

**TOWN OF MOUNT PLEASANT, SOUTH CAROLINA
SPECIAL PLANNING COMMISSION
JULY 20, 2022
MINUTES**

[Meeting Recording](#)

[PowerPoint Presentation](#)


Present: Joseph Wren, Chair, Kathy Smith, Brett Bennett, Gary Davis, Bruce Koedding, Pam Ireland, Michael McCormick (entered at 12:05 pm)

Absent: George D. Gates, Bill Smyth


Staff: Christiane Farrell, Michele Reed, David Pagliarini, Kevin Mitchell, Liz Boyles, Peter Stone, Kevin Mitchell, Julianna Wright, Lynnette Lynes

Mr. Wren called the meeting to order at 12:03 pm.

1. Approval of the Agenda

 *Ms. Smith moved for approval of the agenda. Ms. Ireland seconded the motion. All in favor.*

2. Approval of [Minutes](#) from June 22nd Meeting

 *Ms. Smith moved for approval of the minutes. Ms. Ireland seconded the motion. All in favor.*

Mr. McCormick entered at this time (12:05 pm)

3. [Update](#) on Planning Commission Recommendations

 Mr. Stone reviewed Town Council decisions with the Commission.

4. [General Correspondence](#)

All correspondence received was linked to the agenda and distributed to the Commission.


5. General Public Comment


There being no comments, Mr. Wren continued with the agenda.


6. Requests

A. Discussion of Town's permitted residential density in commercial zoning districts. *Town Council approved placing this item on the July Planning Commission agenda. The discussion pertains to the Town's permitted residential density in commercial zoning districts, which is currently 12units/acre.*


 Ms. Reed reviewed staff comments with the Commission.


 The Commission discussed the density within the hubs and throughout the Town and if the density for areas outside the hubs should be reduced.

 *The Commission agreed that six units/acre may be appropriate, as well as adding a condition requiring it to be workforce housing only but would like staff to review and bring back more data to the commission to determine if this density would be appropriate. The Commission also would like to see staff's recommendation regarding missing middle housing.*

 *The Commission agreed to further discuss this issue at their August meeting.*

B. 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.

 Mr. Mitchell and Ms. Wright reviewed the Development Review Team approval process with the Commission.

 The Commission discussed approval of sketch plans and agreed that the application should be complete with all information required on the checklist is included with the application. They discussed if conditional approvals should be given or if the request should be denied because the information was not included.

The Commission agreed that the language in the Code of Ordinances regarding vested rights should be amended.

There being no further business, the meeting adjourned at 1:20 pm.

Submitted by,

L. Lynes

SpPlanComsn07202022