



**PLANNING COMMISSION MEETING  
MOUNT PLEASANT MUNICIPAL COMPLEX  
COUNCIL CHAMBERS  
WEDNESDAY, FEBRUARY 15, 2023 - 5:00 P.M.**

**AGENDA**

1. Roll Call
2. Approval of the Agenda
3. Approval of Minutes from January 18<sup>th</sup> [regular meeting](#) and [special meeting](#)
4. [Update](#) on Planning Commission Recommendations
5. [General Correspondence](#)
6. General Public Comment
7. Requests

Agenda Item: 7.a.	Text Amendment
<b>Summary:</b>	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 increasing the parking requirements for STR properties, implementing minimum night rental requirements, increasing the application fees for whole-house rentals, including civil penalties for violations, and limiting the number of permits allowed per property owner.
<b>Request and Public Hearing:</b>	Text Amendment / Public Hearing Required; To be held by Planning Commission
<b>Staff Report:</b>	<a href="#">STR Draft Ordinance</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>SP-01-23</u> WITHDRAWN BY STAFF</b>
<b>Summary:</b>	Review of Sketch Plan for 1374 Rifle Range Rd. Request to subdivide an approximately 1.97-acre parcel, to create five lots. Property is currently zoned R-1, Low Density Residential District. Further identified by TMS No. 560-05-00-017.
<b>Request and Public Hearing:</b>	Sketch Plan / Public Hearing not Required.
<b>Staff Report:</b>	<a href="#"><u>Staff Report</u></a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with modifications, or denies the request.

<b>Agenda Item: 7.c.</b>	<b><u>SP-02-23</u></b>
<b>Summary:</b>	Review of Sketch Plan for Edwards Park Phase 2. Request to subdivide an approximately 1.86 -acre parcel into five single-family residential lots and 1 HOA lot. Property is currently zoned R-2, Low Density Residential District. Further identified by TMS No. 532-10-00-340
<b>Request and Public Hearing:</b>	Sketch Plan & LDR Waiver Request / Public Hearing not Required.
<b>Staff Report:</b>	<a href="#"><u>Staff Report</u></a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with modifications, or denies the request.

<b>Agenda Item: 7.d.</b>	<b><u>SP-03-23</u> WITHDRAWN BY STAFF</b>
<b>Summary:</b>	Review of Sketch Plan for Willow Pond Subdivision. Request to subdivide an approximately 11.54-acre tract of land, to create 13 single-family residential lots. Property is currently zoned CC, Community Conservation District. Identified by TMS Nos. 578-00-00-060, 578-00-00-061, 578-00-00-319, 578-00-00-318, 578-00-00-057
<b>Request and Public Hearing:</b>	Sketch Plan / Public Hearing not Required.
<b>Staff Report:</b>	<a href="#"><u>Staff Report</u></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.d.</b>	<b>Discussion Item <a href="#">Correspondence</a></b>
<b>Summary:</b>	Further discussion on the proposed Mixed Neighborhood Floating Zoning as previously presented at the January 18th Special Planning Commission Meeting
<b>Request and Public Hearing:</b>	Discussion Item / Public Hearing not required.
<b>Action to be Taken:</b>	None required; discussion only

**8. Other Business**

- a. **Board Training Session**
- b. [Adoption of 2023 Rules of Procedure](#)  
[Correspondence](#)

**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.

**TOOLBOX**

[Comprehensive Plan](#)

[Future Land Use Map](#)

[Land Development Regulations](#)

[Online Document Library](#)

[Projects and Applications Map](#)

[Use Table](#)

[Zoning Code](#)

[Zoning Map \(interactive\)](#)

[Recusal Form](#)