



**PLANNING COMMISSION MEETING
MOUNT PLEASANT MUNICIPAL COMPLEX
COUNCIL CHAMBERS
WEDNESDAY, MAY 18, 2022 - 5:00 P.M.**

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AGENDA

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from April 20th Meeting
4. [Update](#) on Planning Commission Recommendations
5. [General Correspondence](#)
6. General Public Comment
7. Requests

Agenda Item: 7. a.	R-09-22 RECOMMENDED APPROVAL
Summary:	Request to rezone six Mount Pleasant Waterworks Pump Stations from current PD, Planned Development zonings to PI-1, Public Institutional 1. Pump Station 31, currently zoned PD, Planned Development located at 2904 Tradewind Dr. identified by TMS no. 580-03-00-032. Pump Station 90, currently zoned PD, Planned Development located at 720 Belle Hall Parkway identified by TMS no. 537-08-00-006. Pump Station 103, currently zoned PD, Planned Development located at 3148 Pignatelli Crescent, identified by TMS no. 594-06-00-113. Pump Station 104, currently zoned PD, Planned Development, located at 2999 Pignatelli Crescent, identified by TMS no. 594-06-00-008. Pump Station 110, currently zoned PD, Planned Development located at 2242 Stones Throw Ln. identified by TMS no. 583-10-00-002. Pump Station 129, currently zoned PD, Planned Development located at 3500 Bessemer Rd. Identified by TMS no. 594-16-00-256.
Request and Public Hearing:	Rezoning Request / Public Hearing Required; To be held by Planning Commission.
Staff Report:	R-09-22- MPW Staff Presentation
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.	R-10-22 RECOMMENDED APPROVAL
Summary:	Request to rezone from NC, Neighborhood Commercial District, to R-4, Medium-Density Residential District, a 0.13-acre parcel located at 110 Pitt St. in the OV-HD; Old Village Historic District Overlay, with no request to be removed from that designation. Identified by TMS No. 532-01-00-088.
Request and Public Hearing:	Rezoning Request / Public Hearing Required; To be held by Planning Commission.
Staff Report:	R-10-22- 110 Pitt St. Staff Presentation
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.	R-11-22 RECOMMENDED DENIAL
Summary:	Request to rezone two adjoining parcels from LO, Limited Office to NC, Neighborhood Commercial District. Located at 763 and 767 Long Point Rd. identified by TMS nos. 556-00-00-364 and 556-00-00363, parcels are 0.64-acres in aggregate. Parcels are located within the HC-OD; Joint Town/County Highway Corridor Overlay District with no request to be removed.
Request and Public Hearing:	Rezoning Request / Public Hearing Required; To be held by Planning Commission.
Staff Report:	R-11-22- 763/767 Long Point Rd. Staff Presentation
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.	R-12-22 RECOMMENDED DENIAL
Summary:	Request to rezone from AB, Areawide Business to AB-2, Areawide Business 2. A vacant .50-acre parcel located at 1116 Graddick Rd. Identified by TMS No. 559-00-00-002.
Request and Public Hearing:	Rezoning Request / Public Hearing Required; To be held by Planning Commission.
Staff Report:	R-12-22- 1116 Graddick Rd. Staff Presentation
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>R-13-22</u> RECOMMENDED DENIAL
Summary:	Request to rezone a 4.0-acre grouping of parcels to R-3 Medium Density Residential. Property located at 1156 Russell Dr. identified by TMS no. 532-03-00-022 is currently zoned R-1 Low Density Residential, requesting to rezone to R-3 Medium Density Residential. Parcels identified by TMS nos. 532-03-00-031, 532-03-00-030, 532-03-00-107 all currently zoned R-2 Low Density Residential District requesting rezoning to R-3 Medium Density Residential as well.
Request and Public Hearing:	Rezoning Request / Public Hearing Required; To be held by Planning Commission.
Staff Report:	<u>R-13-22- 1156 Russell Dr. Staff Presentation</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. f.	<u>R-14-22</u> RECOMMENDED DENIAL
Summary:	Request to Annex and zone R-2 Low Density Residential, property located at 1110 Chuck Dawley. Identified by TMS no. 532-04-00-004 the 2.79-acre parcel is partially unincorporated with remaining portion currently Zoned NC, Neighborhood Commercial District.
Request and Public Hearing:	Rezoning Request / Public Hearing Required; To be held by Planning Commission.
Staff Report:	<u>R-14-22- 1110 Chuck Dawley- Staff Presentation</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. g.	<u>R-15-22</u> WITHDRAWN BY APPLICANT <u>Correspondence</u>
Summary:	Request to rezone R-4, Medium Density Residential District an approximately 0.26-acre parcel, located at 506 Live Oak Dr. Identified by TMS No. 517-16-00-052. Parcel is currently zoned AB, Areawide Business.
Request and Public Hearing:	Rezoning Request / Public Hearing Required; To be held by Planning Commission.
Staff Report:	<i>To be added on or before Wednesday, May 11th</i>
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. h.	Text Amendment RECOMMENDED DENIAL
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 clean up outdated language, and to the clarify language related to the cap and how it is administered based on those already operating a STR.
Request and Public Hearing:	Text Amendment / Public Hearing Required; To be held by Planning Commission.
Staff Report:	<u>STR Amendment- Draft Text</u> <u>STR Staff Presentation</u>
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. i.	<u>SP-04-22</u> RECOMMENDED APPROVAL
Summary:	Proposal for Sketch Plan approval for a subdivision to create nine lots on property zoned R-1, Low Density Residential District. Property is located on Hale Road, consists of approximately 5.41-acres, and is identified by TMS No. 560-12-00-070.
Request and Public Hearing:	Sketch Plan / Public Hearing not Required
Staff Report:	<u>0 Hale Rd. Sketch Plan- Staff Report</u>
Action to be Taken:	Planning Commission approves, approves with conditions, or denies the request.

Agenda Item: 7. j.	<u>SP-06-22</u> RECOMMENDED APPROVAL
Summary:	Proposal for Sketch plan approval for a subdivision of 1433 Hale Rd. a 2.0-acre parcel identified by TMS No. 560-12-00-053. Requested is to create a total of 3 R-1, Low Density Residential lots.
Request and Public Hearing:	Sketch Plan / Public Hearing not Required
Staff Report:	<u>1433 Hale Rd. Sketch Plan- Staff Report</u>
Action to be Taken:	Planning Commission approves, approves with conditions, or denies the request.

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.