

**TOWN OF MOUNT PLEASANT, SOUTH CAROLINA  
PLANNING & DEVELOPMENT COMMITTEE  
MAY 6, 2019  
MINUTES**

Municipal Complex, Committee Meeting Room

[PowerPoint Presentation](#)

Present: Joe Bustos, Chair, Bob Brimmer, Guang Ming Whitley, Tom O'Rourke.  
Staff: Eric DeMoura, Jeff Ulma, Liz Boyles

Mr. Bustos called the meeting to order at 12:47 pm.

**1. Approval of Minutes from the [April 1, 2019](#) meeting and special meeting [April 8, 2019](#)**

*Ms. Whitley moved for approval of the minutes. Mr. O'Rourke seconded the motion. All in favor.*

**2. Public Comments**

Ms. Pat Sullivan, 1002 Plantation Court, expressed concern with item 5A and suggested that the property should not be rezoned, but remain as currently zoned.

Mr. Mark Mason, 465 West Coleman Blvd, stated that he is in favor of the rezoning of the property for Peach Orchard Plaza. He suggested that the proposed plan would add vibrancy to the area and is a much better plan than what was proposed to be developed if the property remained in the county.

Ms. Eve Smither, 419 Bayview Dr, stated that she is in favor of the annexation and zoning of Peach Orchard Plaza. She agreed that it would add vibrancy to the area.

**3. Employee years of service recognition**

Mr. Ulma recognized Mr. Chris Hoover for ten years of service.

**4. Announcement of the Town being recognized as a 2018 Tree City USA**

Mr. Ulma stated that the Arbor Day Foundation has once again recognized the Town as a Tree City USA designee. He stated that this is the thirtieth year the Town has received this designation.

5. Review of Planning Commission recommendations from the [April 17, 2019 meeting](#) and associated annexations

- a. [R-08-19](#), Request to rezone six parcels on Theodore Road from CC, Community Conservation District, to R-2, Low Density Residential District, located at 982, 984, 986, 988, 990 and 992 Theodore Road. TMS Nos. 614-00-00-614, -615, -616, -617, -618 and -619

Mr. Ulma reviewed the request with the Committee. The Planning Commission recommended denial.

*Ms. Whitley moved to recommend to Town Council denial of the request. Mr. Brimmer seconded the motion. All in favor.*

- b. [R-09-19](#), Request to rezone one parcel on Johnnie Dodds Boulevard from PD-MU-SU, Planned Development – Mixed Use Suburban - Urban District, to AB, Areawide Business District, located at 1081 Johnnie Dodds Boulevard. TMS No. 535-00-00-256

Mr. Ulma reviewed the request with the Committee. The Planning Commission recommended approval.

*Mr. O'Rourke moved to recommend to Town Council approval of the request. Ms. Whitley seconded the motion. All in favor.*

- c. [R-10-19](#), Request to remove two parcels on Coleman Boulevard from the Boulevard Overlay District (BOD). Properties to maintain underlying AB, Areawide Business District Zoning, located at 860 & 862 Coleman Boulevard. TMS Nos. 532-03-00-086 and 532-03-00-087

Mr. Ulma reviewed the request with the Committee. The Planning Commission recommended denial.

*Ms. Whitley moved to recommend to Town Council denial of the request. Mr. Bustos seconded the motion. All in favor.*

- d. [A-8-19](#) : Peach Orchard Plaza. Request to annex an approximately 2.03 acre tract of land comprised of four parcels located at 415 and 423 W. Coleman Blvd and 2 Broadway Street, identified by TMS Nos 517-06-00-063, -064, -

**065, and -120 and depicted as Lots B and C in Plat Book AL, Page 44, Lot X in Plat Book BX, Page 80, and Lot A-1 in Plat Book DC, Page 490, all recorded by the Charleston County ROD Office.**

- e. **R-11-19, Request to Zone four parcels AB-2, Areawide Business-2 District; Rezone two parcels from AB, Areawide Business District to AB-2, Areawide Business-2 District; and Amend the official Building Height Plan Map to allow up to 60 feet in building height for all six parcels, located at 409, 415 and 423 W. Coleman Boulevard; 24 Broadway Street. TMS Nos. 517-06-00-063, -064, -065, -120, -062, and -122**

Mr. Ulma reviewed the request with the Committee. He stated that the Planning Commission recommended denial of the zoning and height increase requests.

Mr. Bustos asked if the request had been further revised. Mr. Rusty Bennett, representative for the applicant, answered in the affirmative and stated that they would like 45 feet at Coleman Blvd and then 40 feet from Coleman Blvd, the building would change to 55 feet in height measured from Coleman Blvd.

The Committee noted that any revisions to the application could be done after first reading and that the revisions should be clarified to show the step back in height for the buildings and how the buildings would be measured. They discussed the benefits of having the project in the Town's jurisdiction.

*Mr. O'Rourke moved to recommend to Town Council approval of the annexation. Mr. Brimmer seconded the motion. All in favor.*

*Mr. Brimmer moved to recommend to Town Council approval of the zoning and height requests. Mr. O'Rourke seconded the motion. All in favor.*

## **6. Continued discussion of hotels, self-storage facilities, and zoning regulations**

Mr. Ulma reviewed the request with the Committee.

The Committee discussed how to best accomplish approval of hotel uses. Mr. Ulma stated that staff would continue working on this issue and bring back additional recommendations.

## **7. Discussion of Draft Comprehensive Plan issues and concerns**

Ms. Boyles reviewed the issues of discussion within the Comprehensive Plan update with the Committee.

The Committee discussed how to best proceed with review of the Comprehensive Plan update. They discussed inclusion of quality of life issues like trails, parks, etc. and including data on financial costs. The Committee discussed having a separate discussion of the mobility element. The Committee discussed moving review of those items of issue to their respective Committees of Council and that special meetings might need to be scheduled as well.

There being no further business, the meeting adjourned at 1:48 pm.

Submitted by,  
L. Lynes  
PlanComm05062019