



PLANNING COMMISSION MEETING
 MOUNT PLEASANT MUNICIPAL COMPLEX
 COUNCIL CHAMBERS
 WEDNESDAY, JUNE 22, 2022 - 5:00 P.M.

AGENDA

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from May 18th Meeting
4. [Update](#) on Planning Commission Recommendations
5. [General 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](#)
[Zoning Map \(interactive\)](#)

Agenda Item: 7.a.	R-15-22	RECOMMENDED APPROVAL WITH CONDITIONS
Summary:	Request to amend the Central Mt. Pleasant PD, Planned Development. Proposed is to include three abutting parcels into the PD, Planned Development increasing the acreage by 2.23-acres within the Mixed-Use Center Tract. The three parcels requested to be incorporated are currently zoned AB, Areawide Business in the HNB-VR-OD, Hungryneck—Venning Road Overlay District Identified by TMS Nos. 559-00-00-171, 172, 173.	
Request and Public Hearing:	Planned Development Amendment / Public Hearing Required; To be held by Planning Commission.	
Staff Report:	Central Mt. Pleasant PD Amendment Staff Report	
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.	

Agenda Item: 7.b.	<u>R-16-22</u>	<u>WITHDRAWN BY APPLICANT</u> <u>CORRESPONDENCE</u>
Summary:	Request to establish a PD, Planned Development on the properties located at 1503 and 1513 Mathis Ferry Rd. Proposed is to aggregate three parcels totaling 9.53 acres, identified by TMS No. 559-00-00-073, currently zoned R-1, Low Density Residential District and TMS Nos. 559-00-00-072, 74, both currently zoned OP, Office Professional District.	
Request and Public Hearing:	Planned Development Request / Public Hearing Required; To be held by Planning Commission.	
Staff Report:	N/A	
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.	

Agenda Item: 7.c.	<u>Highway 17 North Retail Village IA/CP</u> RECOMMENDED APPROVAL WITH CONDITIONS	<u>Correspondence</u>
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:	<u>Highway 17 North Retail Village IA/CP Staff Report</u>	
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.	

Agenda Item: 7.d.	<u>SP-07-22</u>	DENIED
Summary:	Proposal for Sketch Plan approval for a subdivision to create six lots on property zoned R-1, Low Density Residential District. Property is located at 1374 Rifle Range Rd. consisting of approximately 1.90 - acres and is identified by TMS No. 560-05-00-17.	
Request and Public Hearing:	Sketch Plan / Public Hearing not Required	
Staff Report:	<u>Staff Report- 1374 Rifle Range Sketch Plan</u>	
Action to be Taken:	Planning Commission approves, approves with conditions, or denies the request.	

Agenda Item: 7.e.	<u>SP-08-22</u>	APPROVED WITH CONDITIONS
Summary:	Proposal for Sketch plan approval for a subdivision of 1170 Rifle Range Rd. creating one new lot. The 1.43-acre parcel identified by TMS No. 560-05-00-024 is requesting a Land Development Waiver from Chapter 155.047(C)(1)(b)(4)(d) Subdivision through an access easement, situating two R-1, Low Density Residential lots on this tract.	
Request and Public Hearing:	Sketch Plan / Public Hearing not Required	
Staff Report:	<u>Staff Report- 1170 Rifle Range Rd. Sketch Plan</u>	
Action to be Taken:	Planning Commission approves, approves with conditions, or denies the request.	

Agenda Item: 7.f.	Text Amendment- STR Ordinance DISCUSSION TO BE FORWARDED TO COMMITTEE	<u>Correspondence</u>
Summary:	Proposal to amend Sections 156.340 - 156.345 of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances, pertaining to Short Term Rentals. Proposed is to amend the entire ordinance to clean up outdated language, and to the clarify language related to the cap and how it is administered based on those already operating a STR. On June 6th Planning Committee reviewed the extents of this proposal and motioned that it be remanded back to the Planning Commission for input.	
Request and Public Hearing:	Text Amendment / Public Meeting; Public Hearing held May 18th	
Staff Report:	<u>Staff Presentation</u> <u>STR Draft Text- May 2022</u>	
Action to be Taken:	Public Meeting; Discussion	

Agenda Item: 7.g.	Discussion Item
Summary:	Presentation by Engineering and Development Services staff, detailing the Land Development approval process, as administered by the Development Review Team. Presentation will cover purview of both Town staff and Planning Commission in vesting Sketch Plans.
Request and Public Hearing:	Information Sharing / Public Hearing not Required
Staff Report:	<u>Staff Presentation</u>
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.