



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

**WEDNESDAY, FEBRUARY 19, 2020 - 5:00 P.M.**

**AGENDA**

1. Roll call
2. Approval of the Agenda
3. Approval of [Minutes](#) from January 22<sup>nd</sup> Meeting
4. [Update](#) on Planning Commission Recommendations
5. [Correspondence](#)
6. General Public Comment
7. Requests



**TOOLBOX**

[Comprehensive Plan](#)  
[Future Land Use Map](#)  
[Land Development Regulations](#)  
[Online Document Library](#)  
[Projects and Applications Map](#)  
[Use Table](#)  
[Zoning Code \(PDF\)](#)  
[Zoning Map \(interactive\)](#)

<b>Agenda Item: 7.a.</b>	
<a href="#">Rezoning Case: R-19-2020</a>	
<b>Summary:</b>	This petition is to rezone one parcel approximately 0.11 acres (4,792 sf) located at 1093 Washrich Street (within the Subdivision known as Armsway near the intersection of Rifle Range Road and Myrick Road) from R-1, Low Density Residential District, to R-4, Medium Density Residential District. The proposed district allows single family residential development on individual lots containing a minimum of 4,000 square feet.
<b>Ownership and Property Identification:</b>	Lavonne White. 1093 Washrich Street (Armsway Subdivision). TMS No. 532-08-00-037.
<b>Zoning Information:</b>	Current Zoning is R-1, Low Density Residential District; Proposed Zoning is R-4, Medium Density Residential District.
<b>Request and Public Hearing:</b>	Rezoning / Public Hearing Required; To be held by Planning Commission
<b>Staff Report Link:</b>	<a href="https://www.tompssc.com/DocumentCenter/View/33139">https://www.tompssc.com/DocumentCenter/View/33139</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item: 7.b. <u>Applicant Request to Withdraw One (1) Parcel (1236 White Flat Road) from the Request</u></b>	
<u><a href="#">Rezoning Case: R-20-2020</a></u>	
<b>Summary:</b>	This petition is to rezone two parcels approximately 0.47 acres located at the intersection of Bowman Road and White Flat Road. One parcel is zoned R-1, Low Density Residential District, and is improved with an office that was converted from a single family residence. The other parcel is zoned PD, Planned Development District, and is vacant except for an off-site sign for the Watermark Development. The applicant wishes to rezone both parcels to OP, Office Professional District.
<b>Ownership and Property Identification:</b>	Ross, Cangelosi & Associates, LLC. 1242 White Flat Road. TMS No's. 560-02-00-005, and -047.
<b>Zoning Information:</b>	Current Zoning is R-1, Low Density Residential District, and PD, Planned Development District; Proposed Zoning is OP, Office Professional District.
<b>Request and Public Hearing:</b>	Rezoning / Public Hearing Required; To be held by Planning Commission
<b>Staff Report Link:</b>	<u><a href="https://www.tompsc.com/DocumentCenter/View/33133">https://www.tompsc.com/DocumentCenter/View/33133</a></u>
<b>Action to be Taken:</b>	Planning Commission recommends approval or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item: 7.c. <u>Applicant and Staff Request Deferral</u></b>	
<u><a href="#">Rezoning Case: R-21-20</a></u>	
<b>Summary:</b>	This petition is to amend the Long Point PD, Planned Development District Ordinance, specifically pertaining to a 5.98 acre parcel designated as Tract 12 of the PD located near the intersection of Needlerush Parkway and Mount Royall Drive. The proposed amendment would allow the erection, operation and maintenance of a wireless communications facility including a tower not to exceed 14 feet in height. The property is currently improved with the neighborhood amenity center.
<b>Ownership and Property Identification:</b>	Longpoint Property Owners Association. Mount Royall Drive. TMS No. 556-08-00-025.
<b>Zoning Information:</b>	Current Zoning is PD, Planned Development District
<b>Request and Public Hearing:</b>	PD Amendment / Public Hearing Required; To be held by Planning Commission
<b>Staff Report Link:</b>	<u><a href="#">Letter Requesting Deferral</a></u>
<b>Action to be Taken:</b>	Planning Commission recommends approval, approval with conditions or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item: 7.d</b>	
<b>Summary:</b>	Proposal to amend Zoning Code Section 156.007, Definitions, pertaining to the definition of Impervious Surface. Proposed changes include revised language clarifying the definition of Impervious Surface as it relates to administering limitations on overhangs, building eaves, and the like. This will help to better meet the intent and purpose of regulations.
<b>Request and Public Hearing:</b>	Zoning Code Text Amendment / Public Hearing Required; To be held by Planning Commission
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/33116">https://www.tompsc.com/DocumentCenter/View/33116</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.

<b>Agenda Item:</b>	<b>7.e.</b>
<b>Request:</b>	To discuss an ordinance amendment pertaining to managing vines and all invasive species in the buffer areas.
<b>Type of Request:</b>	Information gathering
<b>Public Hearing:</b>	Not required
<b>Staff Report:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/33122">https://www.tompsc.com/DocumentCenter/View/33122</a>
<b>Action to be Taken:</b>	None; Discussion only

## 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.