



**PLANNING COMMISSION MEETING  
MOUNT PLEASANT MUNICIPAL COMPLEX  
COUNCIL CHAMBERS  
WEDNESDAY, MAY 24, 2023 - 5:00 P.M.**

**AGENDA**

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from April 19<sup>th</sup> Meeting
4. [Update](#) on Planning Commission Recommendations
5. [Correspondence](#)
6. General Public Comment
7. Requests

<b>Agenda Item: 7.a.</b>	<a href="#"><b>R-05-23</b></a>
<b>Summary:</b>	Proposal to Rezone multiple parcels under the ownership of Olive Branch AME, approximately totaling 5.5-acres indicated by TMS Nos. 558-00-00-922, 558-00-00-158 and a portion of 558-00-00-161. Parcels are currently zoned R-1, Low Density Residential District, requesting a zoning of PI-1, Public Institutional-1 District. The remaining 1-acre portion of TMS No. 558-00-00-161 is proposed to be incorporated into the Indigo Square PD, Planned Development. Incorporation of this portion of property will require an amendment to the PD, Planned Development, Conceptual Plan, and allowable commercial square footage development wide.
<b>Request and Public Hearing:</b>	Rezoning and Planned Development Amendment / Public Hearing Required
<b>Staff Report:</b>	<a href="#"><u>R-05-23- 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.b.</b>	<a href="#"><u>R-06-23</u></a>
<b>Summary:</b>	Request to Rezone five parcels, addressed as 1329, 1287, 1303 and 1307 Porcher’s Bluff Road, all under the ownership of St. Peter’s Church, from R-1, Low Density Residential District to CC, Community Conservation District. Parcels are located off Porcher’s Bluff and indicated by TMS Nos. 578-00-00-198, 578-00-00-181, 578-00-00-182, 578-00-00-184, 578-00-00-320. Additionally, there is a request to Annex and Zone the same, an unincorporated parcel contiguous to this tract of land. This parcel is further identified by TMS No. 578-00-00-179. In total, assigning CC, Community Conservation District Zoning to approximately 12.55-Acres of land, with no request to modify overlay designations.
<b>Request and Public Hearing:</b>	Rezoning Request / Public Hearing Required.
<b>Staff Report:</b>	<a href="#"><u>R-06-23 Staff Report</u></a>
<b>Action to be Taken:</b>	Planning Commission recommends approval or denial of the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

<b>Agenda Item: 7.c.</b>	<a href="#"><u>SP-09-23</u></a>
<b>Summary:</b>	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
<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>	<a href="#"><u>SP-10-23</u></a>	<b>WITDRAWN BY APPLICANT</b>
<b>Summary:</b>	Review of Sketch Plan for 1374 Rifle Range Rd. Request to subdivide an approximately 1.97-acre parcel, to create 5 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 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.e.</b>	<b>Discussion on Hubs</b>	
<b>Summary:</b>	Further discussion on outstanding questions related to Hubs and Redevelopment Centers, specifically pertaining to the organization of new Zoning Districts and their corresponding Use Regulations, detailed in the Town's Zoning Code Rewrite.	
<b>Request and Public Hearing:</b>	Discussion / Public Hearing not Required.	
<b>Staff Report:</b>	<a href="#"><u>Material for Discussion</u></a>	
<b>Action to be Taken:</b>	None/ Information Sharing for Discussion only.	

## 8. Adjourn

NOTE: All correspondence can be emailed to [planning@tompsc.com](mailto:planning@tompsc.com) and must be received no later than Thursday, May 18th, 2023, to be forwarded to the Board.

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](#)