



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

WEDNESDAY, June 23, 2021 - 5:00 P.M.

AGENDA

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from March 24th 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.	
Zoning Case R-07-21	
Summary:	Request to rezone from OP, Office Professional, to AB, Areawide Business District, an approximately 1-acre tract of vacant land located on the corner of Highway 17 N and McKnight, identified by TMS No. 578-00-00-034. The parcel is located within the Sweetgrass Basket Overlay District. There is no request to change this designation.
Ownership and Property Identification:	Radwan Hallaba TMS No. 578-00-00-034
Zoning Information:	Current Zoning is OP (Office Professional) in the Sweetgrass Basket Overlay District
Request and Public Hearing:	Rezoning / Public Hearing Required; To be held by Planning Commission.
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/38094/062021-PLCmsn-Presentation-McKnight--Copy
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-08-21</u>	
Summary:	Request to annex and zone Dunes West PD, Planned Development District, an approximately 9.9-acre tract of land, parcel is located at 1572 Joe Rouse Rd. identified by TMS No. 583-00-00-008. Proposed is to designate the parcel, DW-PD R-3 within the PD, adhering to the development standards utilized by Covington Phase 1 and 2.
Ownership and Property Identification:	Daniel A. Martin 1572 Joe Rouse Rd. TMS No. 583-00-00-008
Request and Public Hearing:	Annexation and Zoning / Public Hearing Required; To be held by Planning Commission.
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/38095/062021-PLCmsn-Presentation-DW-PD--
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>SP-03-21</u>	
Summary:	426 Egypt Road- Sketch Plan and LDR Waiver requested. The proposal is to subdivide one (1) lot (approximately 0.97 acres) into two (2) Single Family residential lots. Also includes a request for a Waiver from the Land Development Regulations to subdivide of a private access easement.
Request and Public Hearing:	Sketch Plan and LDR Waiver Request/Public Hearing Not Required
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/38096/426-Egypt-Road-Staff-Report
Action to be taken:	Planning Commission approves, approves with conditions, or denies the request.

Agenda Item: 7.d.	
<u>SP-04-21</u>	
Summary:	Watts Park- Sketch Plan- Located at 1240 Six Mile Road (TMS 588-00-00-130) proposal to provide 28 R-1 Single Family lots on 11.68 acres.
Request and Public Hearing:	Sketch Plan / Public Hearing Not Required
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/38097/Staff-Report-Watts-ParkSketch-Plan
Action to be taken:	Planning Commission approves, approves with conditions, or denies the request.

Agenda Item: 7. e.	
Presentation:	Environmental Policy Overview and Watershed Planning
Type of Request:	Information sharing
Request and Public Hearing:	Presentation; Not Required
Staff Report Link:	https://www.tompsc.com/DocumentCenter/View/38098/Map-Exhibit
Action to be taken:	None; Discussion only

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