



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

WEDNESDAY, MARCH 18, 2020 - 5:00 P.M.

AGENDA

1. Roll call
2. Approval of the Agenda
3. Approval of [Minutes](#) from February 19th 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 \(interactive\)](#)



Agenda Item: 7.a.	
PD Amendment Case R-21-20	
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 140 feet in height. The property is currently improved with the neighborhood amenity center and recreational fields.
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:	https://www.tompsc.com/DocumentCenter/View/33444
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.

Agenda Item: 7.b.	
Rezoning Case: R-22-20	
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:	https://www.tompsc.com/DocumentCenter/View/33445
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.

Agenda Item: 7.c.	
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:	https://www.tompsc.com/DocumentCenter/View/33449
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.

Agenda Item: 7.d.	
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:	https://www.tompsc.com/DocumentCenter/View/33459

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.
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Agenda Item:	7.e.
Summary:	Continued discussion of an ordinance amendment pertaining to managing vines and all invasive species in the buffer areas.
Type of Request:	Information gathering
Public Hearing:	Not required
Staff Report:	https://www.tompsc.com/DocumentCenter/View/33122
Action to be Taken:	None; Discussion only

Agenda Item:	7.f.
Summary:	Continued discussion of potential revisions to Zoning Code Sections 156.140, 156.141 and 116.142, pertaining to Nonconforming Lots, Structures and Uses.
Type of Request:	Information gathering
Public Hearing:	Not required
Presentation at 03/11/20 Special Planning Commission meeting:	https://www.tompsc.com/DocumentCenter/View/33458
Action to be Taken:	None; Discussion only

Agenda Item:	7.g.
Summary:	A Watershed Management and Planning presentation. Overview of our current ability to manage multiple developments, how it is used in future planning and the associated challenges.
Type of Request:	Information sharing
Public Hearing:	Not required
Action to be Taken:	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.