



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

WEDNESDAY, NOVEMBER 14, 2018 - 5:00 P.M.

AGENDA

1. Roll call
2. Approval of the Agenda
3. Approval of [Minutes](#) from October 24, 2018 Meeting
4. [Update](#) on Planning Commission Recommendations
5. [Correspondence](#)
6. General Public Comment
7. Staff [Update](#) on the 2018 Comprehensive Plan Process
8. Old 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:	8.a. DEFERRED FROM OCTOBER 24, 2018 MEETING
Request:	Proposal to amend the Vested Rights division of Chapter 156 of the Mount Pleasant Code of Ordinances, Zoning Code Section 156.049, to amend provisions related to extensions of vested rights and prohibitions for approval thereof.
Type of Request:	Zoning Code Text Amendment
Public Hearing:	<i>Required</i> ; To be held by Planning Commission
Original Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/27926
Updated Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/28130/Revised
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.

9. Requests

Agenda Item:	9.a.
Case #:	R-27-18
Request:	To rezone two parcels from CO, Conservation Open Space, to AB, Areawide Business District. Properties to remain in the Boulevard Overlay District (formerly UC-OD).
Location:	214 Lucas Street / both parcels located between Lucas and Scott Street
Parcel ID (TMS No.):	517-16-00-036 and 517-16-00-055
Type of Request:	Rezoning
Public Hearing:	Required; to be held by Planning Commission
Total Acreage:	0.26 acres
Plat Recording Info:	Book F, Page 026
Application Link:	https://www.tompsc.com/DocumentCenter/View/28006
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/28133
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:	9.b.
Case #:	SP-11-18
Request:	Approval of Sketch Plan for three lots on 7 th Avenue zoned R-1, Single family residential.
Location:	7 th Avenue near 4 th Street / Scanlonville
Parcel ID (TMS No.):	514-00-00-065
Type of Request:	Sketch Plan
Public Hearing:	Not required
Total Acreage:	0.92 acres
Plat Recording Info:	Book D, Page 180

Application Link:	https://www.tompsc.com/DocumentCenter/View/28125
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/28126
Action to be Taken:	Planning Commission approves, approves with conditions or denies the request.

Agenda Item:	9.c.
Request:	Request approval of Updated Impact Assessment and Conceptual Plan for the development known as The Market at Mill Creek.
Location:	Intersection of S.C. Highway 41 and Wood Park Drive
Parcel ID (TMS No.):	594-05-00-228
Type of Request:	Impact Assessment & Conceptual Plan
Public Hearing:	Not required
Total Acreage:	12.0 acre portion of an approximately 16.34 acre larger tract
Plat Recording Info:	Book L17, Page 0656
Application Link:	https://www.tompsc.com/DocumentCenter/View/28128
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/28136
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:	9.d.
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
Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/26879
Updated Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/28137

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:	9.e.
Request:	Proposal to amend Chapter 150, Building Regulations, by adding a new section establishing new procedures and guidelines ensuring the protection of property from unmanaged stormwater and construction site sediment while minimizing impacts to existing trees and buffers. These new guidelines shall apply to all properties in the Town of Mount Pleasant on which a single family detached residence is a permitted use. Also proposed is an amendment to Chapter 153, Stormwater Management and Water Quality, by increasing the single family residential National Pollutant Discharge Elimination System (NPDES) Fee from \$25 to \$225.
Type of Request:	Code Text Amendment
Public Hearing:	Required; To be held by Planning Commission
Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/28132
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:	9.f.
Request:	Request approval of Vested Rights Extension Application for 404, 410 and 412 Hibben Street (Earl's Court).
Location:	404, 410 and 412 Hibben Street / Earl's Court
Type of Request:	Extension of vesting period
Public Hearing:	Not required
Request Link:	https://www.tompsc.com/DocumentCenter/View/28116
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/28131
Action to be Taken:	Planning Commission approves or denies the request.

10. Other Business

a.) Establish [2019 Meeting Schedule](#)

11. 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.