



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

WEDNESDAY, MAY 22, 2019 - 5:00 P.M.

AGENDA

1. Roll call
2. Approval of the Agenda
3. Approval of [Minutes](#) from April 17th 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 \(interactive\)](#)

| Agenda Item: | 7.a. |
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| Request: | Proposal to amend Chapter 156 of the Mount Pleasant Code of Ordinances by adding a new section entitled Short Term Rentals. The purpose of this new section is to define and regulate the use of residential units as short term rentals in order to protect the integrity and character of the Town’s existing neighborhoods, as well as the health and safety of occupants of short term rental units. |
| 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/30690 |
| 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: | 7.b. |
| Request: | Proposal to amend Chapter 156 of the Mount Pleasant Code of Ordinances by removing Telecommunications Towers as a Special Exception in PI-2, Public Institutional-2 Zoning District, as provided in Section 156.118, and allowing them as a Conditional Use, subject to the Conditional Use Provisions in Section 156.117. Also proposed is to amend Section 156.118 to clarify the language pertaining to Telecommunications Towers for public or quasi-public service providers. |
| 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/30684 |
| 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: | 7.c. |
| Case #: | R-12-19 |
| Request: | To amend the Dunes West PD, Planned Development District Ordinance, adopted in 1990, to reduce the number of residential units in Park West by 2,030, from 5,281 to 3,251 units. |
| Location: | Park West |
| Parcel ID (TMS No.): | Applies to an approximately 1,250 acre tract of land comprised of multiple parcels and commonly known as Park West Development. |
| Type of Request: | PD Amendment |
| Public Hearing: | Required; To be held by Planning Commission |
| Total Acreage: | 1,250 acres |
| Application Link: | https://www.tompsc.com/DocumentCenter/View/30589 |
| Staff Report Link: | https://www.tompsc.com/DocumentCenter/View/30688 |

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| 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. |
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| Agenda Item: | 7.d. |
| Case #: | R-13-19 |
| Request: | To rezone one parcel from R-1, Single Family Residential District, to CC, Community Conservation District. |
| Location: | 1570 Mathis Ferry Road and known as Grace Bible Church |
| Parcel ID (TMS No.): | 559-00-00-080 |
| Type of Request: | Rezoning |
| Public Hearing: | Required; To be held by Planning Commission |
| Total Acreage: | 2.00 acres |
| Plat Recording Info: | Plat Book W, Page 143 |
| Application Link: | https://www.tompsc.com/DocumentCenter/View/30590 |
| Staff Report Link: | https://www.tompsc.com/DocumentCenter/View/30677 |
| 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. |

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| Agenda Item: | 7.e. |
| Case #: | R-14-19 |
| Request: | To rezone one parcel from NC, Neighborhood Commercial District, to R-1, Single Family Residential District. Current CB-OD, Coleman Boulevard Overlay District zoning to remain in place. |
| Location: | 1208 Schirmer Avenue |
| Parcel ID (TMS No.): | 532-07-00-143 |
| Type of Request: | Rezoning |
| Public Hearing: | Required; to be held by Planning Commission |
| Total Acreage: | 0.41 acres |
| Plat Recording Info: | Plat Book J, Page 111 |

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| Application Link: | https://www.tompsc.com/DocumentCenter/View/30591 |
| Staff Report Link: | https://www.tompsc.com/DocumentCenter/View/30675 |
| 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. |

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| Agenda Item: | 7.f. |
| Case #: | R-15-19 |
| Request: | To rezone one parcel from CC, Community Conservation District, to R-3, Medium Density Residential District. |
| Location: | 2183 Annie Laura Lane |
| Parcel ID (TMS No.): | 558-00-00-326 |
| Type of Request: | Rezoning |
| Public Hearing: | Required; to be held by Planning Commission |
| Total Acreage: | 0.33 acres |
| Plat Recording Info: | Plat Book BW, Page 018 |
| Application Link: | https://www.tompsc.com/DocumentCenter/View/30592 |
| Staff Report Link: | https://www.tompsc.com/DocumentCenter/View/30676 |
| Action to be Taken: | Planning Commission recommends approval or denial of the requests. This recommendation is forwarded to the Planning & Development Committee and Town Council. |

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| Agenda Item: | 7.g. |
| Request: | Request approval of extension of vesting period for Preliminary Plat that was approved on June 22, 2016 and received approval for a one-year extension on May 23, 2018, for 28 detached single-family residential lots zoned R-1, Low Density Residential District. |
| Location: | Off Rifle Range Road / Behind Scotts Creek |
| Type of Request: | Extension of vesting period |
| Public Hearing: | Not required |
| Request Link: | https://www.tompsc.com/DocumentCenter/View/30681 |
| Action to be Taken: | Planning Commission approves or denies the request. |

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| Agenda Item: | 7.h. |
| Request: | Approval of street name for the Retreat at Carolina Park. |
| Type of Request: | Street name approval |
| Public Hearing: | Not required |
| Application Link: | https://www.tompsc.com/DocumentCenter/View/30674 |
| Action to be Taken: | Planning Commission approves or denies the request. |

8. Other Business

a. Adoption of [Amended Bylaws](#)

9. 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.