



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

WEDNESDAY, JULY 18, 2018 - 5:00 P.M.

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

1. Roll call
2. Approval of [Minutes](#) from June 20, 2018 Meeting
3. Approval of the Agenda
4. [Update](#) on Planning Commission Recommendations
5. [Correspondence](#) and Public Comments
6. Staff [Update](#) on the 2018 Comprehensive Plan Process
7. Unfinished Business



Agenda Item:	7.a. <i>deferred from June 20th Meeting</i>
Request:	Proposal to amend Chapter 156, Zoning Code, pertaining to Telecommunications Towers by adding a new section 156.121 regulating Small Wireless Facilities.
Type of Request:	Zoning Code Text Amendment
Public Hearing:	Required; To be held by Planning Commission
Original Draft Text: Modified Draft Text: Updated Draft Text:	https://www.tompsc.com/DocumentCenter/View/26603 https://www.tompsc.com/DocumentCenter/View/26672 https://www.tompsc.com/DocumentCenter/View/26879
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.

8. Requests

Agenda Item:	8.a.
Case #:	R-15-18
Request:	Request to amend the Greystone PD, Planned Development District Ordinance (Ordinance No. 93067, as amended), with regards to the allowable uses, access, buffer requirements and drainage, specific to Tract B.
Location:	Greystone Boulevard / North Highway 17
Parcel ID (TMS No.):	557-00-00-090
Type of Request:	PD Amendment
Public Hearing:	Required; To be held by Planning Commission
Total Acreage:	1.32 acres
Plat Recording Info:	Book EA, Page 011
Application Link:	https://www.tompsc.com/DocumentCenter/View/26783
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26880
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:	8.b.
Case #:	SP-04-18
Request:	Request approval of Sketch Plan for subdivision of 14 Vincent Drive into two single-family residential lots zoned R-3, Medium Density Residential District.
Location:	14 Vincent Drive (on the corner of Vincent Dr. and Pearl Ave.)
Parcel ID (TMS No.):	535-13-00-066
Type of Request:	Sketch Plan
Public Hearing:	Not required

Total Acreage:	0.30 acres
Plat Recording Info:	Book G, Page 045
Application Link:	https://www.tompsc.com/DocumentCenter/View/26842
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26884
Action to be Taken:	Planning Commission approves, approves with conditions or denies the request.

Agenda Item:	8.c.
Case #:	R-16-18
Request:	Request to rezone from First Baptist Church North PD-MU-SR, Planned Development – Mixed Use Suburban-Rural, to AB, Areawide Business District.
Location:	George Browder Boulevard/ North Highway 17
Parcel ID (TMS No.):	598-00-00-404
Type of Request:	Rezoning
Public Hearing:	Required; To be held by Planning Commission
Total Acreage:	4.48 acres
Plat Recording Info:	Book L08, Page 0174
Application Link:	https://www.tompsc.com/DocumentCenter/View/26784
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26881
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:	8.d.
Case #:	R-17-18
Request:	Request to rezone from First Baptist Church North PD-MU-SR, Planned Development – Mixed Use Suburban-Rural, to PI-1, Public Institutional-1 District.
Location:	1151 George Browder Boulevard

Parcel ID (TMS No.):	598-00-00-007
Type of Request:	Rezoning
Public Hearing:	Required; To be held by Planning Commission
Total Acreage:	Approximately 15.4-acre portion of 19.71-acre tract
Plat Recording Info:	Book L15, Page 0096
Application Link:	https://www.tompsc.com/DocumentCenter/View/26785
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26882
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:	8.e.
Case #:	SP-05-18
Request:	Request approval of Sketch Plan for subdivision of 922 McCants Drive into two single-family residential lots zoned R-2, Low Density Residential District, and SR2-OD, Special R-2 Overlay District. Also request approval of Waiver from Land Development Regulations.
Location:	922 McCants Drive
Parcel ID (TMS No.):	532-07-00-036
Type of Request:	Sketch Plan
Public Hearing:	Not required
Total Acreage:	0.88 acres
Plat Recording Info:	Book K, Page 012
Application Link:	https://www.tompsc.com/DocumentCenter/View/26843
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26885
Action to be Taken:	Planning Commission approves, approves with conditions or denies the request.

