



**PLANNING COMMISSION MEETING
MOUNT PLEASANT MUNICIPAL COMPLEX
COUNCIL CHAMBERS
WEDNESDAY, AUGUST 24, 2022 - 5:00 P.M.**

AGENDA

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from July 20th Meeting
4. [Update](#) on Planning Commission Recommendations
5. [General Correspondence](#)
6. General Public Comment
7. Requests

RECOMMENDED APPROVAL

Agenda Item: 7.a.	R-17-22
Summary:	1619 HWY 41 Rezoning- Request to rezone from R-1, Low Density Residential District, to CC, Community Conservation District, an approximately 1.0-acre tract of land located at 1619 Highway 41, identified by TMS No. 583-00-00-109, and depicted on a plat recorded by the Charleston County ROD Office in Plat Book AB, Page 043.
Request and Public Hearing:	Rezoning Request / Public Hearing Required; To be held by Planning Commission.
Staff Report:	R-17-22 Staff Report
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.

RECOMMENDED APPROVAL

Agenda Item: 7.b.	Text Amendment
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 ordinance to create two separate permits, one that operates under four percent and rents under 72 days per year, and one that operates under six percent and rents over 72 days a year. Also proposed is to consider a fee increase for those operating at six percent.
Request and Public Hearing:	Text Amendment / Public Hearing Required; To be held by Planning Commission.
Staff Report:	<u>STR Draft Text</u> <u>STR Staff Presentation</u>
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.

RECOMMENDED APPROVAL

Agenda Item: 7.c.	<u>Impact Assessment/Conceptual Plan/Street Name Approval</u>
Summary:	Request to approve Impact Assessment, Conceptual Plan and Street Name for the properties located at 2233 and 2237 North Highway 17 (Between Home Depot and Christ Church Episcopal.) Proposed is to develop an approximately 8.48-acre shopping center and gas station. Proposed internal Street name is Holliday Farms Blvd. Property is further Identified by TMS Nos. 558-00-00-146 and 558-00-00-927. All parcels are zoned AB-2, Areawide Business-2 District
Request and Public Hearing:	Impact Assessment, Street Name Approval / Public Hearing not Required.
Staff Report:	<u>Holliday Farms IA/Conceptual Plan Staff Report</u>
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.d.	<u>SP-09-22</u> AGENDA ITEM REMOVED BY STAFF
Summary:	Request to subdivide an approximately 2.75-acre lot, proposing to create 5 lots located at 980 Pine Hollow Road. Property is currently zoned R-1, Low Density Residential District. Identified by TMS No. 535-00-00-004.
Request and Public Hearing:	Sketch Plan / Public Hearing not Required.
Staff Report:	<u>980 Pine Hollow Sketch Plan- Staff Report</u>
Action to be Taken:	Planning Commission approves, approves with conditions, or denies the request.

Agenda Item: 7.e.	EDS Presentation
Summary:	Presentation by Engineering and Development Services staff detailing Sketch Plan submittal requirements and Planning Commission purview.
Request and Public Hearing:	Information Sharing / Public Hearing not Required.
Staff Report:	<u>EDS Presentation- Sketch Plan Review</u>
Action to be Taken:	No action; Information Sharing

Agenda Item: 7.f.	Discussion
Summary:	Further discussion of permitted residential density. Planning Commission requested that staff review examples of permitted density in other areas and share information regarding current efforts on missing middle housing.
Request and Public Hearing:	Discussion / Public Hearing not Required.
Staff Report:	<u>Staff Presentation- Residential Density</u>
Action to be Taken:	No action; Information Sharing

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.

