



**PLANNING COMMISSION MEETING  
 NOTICEMOUNT PLEASANT MUNICIPAL  
 COMPLEX COUNCIL CHAMBERS  
 WEDNESDAY, April 21, 2021 - 5:00 P.M.**

**NOTE: All correspondence can be emailed to [planning@tompsc.com](mailto:planning@tompsc.com) and must be received no later than Thursday, April 15<sup>th</sup>**

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

**AGENDA**

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from March 24<sup>th</sup> Meeting
4. [Update](#) on Planning Commission Recommendations
5. [General Correspondence](#)
6. General Public Comment
7. Requests



<b>Agenda Item: 7.a.</b>	
<b><u>Zoning Case R-06-21</u></b>	
<b>Summary:</b>	Request to amend the Carolina Park PD, Planned Development District Ordinance, to allow for a maximum 130 Workforce Housing Units. Request to amend Section IV.156.104, Density to allow for increase in overall number of residential units from 2030 to 2160
<b>Ownership and Property Identification:</b>	Lerato, LLC. Located off Faison Road. Approximately 12.66-acre portion of TMS No. 598-03-00-344
<b>Zoning Information:</b>	Current Zoning is PD, Planned Development District. Within the PD the subject parcel is designated CPI, Carolina Park Industrial Uses.
<b>Request and Public Hearing:</b>	PD Amendment/ Public Hearing Required; To be held by Planning Commission
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/37204/CP-WFH-Staff-Report">https://www.tompsc.com/DocumentCenter/View/37204/CP-WFH-Staff-Report</a>
<b>Action to be taken:</b>	Planning Commission recommends approval, approval with conditions, or denial of the request. This recommendation is forwarded to Planning Committee and Town Council.

<b>Agenda Item: 7.b.</b>	
<b><u><a href="#">SP-02-21 Porchers Bluff Sketch Plan/LDR Waiver</a></u></b>	
<b>Summary:</b>	Land Development Regulation Waiver Request. Subject Property TMS #600-00-00-032 Porchers Bluff Road. Requests a waiver be granted by Planning Commission to permit Subdivision off Access Easement.
<b>Request and Public Hearing:</b>	LDR Waiver Request/Public Hearing Not Required
<b>Staff Report Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/37205/PB-LDR-Waiver">https://www.tompsc.com/DocumentCenter/View/37205/PB-LDR-Waiver</a>
<b>Action to be taken:</b>	Planning Commission approves, approves with conditions, or denies the request.

<b>Agenda Item: 7. c.</b>	
<b>Presentation:</b>	Environmental Policy Overview and Watershed Planning
<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/37214/Document1">https://www.tompsc.com/DocumentCenter/View/37214/Document1</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