



**PLANNING COMMISSION MEETING  
 MOUNT PLEASANT MUNICIPAL COMPLEX  
 COUNCIL CHAMBERS  
 WEDNESDAY, JANUARY 19, 2022 - 5:00 P.M.**

<p><b>TOOLBOX</b>  <a href="#">Comprehensive Plan</a>  <a href="#">Future Land Use Map</a>  <a href="#">Land Development Regulations</a>  <a href="#">Online Document Library</a>  <a href="#">Projects and Applications Map</a>  <a href="#">Use Table</a>  <a href="#">Zoning Code</a>  <a href="#">Zoning Map (interactive)</a></p>
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**AGENDA**

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from December 15<sup>th</sup> Meeting
4. [Update](#) on Planning Commission Recommendations
5. [General Correspondence](#)
6. General Public Comment
7. Requests

<b>Agenda Item: 7. a.</b>	
<b><a href="#">Zoning Case R-01-22 Correspondence</a></b>	
<b>Summary:</b>	Request to Annex and zone TH, Townhouse District, A tract of land located at 1131 Louise Terrace. Subject parcel is approximately 0.34-acres, identified by TMS Nos. 559-14-00-015. A request to Annex and zone TH, Townhouse District, the adjacent tract of land located at 1137 Louise Terrace, approximately 0.58-acres, identified by TMS Nos. 559-14-00-013 is forthcoming, yet not incorporated in this request.
<b>Ownership and Property Identification:</b>	1131 Louise Terrace, TMS No. 559-14-00-015
<b>Zoning Information:</b>	Property is currently zoned R-4, Low Density Residential District, in the County, located in the Mount Pleasant Overlay District
<b>Request and Public Hearing:</b>	Rezoning Request / Public Hearing Required
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/40151/R-01-22-Louise-Terrace-PCmmission-Presentation-">https://www.tompsc.com/DocumentCenter/View/40151/R-01-22-Louise-Terrace-PCmmission-Presentation-</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.</b>	
<b><u><a href="#">Zoning Case R-02-22</a></u></b>	
<b>Summary:</b>	Request to Amend Carolina Park PD, Planned Development District Ordinance, for a Seventh time. Proposed is to repeal and replace Exhibit B, entitled, Access to Highway 17 and Darrell Creek Trail, from the Planned Development District Development Standards. Amendment proposes replacement showing the new ingress/egress access connection designated “F”, located south of Carolina Park Boulevard. Also requested is to amend the Carolina Park DA, Development Agreement, to have two public hearings held by Town Council.
<b>Ownership and Property Identification:</b>	VCKH’s Magnolia LLC, TMS No. 540-00-00-035
<b>Zoning Information:</b>	PD, Planned Development- Carolina Park
<b>Request and Public Hearing:</b>	PD Amendment / Public Hearing Required to be held by Planning Commission.
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/40149/CP-PCmmission-Presentation-">https://www.tompsc.com/DocumentCenter/View/40149/CP-PCmmission-Presentation-</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval, approval with modifications, or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item: 7. c.</b>	
<b><u><a href="#">Zoning Case R-03-22</a></u></b>	
<b>Summary:</b>	Proposed request is two-fold. First is a request to rezone an approximately 0.16-acre tract of land from R-1, Low Density Residential District, to AB, Areawide Business District. Property is located at 1214 Chuck Dawley Boulevard and identified by TMS No. 535-16-00-009. Parcel is currently located in the BOD, Boulevard Overlay District. Proposed is to maintain the BOD. Second is a request to annex and zone AB, Areawide Business District, an approximately 0.68-acre adjacent tract of land, identified by TMS No. 535-16-00-008. Proposal includes a request to include this parcel in the

	BOD. Property is currently zoned R-4, Low Density Residential District, in the County.
<b>Ownership and Property Identification:</b>	Gertrude Gethers, Nathaniel William Gethers Jr. TMS Nos. 535-16-00-008, 535-16-00-009 <a href="#">Ownership Verification</a>
<b>Zoning Information:</b>	Property is currently zoned R-4, Low Density Residential District, in the County, located in the Mount Pleasant Overlay District.
<b>Request and Public Hearing:</b>	Rezoning Request / Public Hearing Required
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/40150/1214-Chuck-Dawley-PCmission-Presentation-">https://www.tompsc.com/DocumentCenter/View/40150/1214-Chuck-Dawley-PCmission-Presentation-</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. d.</b>	
<b>Summary:</b>	Proposed ordinance amendment to Zoning Code Section 156.313(E)(5)(b) OV-HD; Location of Accessory Structures and Section 156.433 Procedures. Text amendment proposed to clarify COA, Certificate of Appropriateness Approval and includes Landscaping regarding living fences in the purview of The Historic District Preservation Commission.
<b>Request and Public Hearing:</b>	Text Amendment / Public Hearing Required
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/40146/HDPC-Proposed-Draft-Text-Revisions-Staff Presentation">https://www.tompsc.com/DocumentCenter/View/40146/HDPC-Proposed-Draft-Text-Revisions-Staff Presentation</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval, approval with modifications, or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item: 7. e.</b>	
<b>Summary:</b>	Proposed ordinance amendment to Zoning Code Section 156.171, Schedule of off-street parking space requirements. Proposed is a text amendment to mandate that required parking spaces be free of charge to customers of commercial establishments.
<b>Request and Public Hearing:</b>	Text Amendment / Public Hearing Required
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/40145/Draft-Parking-Ordinance">https://www.tompsc.com/DocumentCenter/View/40145/Draft-Parking-Ordinance</a> <a href="#">Staff Presentation</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval, approval with modifications, or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item: 7. f.</b>	
<b>Summary:</b>	Proposed ordinance amendment to Zoning Code Sections 156.201(I)&(J) Text amendment proposes procedural changes to review requirements and approval process of Vision Corridors in Critical Line Buffers on Single-Family Residential lots, and to make allowances for facilities associated with Mount Pleasant Way.
<b>Request and Public Hearing:</b>	Text Amendment / Public Hearing Required
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/40144/CL-BufferVision-corridor-Draft-Text--">https://www.tompsc.com/DocumentCenter/View/40144/CL-BufferVision-corridor-Draft-Text--</a>
<b>Action to be Taken:</b>	Planning Commission recommends approval, approval with modifications, or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item: 7. g.</b>	
<b>Summary:</b>	Planning Commission discussion regarding zoning districts, in which storage facilities are a permitted or conditionally permitted use. Discussion needed on subject parcels meeting the indicated zoning criteria and where they are located within Town boundaries.
<b>Request and Public Hearing:</b>	Discussion Only / Public Hearing not Required
<b>Draft Text Link:</b>	Presentation to be made at meeting
<b>Action to be Taken:</b>	Discussion Item only, no action required.

**8. Other Business**

- a. [Adoption of 2022 Rules of Procedure](#)
- b. Election of Chair and Vice Chair

**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.