



**PLANNING COMMISSION MEETING NOTICE  
COUNCIL CHAMBERS  
MOUNT PLEASANT MUNICIPAL COMPLEX  
Wednesday, March 18, 2015 - 5:00 p.m.**

**\*\*\*PLEASE NOTE THAT OVERFLOW SEATING IS AVAILABLE IN THE GYMNASIUM. A LIVE FEED OF THE MEETING WILL BE PROVIDED SO ATTENDEES CAN SEE AND HEAR THE PROCEEDINGS; HOWEVER, PUBLIC COMMENTS MAY ONLY BE PROVIDED FROM COUNCIL CHAMBERS.\*\*\***

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

*NOTE: Items in **blue** are hyperlinks to additional information. Some documents are large and may take a few moments to load.*

**AGENDA**

1. Roll call
2. Approval of minutes
  - a. [February 18 regular meeting](#)
  - b. [February 18 special meeting](#)
3. Correspondence
  - a. [Update](#) on Planning Commission recommendations.
  - b. [Correspondence](#) and general public statements.

**[STAFF REPORTS](#) (12MB file size)**

4. Unfinished Business
  - a. **(1) COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT REQUEST; (2) PLANNED DEVELOPMENT AMENDMENT REQUEST – PUBLIC HEARING; (3) UPDATED IMPACT ASSESSMENT APPROVAL REQUEST: [Please see below for links to all documents associated with this request.]** (1) Request to amend the Town of Mount Pleasant Comprehensive Plan 2009-2019 Future Land Use Map pertaining to an approximately 109.04 acre portion thereof, identified by TMS Nos. 559-00-00-010, 559-00-00-017, 559-00-00-018, 559-00-00-531, 560-00-00-030, 560-00-00-064, and 560-12-00-055, comprising property known as Central Mount Pleasant by changing the land use designation from Low Density Neighborhood to Commercial on an approximately 30.25 acre portion thereof. (2) Request to amend the PD-MU-SU, Planned Development–Mixed Use Suburban–Urban District, zoning classification for property known as Central Mount Pleasant (Ordinance No. 07030), being comprised of approximately

109.04 acres of land identified by TMS Nos. 559-00-00-010, 559-00-00-017, 559-00-00-018, 559-00-00-531, 560-00-00-030, 560-00-00-064, and 560-12-00-055, pertaining to land use district classifications, permitted uses, and development standards (i.e. zoning) for the various Tracts contained therein. (3) Request for approval of updated Impact Assessment. [*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 of Council and Town Council.*]

**The following documents are associated with this request:**

- [Staff Report](#)
- [Developer Response to Staff Report](#)
- [Application form](#)
- [Letter from applicant and attachments thereto](#)
- [Comprehensive Plan Future Land Use Map amendment](#)
- [Planned Development District amendment](#) (Exhibit 1.1 to Development Agreement)
- [Height Plan Map amendment](#)
- [Revised Sketch Plan](#)
- [Amended and Restated Development Agreement](#)
- [Impact Assessment Update](#)

## 5. Requests

- a. **PLANNED DEVELOPMENT AMENDMENT REQUEST – PUBLIC HEARING:** Request to amend the Belle Hall Planned Development District ordinance by adding a K-12 School as an additional permitted use on an approximately 6.86 acre parcel of land known as Longpoint Commerce Center Horizontal Property Regime, located at 539, 543, and 547 Long Point Road, and identified by TMS Nos. 537-00-00-003, 537-00-00-259, 537-00-00-260, 537-00-00-261, and 537-00-00-292. [*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 of Council and Town Council.*]
- b. **ZONING REQUEST – PUBLIC HEARING:** Request to zone Pepper Tract PD-CD, Planned Development – Conservation Design District, an approximately 4.0 acre parcel of land known as Lot 11, located on Old Rosebud Trail, Pepper Plantation, identified by TMS No. 615-00-00-146, and depicted on a plat

recorded by the Charleston County RMC Office in Book EH, Page 842. [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 of Council and Town Council.]

