



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

WEDNESDAY, JUNE 20, 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 \(interactive\)](#)

MODIFIED AGENDA

1. Roll call
2. Approval of [Minutes](#) from May 23, 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. Requests



Agenda Item:	7.a.
Case #:	R-12-18
Request:	Request to amend the Pepper Tract PD, Planned Development District Ordinance (Ordinance No. 11048, as amended), by removing the square footage limitations on buildings associated with specific uses as identified in "Attachment E: Permitted uses for RC and I Zoning Classifications"
Location:	Located along Darrell Creek Trail/US Highway 17 N. and Chandler Road / known as the Pepper Tract Development
Parcel ID (TMS No.):	615-00-00-044 and 615-00-00-173
Type of Request:	PD Amendment
Public Hearing:	Required; To be held by Planning Commission

Total Acreage:	Approximately 99.62 acres (only approximately 29 acres developable – remaining designated for open space)
Plat Recording Info:	L16-0368 and L16-0440
Application Link:	https://www.tompsc.com/DocumentCenter/View/26403/R-12-18_Pepper-Tract-PD-Amendment
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26558/R-12-18_Pepper-Plantation-PD-Amendment-Staff-Report
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:	7.b.
Case #:	SP-03-18
Request:	Request approval of Sketch Plan for Carolina Park Phase F1, consisting of 34 single family residential lots zoned PD, Planned Development District.
Location:	Off Goodwater Street
Parcel ID (TMS No.):	540-00-00-022
Type of Request:	Sketch Plan
Public Hearing:	Not required
Total Acreage:	Approximately 13.11 acres
Plat Recording Info:	Book L18, Page 0126-0127
Application Link:	https://www.tompsc.com/DocumentCenter/View/26410/SP-03-18_Carolina-Park-Phase-F1
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26557/SP-03-18_Carolina-Park-Phase-F1-Sketch-Plan-Staff-Report
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:	7.c.
Case #:	R-13-18
Request:	Request to amend the Dunes West PD, Planned Development District Ordinance (Ordinance adopted 9-4-90, as amended), by rezoning 33 parcels from R-1, Low Density Residential District, to Dunes West PD.
Location:	Off Bessemer Road/Known as Covington at Park West
Parcel ID (TMS No.):	583-00-00-003, 583-03-00-254 thru -281, and 583-03-00-286
Type of Request:	Rezoning/PD Amendment
Public Hearing:	Required; To be held by Planning Commission
Total Acreage:	Approximately 14.50 acres
Plat Recording Info:	Book L17, Page 0033
Application Link:	https://www.tompsc.com/DocumentCenter/View/26419/R-13-18_Covington-at-Park-West-PD-Amendment
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26555/R-13-18_Covington-Dunes-West-PD-Amendment-STAFF-REPORT
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:	7.d.
Case #:	R-14-18
Request:	Request to amend the Johnson Development PD-MU-SU (Ord. No. 14084, as amended) also known as Indigo Square, with regards to the allowable land uses as identified in Section III. PD Land Uses, Program and Maximums (A.) Land Uses, specifically adding Workout Studios, including Dance, Yoga, Barre, Pilates, and the like.
Location:	Highway 17 N./Indigo Market Drive/Known as Indigo Square
Parcel ID (TMS No.):	558-00-00-933
Type of Request:	PD Amendment

Public Hearing:	Required; To be held by Planning Commission
Total Acreage:	Applies to a 6.58 portion of the approximately 38.0 acre development
Plat Recording Info:	Book L17, Page 059
Application Link:	https://www.tompsc.com/DocumentCenter/View/26404/R-14-18_Indigo-Square-PD-Amendment
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/26556/R-14-18_Indigo-Square-PD-Amendment-Staff-Report
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:	7.e.
Request:	Proposal to amend Chapter 156, Zoning Code, pertaining to Signs by adding political signs to Section 156.151, Definition of Sign and adding a new paragraph (Q) to section 156.162 prohibiting signs located within the public right-of-way and providing for their removal by authorized officials.
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/26554/Political-Signage-Text-Amendments
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:	7.f.
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/26603/Modified Small Wireless Facility Ordinance https://www.tompsc.com/DocumentCenter/View/26672/Modifications
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. 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.