Agenda Item:	8.f.
Case #:	SP-06-18
Request:	Request approval of Sketch Plan for subdivision of Fulton Phase II to create 5 single family residential lots zoned PD, Planned Development District. Also request approval of Waiver from Land Development Regulations.
Location:	Fulton Hall Road
Parcel ID (TMS No.):	578-00-00-018 and 578-00-00-053
Type of Request:	Sketch Plan
Public Hearing:	Not required
Total Acreage:	18.44 acres
Plat Recording Info:	Book L16, Page 0056 Book L16, Page 0057
Application Link:	https://www.tompsc.com/DocumentCenter/View/26844
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26886
Action to be Taken:	Planning Commission approves, approves with conditions or denies the request.

Agenda Item:	8.g.
Case #:	R-18-18
Request:	Request to amend the I'On PD, Planned Development District Ordinance (Ord. No. 97010, as amended) by adding an event venue as an additional Permitted Use on one parcel.
Location:	264 North Shelmore Boulevard
Parcel ID (TMS No.):	535-06-00-391
Type of Request:	PD Amendment
Public Hearing:	Required; To be held by Planning Commission
Total Acreage:	0.16 acres
Plat Recording Info:	Book EG, Page 372
Application Link:	https://www.tompsc.com/DocumentCenter/View/26786

Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26883
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:	8.h.
Case #:	SP-07-18
Request:	Request approval of Sketch Plan for Carolina Park Phase G, 25 single family residential lots zoned PD, Planned Development District.
Location:	Off Bolden Drive
Parcel ID (TMS No.):	540-00-00-022
Type of Request:	Sketch Plan
Public Hearing:	Not required
Total Acreage:	19.0 acres
Plat Recording Info:	Book L18, Page 0126-0127
Application Link:	https://www.tompsc.com/DocumentCenter/View/26846
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26887
Action to be Taken:	Planning Commission approves, approves with conditions or denies the request.

Agenda Item:	8.i.
Case #:	SP-08-18
Request:	Request approval of Sketch Plan for Hibben at Belle Hall Phase 6a & 6b, 19 single family residential lots zoned PD, Planned Development District.
Location:	Off Tupelo Bay Drive
Parcel ID (TMS No.):	537-00-00-050
Type of Request:	Sketch Plan
Public Hearing:	Not required

Total Acreage:	8.66 acres
Plat Recording Info:	Book EB, Page 339
Application Link:	https://www.tompsc.com/DocumentCenter/View/26845
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26888
Action to be Taken:	Planning Commission approves, approves with conditions or denies the request.

Agenda Item:	8.j.
Request:	Proposal to amend Zoning Code Section 156.325(C), Use Table, to allow a Hospice Care Facility as a Permitted Use in the ED, Economic Development District.
Type of Request:	Zoning Code Text Amendment
Public Hearing:	Required; To be held by Planning Commission
Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/26878
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:	8.k.
Request:	Proposal to amend Zoning Code Section 156.318, Urban Corridor Overlay District, and elsewhere within Chapter 156, by modifying the boundaries of the district to do the following: i.) remove the portion of Ben Sawyer Boulevard from Rifle Range Road to the bridge from the Overlay; ii.) to rename the Urban Corridor Overlay District to the Boulevard Overlay District, to include Johnnie Dodds Boulevard Overlay District, Coleman Boulevard Overlay District and Chuck Dawley Boulevard Overlay District; and iii.) to remove Single Family Residential Uses as a Permitted Use on properties within the Urban Corridor Overlay District whose underlying zoning is Commercial.
Type of Request:	Zoning Code Text Amendment
Public Hearing:	Required; To be held by Planning Commission

Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/26894
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:	8.I.
Request:	<p>Proposal to amend the Vegetation and Tree Protection divisions of Chapter 156 of the Mount Pleasant Code of Ordinances, pertaining to various sections regarding bufferyard requirements, special bufferyards including the Critical Line Buffer, and tree protection, removal and replacement requirements.</p> <p>Also, proposal to amend the Town of Mount Pleasant Code of Ordinances, Chapter 155, Land Development Regulations. Proposed is to delete Section 155.073, Park and Recreational Areas, and to create a new Section 155.054, Greenspace Preservation Plan. New Section 155.054 will incorporate certain provisions from deleted Section 155.073, as well as establish intent, purpose, and standards for new subdivision review requirements, which will include clustered areas of preservation and internal areas of preservation and greenspace.</p>
Type of Request:	Zoning Code Text Amendment and Land Development Regulations Text Amendment
Public Hearing:	<p>Required:</p> <p>Zoning Code Text Amendment to be held by Planning Commission;</p> <p>Land Development Regulations Text Amendment to be held by Town Council</p>
Zoning Code Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/26895
LDR Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/26897

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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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.