- c. **PLANNED DEVELOPMENT AMENDMENT REQUEST – PUBLIC HEARING:** Request to amend the Harmony Way Planned Development District ordinance (Ord. No. 10010) by allowing the workforce housing units to be a different product type than the market rate units; such amendment applying to the entire development, which will be located on an approximately 5.0 acre parcel of land located at the intersection of Rifle Range and Porchers Bluff Roads, identified by TMS No. 578-00-00-290, and depicted on a plat recorded by the Charleston County RMC Office in Plat Book BR, Page 084. [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 of Council and Town Council.]
- d. **REZONING REQUEST – PUBLIC HEARING:** Request to rezone from R-1, Low Density Residential District, to AB, Areawide Business District, an approximately 0.25 acre portion and an approximately 1.056 acre portion of an approximately 2.31 acre parcel of land known as Ryan Bennett Center Horizontal Property Regime; located at 1311 and 1321 Chuck Dawley Boulevard, near its intersection with Melvin Bennett Road; and identified by TMS Nos. 560-02-00-048, 560-02-00-049, 560-02-00-050, 560-02-00-051, 560-02-00-052, 560-02-00-053, 560-02-00-054, 560-02-00-055, 560-02-00-056, 560-02-00-057, and 560-02-00-062. The parcel will remain part of the UC-OD, Urban Corridor Overlay District. [ACTION TO BE TAKEN: Planning Commission recommends approval or denial of the request. This recommendation is forwarded to the Planning & Development Committee of Council and to Town Council.]
- e. **REVISED SKETCH PLAN APPROVAL REQUEST; REVISED PRELIMINARY PLAT APPROVAL REQUEST:** Request approval of revised Sketch Plan and revised Preliminary Plat for Tract G, Brookgreen Town Center; 8 attached single-family residential units zoned AB, Areawide Business District, and UC-CBS, Coleman-Ben Sawyer Urban Corridor Overlay District; to be located on an approximately 0.5 acre parcel of land known as 84, 86, 88, 90, 92, and 94 Vincent Drive and identified by TMS No. 532-02-00-082. [ACTION TO BE TAKEN: Planning Commission approves, approves with conditions, or denies the request.]

- f. **COMPREHENSIVE PLAN AMENDMENT REQUEST:** Request to amend the Comprehensive Plan 2009-2019 (2014 Update) Future Land Use Map by changing the land use designation of an approximately 2.96 acre tract of land described below from Community Conservation to Medium Density Neighborhood. Such tract is comprised of four parcels of land described as follows: 1) an approximately 0.7 acre parcel of land located at 2124 Gulf Drive, identified by TMS No. 558-00-00-113; 2) an approximately 0.95 acre parcel of land located at 2126 Gulf Drive, identified by TMS No. 558-00-00-287; 3) an approximately 0.81 acre parcel of land located at 2145 Annie Laura Lane, identified by TMS No. 558-00-00-288; and 4) an approximately 0.5 acre parcel of land located on Annie Laura Lane, identified by TMS No. 558-00-00-453. *[ACTION TO BE TAKEN: Planning Commission recommends approval or denial of the request. This recommendation is forwarded to the Planning & Development Committee of Council and to Town Council.]*
- g. **SKETCH PLAN APPROVAL REQUEST:** Request approval of Sketch Plan for Mathis Ferry Court, 8 detached single-family residential lots zoned R-2, Low Density Residential District, to be located on an approximately 3.17 tract of land comprised of two parcels described as follows:
- 1) an approximately 1.7 acre parcel of land, identified by TMS No. 514-12-00-025, and known as a portion of Lot 29 as depicted on a plat recorded by the Charleston County RMC Office in Book D, Page 180;
  - 2) an approximately 1.7 acre parcel of land, identified by TMS No. 514-12-00-026, and known as a portion of Lot 27 as depicted on a plat recorded by the Charleston County RMC Office in Book D, Page 180.
- [ACTION TO BE TAKEN: Planning Commission approves, approves with conditions, or denies the request.]*
- h. **ZONING REQUEST – PUBLIC HEARING; REZONING REQUEST – PUBLIC HEARING; IMPACT ASSESSMENT & CONCEPTUAL PLAN APPROVAL REQUEST:** **[Please see below for links to all documents associated with this request.]** Request to zone PD-CD, Planned Development – Conservation Design District, an approximately 8.5 acre parcel of land located near the end of Primus Drive; identified by TMS No. 578-00-00-004; and known as Tract 14, as depicted on an 1873 plat recorded by the Charleston County RMC Office in Book B, Page 046. Also request to rezone from CC, Community Conservation District, to PD-CD, an approximately 14.92 acre tract of land comprised of the nine parcels of land described below and including the 1.43 acre private right-of-way known as

