

TO:	Ginger Harley
FROM:	Kelly Cousino
P.O.#	20150407
Acct. #	PC - 108289


02 April 2015

Post & Courier
134 Columbus Street
Charleston, SC 29403

Dear Ms. Harley:

Please run the following public hearing notice and QR code as a display ad in the Post & Courier on Tuesday, 7 April 2015. Please also send the affidavit of publication to this office.

Sincerely,


Kelly Cousino, AICP
Senior Planner

**PUBLIC HEARING
TOWN OF MOUNT PLEASANT
PLANNING COMMISSION**



The regularly scheduled April meeting of the Planning Commission will be held **at 5pm on Wednesday, April 22, 2015, Council Chambers, Mount Pleasant Municipal Complex, 100 Ann Edwards Lane** to consider the following public hearing items. Documents relating to the same are available for public inspection at the office of the Department of Planning & Development (temporarily located at 1355 Sweetgrass Basket Parkway) during normal business hours from 8:00 AM to 4:30 PM.

1. Request to amend the Dunes West Planned Development District ordinance by rezoning from DWR-1, Dunes West Low Density Residential District, to DWC, Dunes West Commercial District, an approximately 6.12 acre parcel of land located at the intersection of S.C. Highway 41 and Wood Park Drive, identified by TMS No. 594-05-00-219, and known as Dunes West Parcel 1, as depicted on a plat recorded by the Charleston County RMC Office in Book L08, Page 0151.
2. Request to rezone from R-1, Low Density Residential District, to R-2, Low Density Residential District, an approximately 0.4 acre parcel of land located at 1351 Fairmont Avenue; identified by TMS No. 532-06-00-216; and known as Lot 1, Block D, Moultrie Heights, as shown on a plat recorded by the Charleston County RMC Office in Book F, Page 254.
3. Request to amend the Dunes West Planned Development District ordinance by (i) reducing the maximum building height in the DWTC, Dunes West Town Center District, from 50 feet to 45 feet for only the five parcels described below, which are part of a proposed development known as Cambridge Square; and (ii) rezoning from DWRTH, Dunes West Townhouse Residential District; DWMF, Dunes West Multi-Family Residential District; and DWTC, Dunes West Town Center District; to DWMF and DWTC, an approximately 34.01 acre tract of land comprised of five parcels described as follows: 1) an approximately 4.34 acre parcel known as Cambridge Commons Park West Parcel 29, identified by TMS No. 594-16-00-520, and shown on a plat recorded by the Charleston County

RMC Office in Book L08, Page 0130; 2) an approximately 6.38 acre parcel known as Park West Parcel 16, identified by TMS No. 594-16-00-521, and shown on a plat recorded by the Charleston County RMC Office in Book L08, Page 0130; 3) an approximately 14.0 acre parcel known as Park West Parcel 14-B, identified by TMS No. 594-16-00-522, and shown on a plat recorded by the Charleston County RMC Office in Book L08, Page 0130; 4) an approximately 4.11 acre parcel known as Park West Parcel 14-A, identified by TMS No. 594-16-00-625, and shown on a plat recorded by the Charleston County RMC Office in Book EJ, Page 607; and 5) an approximately 5.18 acre parcel known as Park West Parcel 14-C, identified by TMS No. 594-16-00-626, and shown on a plat recorded by the Charleston County RMC Office in Book EJ, Page 607.

4. Proposal to amend Section 156.031 (B) of Chapter 156: Zoning Code of the Mount Pleasant Code of Ordinances by increasing the timeframe for submittal of any request to change the Zoning Regulations that also involves the text of a Development Agreement from 28 days to 56 days prior to the Planning Commission meeting at which it will be considered. Also, proposal to amend Chapter 157: Development Agreements by adding a new Section 157.045 specifying that proposed Development Agreement documents shall be submitted at least 56 days prior to the date of the first public hearing on such agreement.

The Planning Commission will also hold a special meeting **at 5pm on Tuesday, April 28, 2015, Council Chambers, Mount Pleasant Municipal Complex, 100 Ann Edwards Lane** to consider the following public hearing item. Documents relating to the same are available for public inspection at the office of the Department of Planning & Development (address above).

1. Proposal to amend certain provisions of Chapter 156: Zoning Code, of the Mount Pleasant Code of Ordinances, including, but not limited to: a) Section 156.104 Density; b) Section 156.305 Planned Development Districts; c) Section 156.318 UC-OD; Urban Corridor Overlay District; and d) Section 156.320 WG; Waterfront Gateway District. Other related sections of the Zoning Code may be amended, as the purpose of the Public Hearing is to review the possible elimination of certain bonus density allowances, the possible elimination of certain increased density allowances in Mixed Use Planned Development Districts, and the possible restriction of certain residential uses in the UC-OD. Also, proposal to amend Chapter 154: Municipal Impact Fees by removing Section 154.08 (D) (8) in its entirety, which will eliminate the provision allowing for a 50% reduction in Park and Recreation fees in certain instances.