



TOOLBOX

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PLANNING COMMISSION MEETING
MOUNT PLEASANT MUNICIPAL COMPLEX
COUNCIL CHAMBERS
WEDNESDAY, AUGUST 21, 2019, 5:00 P.M.

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, August 16, 2019.*

Public Hearing Item #1: Text Amendment	
Request:	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 accessory structures. Proposed changes include making the list of exclusions suggestive as to like-kind items, rather than definitive and mutually exclusive.
Type of Request:	Zoning Code Text Amendment
Public Hearing:	Required; To be held by Planning Commission
Draft Text Link:	<i>To be added on or before Friday, August 16th</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 #2: Text Amendment	
Request:	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.
Type of Request:	Zoning Code Text Amendment
Public Hearing:	Required; To be held by Planning Commission
Draft Text Link:	<i>To be added on or before Friday, August 16th</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 #3: Text Amendment	
Request:	<p>Proposal to amend Zoning Code Section 156.007, Definitions, by adding “Story, Half (1/2)” as a definition; Amend Zoning Code Section 156.313, Old Village Historic District, by modifying the boundaries of the district to do the following: i) adding a map to graphically depict the boundaries of the district; ii) prohibiting roofed structures on docks; iii) redefining the calculation for impervious lot coverage and building area ratio to only include high ground; iv) providing clarification on the location of accessory structures; and v) permitting required off-street parking to park in tandem and encroach within required yard setbacks. Also amend Zoning Code Sections 156.430, 156.431, 156.432, and 156.433, which provide for the Organization, Definitions, Power and Duties, and Procedures of the Old Village Historic District Commission, and elsewhere within Chapter 156, to do the following: i) rename the Old Village Historic District Commission as the Historic District Preservation Commission; ii) clarify the requirements of membership for the Commission; iii) clarify the duties of Town staff; iv) add Freedom of Information Act requirements; v) change the date for the consideration of historic properties and structures from 1936 to a rolling fifty (50) years; vi) clarify their certificate of appropriateness oversight; vii) clarify requirements for</p>

	requests for demolition; viii) clarify the Vested Rights for previous approvals; ix) change and clarify the requirements for applications to the Commission; and x) clarify the requirements of municipal and public utilities.
Type of Request:	Zoning Code Text Amendment
Public Hearing:	Required; To be held by Planning Commission
Draft Text Link:	<i>To be added on or before Friday, August 16th</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.