



**PLANNING COMMISSION MEETING
MOUNT PLEASANT MUNICIPAL COMPLEX
COUNCIL CHAMBERS
WEDNESDAY, MARCH 22, 2023 - 5:00 P.M.**

AGENDA

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from February 15th Meeting
4. [Update](#) on Planning Commission Recommendations
5. [Correspondence](#)
6. General Public Comment
7. Requests

Agenda Item: 7.a.	R-01-23
Summary:	Request to amend the Patriots Point PD, Planned Development, specifically pertaining to the Charleston Harbor Resort and Marina, located on approximately 23-acres fronting the Charleston Harbor at the terminus of Patriots Point Rd. Proposal to allow for an additional 133 hotel units for a total of 350 hotel units development wide. The subject properties are further identified by TMS Nos. 517-00-00-002, 517-00-00-119, 517-00-00-106 and 517-00-00-107.
Request and Public Hearing:	Planned Development Amendment / Public Hearing Required
Staff Report:	R-01-23- Staff Report
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.b.	<u>R-02-23</u>
Summary:	Request to Rezone NC, Neighborhood Commercial District, a 1.57- acre tract of vacant land, located on the corner of Bowman Rd and Hospital Dr. Property is currently Zoned OP, Office Professional. Property is further identified by TMS No. 559-00-00-070 and indicated on a plat recorded by the Charleston County ROD Office in Plat Book L11, Page 0222
Request and Public Hearing:	Rezoning Request / Public Hearing Required.
Staff Report:	<u>R-02-23 Staff Report</u>
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.	<u>R-03-23</u>
Summary:	Request to Rezone AB-2, Areawide Business-2 District, a 0.64-acre property, located at 479 Long Point Road. Property is currently Zoned AB, Areawide Business District. Property may be further identified by TMS No. 537-00-00-006 and may be referenced on a plat recorded by the Charleston County ROD Office in Plat Book BJ, Page 65
Request and Public Hearing:	Rezoning Request / Public Hearing Required.
Staff Report:	<u>R-02-23 Staff Report</u>
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.d.	<u>R-04-23</u>
Summary:	Request to Annex and Zone AB, Areawide Business District, a 1.51- acre parcel, located on Ira Rd. Property is currently unincorporated in the County, with a commercial designation. This parcel is further identified by TMS No. 559-13-00-004 and may be referenced on a plat recorded by the Charleston County ROD Office in Plat Book F, Page 95.
Request and Public Hearing:	Rezoning Request / Public Hearing Required.
Staff Report:	<u>R-04-23 Staff Report</u>
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.	<u>SP-04-23</u>
Summary:	Review of Sketch Plan for 638 Royall Ave and 532 Reid Street. Request to modify two lots, totaling approximately .94 -acres. There is no proposal for a net gain of lots. Property is currently zoned R-1, Low Density Residential District. Further identified by TMS Nos. 532-09-00-135 and 532-09-00-165
Request and Public Hearing:	Sketch Plan & LDR Waiver Request / Public Hearing not Required.
Staff Report:	<u>Staff Report</u>
Action to be Taken:	Planning Commission approves, approves with modifications, or denies the request.

Agenda Item: 7.f.	<u>SP-05-23</u>
Summary:	Review of Sketch Plan for 642 Sparks St. Request to subdivide an approximately 1.44 -acre parcel, providing an access easement, requiring a LDR Waiver. Property is currently zoned R-2, Low Density Residential District. Further identified by TMS No. 535-04-00-011
Request and Public Hearing:	Sketch Plan & LDR Waiver Request / Public Hearing not Required.
Staff Report:	<u>Staff Report</u>

Action to be Taken:	Planning Commission approves, approves with modifications, or denies the request.
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Agenda Item: 7.g.	EDS Presentation- Water Quality
Summary:	A presentation by the Town’s Environmental Manager, highlighting the importance of water quality and the Town's monitoring efforts and results.
Request and Public Hearing:	Information Sharing / Public Hearing Not Required.
Staff Report:	Staff Presentation
Action to be Taken:	None; Discussion Item only

8. Other Business

- a. [Adoption of 2023 Rules of Procedure](#)

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](#)