



**PLANNING COMMISSION MEETING
 MOUNT PLEASANT MUNICIPAL COMPLEX
 COUNCIL CHAMBERS
 WEDNESDAY, APRIL 20, 2022 - 5:00 P.M.**

<p>TOOLBOX Comprehensive Plan Future Land Use Map Land Development Regulations Online Document Library Projects and Applications Map Use Table Zoning Code Zoning Map (interactive)</p>
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AGENDA

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from March 23rd Meeting
4. [Update](#) on Planning Commission Recommendations
5. [General Correspondence](#)
6. General Public Comment
7. Requests

Agenda Item: 7. a.	R-07-22
Summary:	Request to rezone the parcel located at 653 Bank Street from R-1, Low-Density Residential District, to R-2, Low Density Residential District. Subject parcel is approximately 0.35-acres and identified by TMS No. 532-06-00-198
Request and Public Hearing:	Rezoning Request / Public Hearing Required; To be held by Planning Commission.
Staff Report:	653 Bank St. Presentation
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.

Agenda Item: 7. b.	<u>R-08-22</u>
Summary:	Request to rezone the parcel located at 1498 Old Rosebud Trail from R-1, Low Density Residential District, to RC-2, Rural Conservation -2 District. Subject parcel is in the Pepper Plantation Subdivision and consists of approximately 2.50-acres and identified by TMS No. 615-00-00-311. Parcel is not incorporated in the Pepper Plantation PD, Planned Development District, there is no request to do so at this time.
Request and Public Hearing:	Rezoning Request / Public Hearing Required; To be held by Planning Commission.
Staff Report:	<u>1498 Old Rosebud Trail Presentation</u>
Action to beTaken:	Planning Commission recommends approval, or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

Agenda Item: 7. c.	<u>Highway 17 North Retail Village IA/CP</u> WITHDRAWN BY STAFF
Summary:	Request to approve an Impact Assessment and Conceptual Plan for the properties located 3236 North Highway 17. Proposed Mixed-Use Development consists of approximately 14.6 acres comprised of eight parcels located on Highway 17 North (across from Lowes at Oakland) and identified by TMS Nos. 598-00-00-008, 598-00-00-010 through -012, 598-00-00-018, 598-00-00-020, 598-00-00-025 and 598-00-00-059. All parcels are zoned AB, Areawide Business District.
Request and Public Hearing:	Impact Assessment & Conceptual Plan / Public Hearing not Required
Staff Report:	N/A
Action to beTaken:	Planning Commission recommends approval, approval with conditions, or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

Agenda Item: 7. d.	SP-04-22
Summary:	Proposal for Sketch Plan approval for a subdivision to create nine lots on property zoned R-1, Low Density Residential District. Property is located on Hale Road, consists of approximately 5.41-acres, and is identified by TMS No. 560-12-00-070.
Request and Public Hearing:	Sketch Plan / Public Hearing not Required
Staff Report:	Staff Report- Hale Rd.
Action to be Taken:	Planning Commission approves, approves with conditions, or denies the request.

Agenda Item: 7. e.	SP-05-22
Summary:	Proposal for Sketch Plan approval for subdivision to create three lots on property zoned R-1, Low Density Residential District. Property is located at 964 Pine Hollow Road, consist of approximately 1.87-acres, and is identified by TMS No. 535-00-00-008.
Request and Public Hearing:	Sketch Plan / Public Hearing not Required
Staff Report:	Staff Report- 964 Pine Hollow
Action to be Taken:	Planning Commission approves, approves with conditions, or denies the request.

Agenda Item: 7. f.	Discussion Item
Summary:	A request at the March 2022 Planning Commission Meeting, effectively placed a discussion item on the current agenda. The discussion is regarding the current usage of abbreviated minutes, to document meetings, in comparison to the previously applied verbatim minutes.
Request and Public Hearing:	Discussion Item / Public Hearing not Required
Staff Report:	Discussion Presentation
Action to be Taken:	Planning Commission discussion only, no action required.

8. 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.