



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

WEDNESDAY, JANUARY 20, 2021 - 5:00 P.M.

TOOLBOX

[Comprehensive Plan](#)
[Future Land Use Map](#)
[Land Development Regulations](#)
[Online Document Library](#)
[Projects and Applications Map](#)
[Use Table](#)
[Zoning Code \(PDF\)](#)
[Zoning Map \(interactive\)](#)

AGENDA

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from December 16th Meeting
4. [Update](#) on Planning Commission Recommendations
5. General Correspondence
6. General Public Comment
7. Requests



Agenda Item: 7.a.	
Rezoning Case R-01-21	
Summary:	Request to annex and zone R-4, Medium Density Residential District, an approximately 0.80-acre tract of land located at 1051 Theodore Road. Applicant also owns adjacent site at 1065 Theodore Road and wishes to zone the subject parcel in a similar fashion and adjust lot lines.
Ownership and Property Identification:	Nathaniel Hutchinson.1051 Theodore Road. TMS No. 614-00-00-259
Zoning Information:	Current Zoning is Charleston County Single Family Residential (R-4)
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/36188
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.	
Rezoning Case R-02-21	
Summary:	Request to rezone from AB, Areawide Business District, to PI-2, Public Institutional-2 District, an approximately 4.87-acre tract of land located at 1277 Chuck Dawley Boulevard. The parcel is also located within the Boulevard Overlay District and there is no request to change this designation. Proposed rezoning will update the designation to more closely resemble the use and activities performed on site.
Ownership and Property Identification:	Dominion Energy/Barry McDonald. 1277 Chuck Dawley Boulevard. TMS No. 560-01-00-002
Zoning Information:	Current Zoning is AB, Areawide Business District; Proposed is to rezone to PI-2, Public Institutional-2 District. Property is proposed to remain in the 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/36187
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.c.	
Zoning Case R-03-21	
Summary:	Request to amend the l'On PD, Planned Development District Ordinance, by increasing the allowable residential unit allocation by 13 units, to increase the total allowable residential units for l'On from 762 to 775 units with all unutilized units being allocated to the property located at Jane Jacobs Street, bearing TMS No. 535-06-00-652. Further, there is a request included relocate Civic Lot CV-8 and to restrict its use so that it may be used only by the l'On Assembly and its members for l'On sponsored activities and that no more than (1) building or other structure can be constructed on Lot CV-8, which single building

	or other structure shall not exceed 1,000 square feet in total floor area.
Ownership and Property Identification:	I'On Company, LLC. Jane Jacobs Street. TMS No's. 535-06-00-652 and 535-06-00-877
Zoning Information:	Current Zoning is PD, Planned Development District
Request and Public Hearing:	Text Amendment / Public Hearing Required; To be held by Planning Commission
Staff Report Link:	https://www.tompssc.com/DocumentCenter/View/36190
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.
I'On Correspondence	

Agenda Item: 7.d.	
Rezoning Case R-04-21	
Summary:	Request to annex and zone R-2, Low Density Residential District, an approximately 11.54-acre tract of land located at 1240 Six Mile Road and known as Watts Mobile Home Park. Parcel is not proposed to be included in the SB-OD, Sweetgrass Basket Overlay District. The applicant proposes redevelopment of the site with approximately 32 single family detached residences subject to the Town's R-2 standards (which allows for 8,000 sf lots).
Ownership and Property Identification:	Watts Park, Inc. 1240 Six Mile Road. TMS No. 558-00-00-130
Zoning Information:	Current Zoning is S-3, Special Management-3 District and OD-MP-SBA, Mount Pleasant Overlay District. Proposed is R-2, Single family residential in the Town.
Request and Public Hearing:	Annexation and Zoning / Public Hearing Required; To be held by Planning Commission
Staff Report Link:	https://www.tompssc.com/DocumentCenter/View/36189
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.e. Note – Draft Text to be Added – Currently a Placeholder
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 entire ordinance to address several concerns, including but not limited to such things as lowering the maximum number of allowed short term rentals, annual renewal requirements and submittal processes, and violations and penalties for noncompliance.
Request and Public Hearing:	Text Amendment / Public Hearing Required; To be held by Planning Commission
Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/36194
Action to be Taken:	Planning Commission recommends approval, approval with modifications or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

Agenda Item:	7.f.
Request:	To approve street name for existing easement off Bank Street, to be named Linnea Lane.
Type of Request:	Street Name Approval
Public Hearing:	Not required
Application Link:	https://www.tompsc.com/DocumentCenter/View/36183
Action to be Taken:	Planning Commission approves or denies the request.

8. Other Business

- a.) Adoption of [2021 By-Laws](#)
- b.) Election of Chair and Vice Chair

9. 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.