

**TOWN OF MOUNT PLEASANT, SOUTH CAROLINA
PLANNING COMMISSION
FEBRUARY 16, 2022
MINUTES**

[PowerPoint Presentation](#)

Present: Joseph Wren, Chair, George Gates, Bruce Koedding, Bill Smyth, Gary Davis, Kathy Smith, Pam Ireland, Brett Bennett (arrived at 6:02 pm)
Absent: Michael McCormick
Staff: Michele Reed, David Pagliarini, Peter Stone, Kevin Mitchell, Heidi Moeser, Lynnette Lynes

Mr. Wren called the meeting to order at 5:00 pm.

1. Approval of the Agenda

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

2. Approval of [Minutes](#) from January 19th Meeting

Ms. Smith moved for approval of the minutes. Mr. Gates seconded the motion. All in favor with Mr. Davis abstaining.

Mr. Bennett arrived at this time (5:02 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. **Zoning Case: R-04-22**, Request to Annex and zone TH, Townhouse District, A tract of land located at 1137 Louise Terrace. Subject parcel is approximately 0.58-acres, identified by TMS Nos. 559-14-00-013. Currently unincorporated in the County zoned R-4 Mount Pleasant Overlay District. TMS No. 559-14-00-013.

Mr. Stone reviewed staff comments with the Commission.

Mr. Chad McPeters, 1147 Carter Ave, suggested that the proposal would have a negative impact on the neighborhood. He expressed disappointment that the request for 1131 Louise Terrace was not denied by Town Council. He suggested that the same negative impacts noted for 1131 Louise Terrace are the same for this request. He asked that the request be denied.

Ms. Allison McAdams, 1125 Louise Terrace, stated that her property would be next to a restaurant and this development. She suggested that this project would be a detriment to the neighborhood. She suggested that the development would cause additional traffic. She suggested that the neighborhood should remain as a single-family residential neighborhood. She asked that the request be denied.

There being no further comments, Mr. Wren closed the public hearing.

Mr. Russ Seamon reviewed the request with the Commission.

Ms. Smith moved for denial of the request. Mr. Bennett seconded the motion. All in favor.

- B. **Zoning Case: R-05-22**, Request to amend Coaxum Tract PD, Planned Development, proposed is to update development guidelines to remain consistent with previously approved Conceptual Plan. Development consists of 20.45 acres and identified by TMS nos. 578-00-00-128, 129, 167, 178, 217.

Mr. Stone reviewed staff comments with the Commission.

The applicant stated that they are available to answer any questions.

There being no comments, Mr. Wren closed the public hearing.

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

- C. [SP-01-22](#), Request for Sketch Plan approval, 3543 Holmgren Street. identified by TMS No. 596-08-00-254, Proposed is to convert a portion of Darrell Creek Property Owners Association, Open Space to Single Family Residential Lot. Subject parcel is 0.82-acres. TMS No. 596-08-00-254

Mr. Mitchell reviewed staff comments with the Commission.

Ms. Stephanie Callahan, attorney for the HOA, reviewed the request with the Commission.

Ms. Smith moved for approval of the request including all staff comments. Mr. Bennett seconded the motion. All in favor.

- D. [SP-02-22, Request for Sketch Plan approval](#), 1481 and 1473 Simmons, an approximately 1.02-acre tract of land, Identified by TMS Nos. 532-09-00-202 and 532-09-00-201. Requested is to subdivide 1481 and 1473 Simmons, creating three R-1, Low Density, Single Family Residential lots. No request to change zoning. TMS No. 532-09-00-202

Ms. Moeser reviewed staff comments with the Commission.

Ms. Smith moved for approval including all staff comments. Ms. Ireland seconded the motion. All in favor.

There being no further business, the meeting adjourned at 5:47 pm.

Submitted by,
L. Lynes
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