



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

**WEDNESDAY, AUGUST 21, 2019 - 5:00 P.M.**

**AMENDED AGENDA**

1. Roll call
2. Approval of the Agenda
3. Approval of [Minutes](#) from July 24 Meeting
4. [Update](#) on Planning Commission Recommendations
5. Correspondence
6. General Public Comment
7. **Unfinished Business**

**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.                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Request:</b>             | To review a Conditional Use Permit per Section 5.2 c)(c)(1) of the Rivertowne PDD, Planned Development District Ordinance, in accordance with the provisions set forth in Section 156.112 of the Town of Mount Pleasant Zoning Code (Oct. 1993) for an automobile service station to be located on site and associated with the existing Harris Teeter grocery store. |
| <b>Location:</b>            | 2035 Highway 41 / Rivertowne Harris Teeter                                                                                                                                                                                                                                                                                                                            |
| <b>Parcel ID (TMS No.):</b> | 540-00-00-229                                                                                                                                                                                                                                                                                                                                                         |
| <b>Type of Request:</b>     | Conditional Use Permit                                                                                                                                                                                                                                                                                                                                                |
| <b>Public Hearing:</b>      | Not required                                                                                                                                                                                                                                                                                                                                                          |
| <b>Total Acreage:</b>       | 1.27 acres                                                                                                                                                                                                                                                                                                                                                            |
| <b>Plat Recording Info:</b> | <a href="#">Book L18, Page 0483</a>                                                                                                                                                                                                                                                                                                                                   |
| <b>Application Link:</b>    | <a href="https://www.tompsc.com/DocumentCenter/View/30869">https://www.tompsc.com/DocumentCenter/View/30869</a>                                                                                                                                                                                                                                                       |

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| <b>UPDATED<br/>Transportation<br/>Memo Link:</b> | <a href="https://www.tompsc.com/DocumentCenter/View/31568">https://www.tompsc.com/DocumentCenter/View/31568</a> |
| <b>Staff Report Link:</b>                        | <a href="https://www.tompsc.com/DocumentCenter/View/30948">https://www.tompsc.com/DocumentCenter/View/30948</a> |
| <b>Action to be Taken:</b>                       | Planning Commission approves, approves with conditions or denies the request                                    |

## 8. Requests

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| <b>Agenda Item:</b>         | <b>8.a</b>                                                                                                      |
| <b>Case #:</b>              | SP-04-19                                                                                                        |
| <b>Request:</b>             | Approval of Sketch Plan for 16 single family residential lots.                                                  |
| <b>Location:</b>            | 1843 Rifle Range Road                                                                                           |
| <b>Parcel ID (TMS No.):</b> | 561-00-00-012                                                                                                   |
| <b>Type of Request:</b>     | Sketch Plan                                                                                                     |
| <b>Public Hearing:</b>      | Not required                                                                                                    |
| <b>Total Acreage:</b>       | 6.97 acres                                                                                                      |
| <b>Plat Recording info.</b> | <a href="#">Plat Book DA, Page 508</a>                                                                          |
| <b>Application Link:</b>    | <a href="https://www.tompsc.com/DocumentCenter/View/31525">https://www.tompsc.com/DocumentCenter/View/31525</a> |
| <b>Staff Report Link:</b>   | <a href="https://www.tompsc.com/DocumentCenter/View/31527">https://www.tompsc.com/DocumentCenter/View/31527</a> |
| <b>Action to be Taken:</b>  | Planning Commission approves, approves with conditions, or denies the request.                                  |

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| <b>Agenda Item:</b>         | <b>8.b.</b>                                                    |
| <b>Case #:</b>              | SP-05-19                                                       |
| <b>Request:</b>             | Approval of Sketch Plan for 13 single family residential lots. |
| <b>Location:</b>            | North Palmetto Fort Drive                                      |
| <b>Parcel ID (TMS No.):</b> | 561-00-00-051                                                  |
| <b>Type of Request:</b>     | Sketch Plan                                                    |
| <b>Public Hearing:</b>      | Not required                                                   |
| <b>Total Acreage:</b>       | 4.38 acres                                                     |
| <b>Plat Recording Info:</b> | <a href="#">Plat Book Q, Page 155</a>                          |

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| <b>Application Link:</b>   | <a href="https://www.tompsc.com/DocumentCenter/View/31526">https://www.tompsc.com/DocumentCenter/View/31526</a> |
| <b>Staff Report Link:</b>  | <a href="https://www.tompsc.com/DocumentCenter/View/31528">https://www.tompsc.com/DocumentCenter/View/31528</a> |
| <b>Action to be Taken:</b> | Planning Commission approves, approves with conditions, or denies the request.                                  |

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| <b>Agenda Item:</b>        | <b>8.c. <i>This Item has been Deferred to the September Meeting</i></b>                                                                                                                                                                                                                                              |
| <b>Request:</b>            | 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 structures. Proposed changes include making the list of exclusions suggestive as to like-kind items, rather than definitive and mutually exclusive. |
| <b>Type of Request:</b>    | Zoning Code Text Amendment                                                                                                                                                                                                                                                                                           |
| <b>Public Hearing:</b>     | Required; To be held by Planning Commission                                                                                                                                                                                                                                                                          |
| <b>Draft Text:</b>         | <a href="https://www.tompsc.com/DocumentCenter/View/31533">https://www.tompsc.com/DocumentCenter/View/31533</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.                                                                                                                          |

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| <b>Agenda Item:</b>        | <b>8.d. <i>This Item has been Deferred to the September Meeting</i></b>                                                                                                                                                                                                                                                                           |
| <b>Request:</b>            | 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. |
| <b>Type of Request:</b>    | Zoning Code Text Amendment                                                                                                                                                                                                                                                                                                                        |
| <b>Public Hearing:</b>     | Required; To be held by Planning Commission                                                                                                                                                                                                                                                                                                       |
| <b>Draft Text:</b>         | <a href="https://www.tompsc.com/DocumentCenter/View/31534">https://www.tompsc.com/DocumentCenter/View/31534</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.                                                                                                                                                       |

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| <b>Agenda Item:</b>        | <b>8.e.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Request:</b>            | <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 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.</p> |
| <b>Type of Request:</b>    | Zoning Code Text Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Public Hearing:</b>     | Required; To be held by Planning Commission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Draft Text:</b>         | <a href="https://www.tompsec.com/DocumentCenter/View/31536">https://www.tompsec.com/DocumentCenter/View/31536</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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <b>Agenda Item:</b>        | <b>8.f.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Request:</b>            | Continued discussion on proposed ordinance amendments to various provisions of Zoning Code Section 156.201(I)(2).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Type of Request:</b>    | Discussion: Current provisions seem to apply only to residential use properties. Is this the desired intent? Staff has recently received inquiries regarding the application of the vision corridor provision of section 156.201 (I)(2)(c) being applied to adjacent property outside of the boundaries of the property to be benefited and in an incremental manner (for example in five -foot increments, rather than as a unified whole). Alternatively, proposed is the utilization of the entire length of an adjoining property’s buffer for calculation of the vision corridor area cleared to benefit an adjoining property. |
| <b>Public Hearing:</b>     | Not required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Current Text:</b>       | <a href="#">Zoning Code Section 156.201</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Action to be Taken:</b> | None; For discussion only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## 9. 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.**