Primus Drive. Note that all acreages referenced in this ad are taken from tax records and may differ from actual acreages.

- (1) an approximately 1.57 acre portion of an approximately 2.73 acre parcel of land located at 1164 Six Mile Road and identified as a portion of TMS No. 558-00-00-138;
- (2) an approximately 1.78 acre parcel of land located at 1160 Six Mile Road and identified by TMS No. 558-00-00-139;
- (3) an approximately 2.76 acre parcel of land located on Primus Drive and identified by TMS No. 558-00-00-140;
- (4) an approximately 1.21 acre parcel of land located on Primus Drive and identified by TMS No. 558-00-00-141;
- (5) an approximately 1.87 acre parcel of land located at 2239 Primus Drive and identified by TMS No. 558-00-00-142;
- (6) an approximately 1.30 acre parcel of land located on Primus Drive and identified by TMS No. 558-00-00-143;
- (7) an approximately 0.70 acre parcel of land located on Primus Drive and identified by TMS No. 558-00-00-144;
- (8) an approximately 1.48 acre parcel of land located at 2241 Primus Drive and identified by TMS No. 558-00-00-310; and
- (9) an approximately 0.82 acre parcel of land located on Primus Drive and identified by TMS No. 558-00-00-311.

*[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 of Council and Town Council.]*

**The following documents are associated with this request:**

- [Staff Report](#)
- [Application form](#)
- [Planned Development Guidelines](#)
- [Impact Assessment, Part 01](#) – All text except Appendices
- [Impact Assessment, Part 02](#) – Appendices 1 & 2, Parcels & Site Survey
- [Impact Assessment, Part 03](#) – Appendix 3, Conceptual Plan
- [Impact Assessment, Part 04](#) – Appendix 4, Drainage (26MB file size)
- [Impact Assessment, Part 05](#) – Appendices 5, & 6, Water and Sewer
- [Impact Assessment, Part 06](#) – Appendix 7, Traffic Analysis
- [Impact Assessment, Part 07](#) – Appendix 8, Coordination Letters

- i. **IMPACT ASSESSMENT & CONCEPTUAL PLAN APPROVAL REQUEST:** Request approval of Impact Assessment and Conceptual Plan for The Atlantic, a proposed development to contain 246 multi-family dwellings and approximately 14,000 square feet of retail use, to be located at 1558 Ben Sawyer Boulevard on an approximately 15.08 acre parcel of land identified by TMS No. 532-00-00-002. [*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 of Council and Town Council.*]
  
- j. **PRELIMINARY PLAT APPROVAL REQUEST:** Request approval of Preliminary Plat for Fishing Village at Dunes West, Phase 3A, 33 detached single-family residential lots zoned PD, Planned Development District, to be located on an approximately 10.16 acre portion of an approximately 41.02 acre parcel of land located at the intersection of S.C. Highway 41 and Harpers Ferry Way and identified as TMS No. 594-05-00-231. [*ACTION TO BE TAKEN: Planning Commission approves, approves with conditions, or denies the request.*]