



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

**WEDNESDAY, JULY 21, 2021, 5:00 P.M.**

**AGENDA**

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from June 23<sup>rd</sup> 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 \(interactive\)](#)

<b>Agenda Item: 7. a.</b>	
<a href="#">Rezoning R-9-21</a>	
<b>Summary:</b>	Request to rezone from NC, Neighborhood Commercial, to PI-2, Public Institutional-2 District, an approximately 0.13-acre parcel located at 210 Lucas St. identified by TMS No. 5171600056. The parcel is located in the Coleman Boulevard Overlay District. There is no request to change this designation. Mt. Pleasant Waterworks Pump Station 15 is housed on this site and proposing site improvements to the existing facility.
<b>Request and Public Hearing:</b>	Rezoning / Public Hearing Required; To be held by Planning Commission
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38373/R-9-21-Staff-Report">https://www.tompsc.com/DocumentCenter/View/38373/R-9-21-Staff-Report</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.b.</b>	
<b><u><a href="#">Rezoning R-10-21</a></u></b>	
<b>Summary:</b>	Request to amend the Oakland Plantation PD, Planned Development, (Ordinance No. 04014, as amended) To expand the Principal Uses permitted in ED, Economic Development Zoning within the Oakland PD. The requested amendment will permit Medical Office and General Office uses within ED Zoning within this PD.
<b>Request and Public Hearing:</b>	Planned Development Amendment/Public Hearing Required; To be held by Planning Commission
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38371/R-10-21--Innovation-Way-">https://www.tompsc.com/DocumentCenter/View/38371/R-10-21--Innovation-Way-</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>Summary:</b>	Presentation of Shem Creek Zoning District Revisions. In accord with the Study Advisory Committee appointed by Town Council and the recently adopted Comprehensive Plan, the Shem Creek Area Management Plan has produced a Draft of The Shem Creek Zoning District and serves to provide recommendations to address the critical needs of this area.
<b>Request and Public Hearing:</b>	Information sharing
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38370/Shem-Creek-District-Presentation">https://www.tompsc.com/DocumentCenter/View/38370/Shem-Creek-District-Presentation</a>
<b>Action to be Taken:</b>	None; Discussion only

<b>Agenda Item: 7. d.</b>	
<b>Presentation:</b>	Environmental Policy Overview and Watershed Planning Continued.
<b>Type of Request:</b>	Information sharing
<b>Request and Public Hearing:</b>	Presentation; Not Required
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38369/EDS-Environmental-Policy-Presentation">https://www.tompsc.com/DocumentCenter/View/38369/EDS-Environmental-Policy-Presentation</a>
<b>Action to be taken:</b>	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.