



PLANNING COMMISSION MEETING
MOUNT PLEASANT MUNICIPAL COMPLEX
COUNCIL CHAMBERS
WEDNESDAY, JUNE 17, 2020, 5:00 P.M.

PUBLIC HEARING ITEMS NOTICE*

TOOLBOX

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

**Please note that this notice is only for Planning Commission agenda items requiring a public hearing, such as rezoning requests and Zoning Code text amendments. Agenda items which do not require a public hearing, such as Sketch Plans and Impact Assessments, will appear on the complete Planning Commission meeting agenda. The complete agenda will be published online on or before Friday, June 12, 2020.*

Public Hearing Item #1	
Summary:	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.
Ownership and Property Identification:	Longpoint Property Owners Association. Mount Royall Drive. TMS No. 556-08-00-025.
Zoning Information:	Current Zoning is PD, Planned Development District.
Request and Public Hearing:	PD Amendment / Public Hearing Required; To be held by Planning Commission
Staff Report Link:	<i>To be added on or before Friday, June 12th</i>
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.

Public Hearing Item #2	
Summary:	This petition is to rezone one parcel approximately 0.34 acres located at 1454 North Point Lane (within the Northpoint Subdivision) from PD, Planned Development District, to R-4, Medium Density Residential District. The Northpoint PD has no adopted ordinance with identified development standards, such as setbacks, lot coverage, etc. The proposed R-4 Town district would provide specific development standards allowing the owner to make necessary improvements.
Ownership and Property Identification:	Ellerbe Dargan. 1454 Northpoint Lane (Northpoint Subdivision). TMS No. 532-11-00-171.
Zoning Information:	Current Zoning is PD, Planned Development District; Proposed Zoning is R-4, Medium Density Residential District.
Request and Public Hearing:	Rezoning / Public Hearing Required; To be held by Planning Commission
Staff Report Link:	<i>To be added on or before Friday, June 12th</i>
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.

Public Hearing Item #3	
Summary:	Proposal to amend Sections 156.106, Setbacks and Yard Requirements, and 156.201, Bufferyards, of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances, pertaining to lot line adjustments of existing lots with a designated critical line. Proposed amendments would include an exemption for the establishment of or alteration to the critical line buffer and impervious surface setback from the critical line provided no additional buildable lot is created as a result of any lot line adjustment.
Request and Public Hearing:	Zoning Code Text Amendment / Public Hearing Required; To be held by Planning Commission
Draft Text Link:	<i>To be added on or before Friday, June 12th</i>
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.
--	---

Public Hearing Item #4	
Summary:	Proposal to amend Sections 156.430, Organization, 156.431, Definitions, and 156.432, Powers & Duties, of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances, all pertaining to the Historic District Preservation Commission. Proposed amendments relate to Commission membership and the qualifications for Historic properties and districts.
Request and Public Hearing:	Zoning Code Text Amendment / Public Hearing Required; To be held by Planning Commission
Draft Text Link:	<i>To be added on or before Friday, June 12th</i>
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.

Public Hearing Item #5	
Summary:	This petition is to rezone one parcel approximately 0.04 acres located at 958 Key Colony Court (within the Sullivan's Pointe Subdivision) from AB, Areawide Business District, to R-4, Medium Density Residential District. Further is a request to reinstate the overlay district known as the UC-CBS, Coleman-Ben Sawyer Urban Corridor Overlay District then in effect at the time of permit issuance to render the property compliant with permitted uses and development standards of the same.
Ownership and Property Identification:	Martha Jane Walker Callaway. 958 Key Colony Court (Sullivan's Pointe Subdivision). TMS No. 532-15-00-203.
Zoning Information:	Current Zoning is AB, Areawide Business District; Proposed Zoning is R-4, Medium Density Residential District, and reinstatement of the UC-CBS, Coleman-Ben Sawyer Urban Corridor Overlay District
Request and Public Hearing:	Rezoning / Public Hearing Required; To be held by Planning Commission
Staff Report Link:	<i>To be added on or before Friday, June 12th</i>

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.
----------------------------	--

Public Hearing Item #6	
-------------------------------	--

Summary:	This petition is to amend the Carolina Park PD, Planned Development District Ordinance, pertaining to Exhibit C, Carolina Park Land Use Table. Proposed amendment would allow Communication Towers as a Conditional Use in the Carolina Park-Active Park (CPAP) District. This use is currently only allowed in the Carolina Park-Industrial (CPI) District.
Ownership and Property Identification:	Town of Mount Pleasant. Recreation Way (off Faison Road). TMS No. 598-03-00-107.
Zoning Information:	Current Zoning is PD, Planned Development District.
Request and Public Hearing:	PD Amendment / Public Hearing Required; To be held by Planning Commission
Staff Report Link:	<i>To be added on or before Friday, June 12th</i>
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.

Public Hearing Item #7	
-------------------------------	--

Summary:	This petition is to incorporate eleven (11) parcels improved with duplexes and zoned R-3, Medium Density Residential District, into the Coleman Boulevard Overlay District (CB-OD). Request pertains to an approximately 2.90 acre tract of land comprised of 11 adjoining parcels located on Queens Court, between Garland Road and Harborgate Drive, and identified by TMS No's. 517-06-00-001, -108, -109, -110, -111, -112, -113, -114, -115, -116 and -117, and depicted on a plat recorded by the Charleston County ROD Office in Plat Book AZ, Page 014.
-----------------	---

Ownership and Property Identification:	Enclave at QC LLC. Queens Court (Bayview Acres Subdivision). TMS No's. 517-06-00-001, -108, -109, -110, -111, -112, -113, -114, -115, -116 and -117.
Zoning Information:	Current Zoning is R-3, Medium Density Residential District; Proposed is to incorporate into the CB-OD, Coleman Boulevard Overlay District.
Request and Public Hearing:	Rezoning / Public Hearing Required; To be held by Planning Commission
Staff Report Link:	<i>To be added on or before Friday, June 12th</i>
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.

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.