING ITEMS NOTICE*

**Please note that this notice is only for Planning Commission agenda items requiring a public hearing, such as rezoning requests and Zoning Code text amendments. Agenda items which do not require a public hearing, such as Sketch Plans and Impact Assessments, will appear on the complete Planning Commission meeting agenda. The complete agenda will be published online on or before Friday, March 13, 2020.*

Public Hearing Item #1: <i>This item was deferred from February</i>	
Summary:	This petition is to amend the Long Point PD, Planned Development District Ordinance, specifically pertaining to a 5.98-acre parcel designated as Tract 12 of the PD located near the intersection of Needlerush Parkway and Mount Royall Drive. The proposed amendment would allow the erection, operation and maintenance of a wireless communications facility including a tower not to exceed 14 feet in height. The property is currently improved with the neighborhood amenity center.
Ownership and Property Identification:	Longpoint Property Owners Association. Mount Royall Drive. TMS No. 556-08-00-025.
Zoning Information:	Current Zoning is PD, Planned Development District.
Request and Public Hearing:	PD Amendment / Public Hearing Required; To be held by Planning Commission
Staff Report Link:	<i>To be added on or before Friday, March 13th</i>
Action to be Taken:	Planning Commission recommends approval, approval with conditions or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

Public Hearing Item #2:	
Summary:	This petition is to rezone one parcel approximately 0.34 acres located at 1454 North Point Lane (within the Northpoint Subdivision) from PD, Planned Development District, to R-4, Medium Density Residential District. The

	Northpoint PD has no adopted ordinance with identified development standards, such as setbacks, lot coverage, etc. The proposed R-4 Town district would provide specific development standards allowing the owner to make necessary improvements.
Ownership and Property Identification:	Ellerbe Dargan. 1454 Northpoint Lane (Northpoint Subdivision). TMS No. 532-11-00-171.
Zoning Information:	Current Zoning is PD, Planned Development District; Proposed Zoning is R-4, Medium Density Residential District.
Request and Public Hearing:	Rezoning / Public Hearing Required; To be held by Planning Commission
Staff Report Link:	<i>To be added on or before Friday, March 13th</i>
Action to be Taken:	Planning Commission recommends approval or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

Public Hearing Item #3: Text Amendment	
Summary:	Proposal to amend Sections 156.430, Organization, 156.431, Definitions, and 156.432, Powers & Duties, of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances, all pertaining to the Historic District Preservation Commission. Proposed amendments relate to Commission membership and the qualifications for Historic properties and districts.
Request and Public Hearing:	Zoning Code Text Amendment / Public Hearing Required; To be held by Planning Commission
Draft Text Link:	<i>To be added on or before Friday, March 13th</i>
Action to be Taken:	Planning Commission recommends approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the Planning & Development Committee and Town Council.

Public Hearing Item #4: Text Amendment	
Summary:	Proposal to amend Sections 156.106, Setbacks and Yard Requirements, and 156.201, Bufferyards, of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances, pertaining to lot line adjustments of existing lots with a designated critical line. Proposed amendments would include an exemption for the establishment of or alteration to the critical line buffer and impervious surface setback from the critical line provided no additional buildable lot is created as a result of any lot line adjustment.
Request and Public Hearing:	Zoning Code Text Amendment / Public Hearing Required; To be held by Planning Commission
Draft Text Link:	<i>To be added on or before Friday, March 13th</i>
Action to be Taken:	Planning Commission recommends approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the Planning & Development Committee and Town Council.

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.