



**PLANNING COMMISSION MEETING  
MOUNT PLEASANT MUNICIPAL COMPLEX  
COUNCIL CHAMBERS  
WEDNESDAY, AUGUST 23, 2023 - 5:00 P.M.**

**AGENDA**

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from June 21<sup>st</sup> Meeting
4. [Update](#) on Planning Commission Recommendations
5. [Correspondence](#)
6. General Public Comment
7. Requests

**Recommended Approval**

<b>Agenda Item: 7.a.</b>	<a href="#">R-07-23</a>
<b>Summary:</b>	Proposal to amend the Central Mt. Pleasant PD, Planned Development. Requested amendment specifically applies to a 22.69-acre tract of land made up of two parcels in the Neighborhood Tract, identified by TMS# 560-00-00-068 and 560-00-00-066. Proposed amendment would conditionally allow up to 109 CCRC, Continuing Care Retirement Community units within the existing CCRC.
<b>Request and Public Hearing:</b>	PD Amendment / Public Hearing Required.
<b>Staff Report:</b>	<a href="#">R-07-23 Staff Report</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.

**Recommended Approval**

<b>Agenda Item: 7.b.</b>	<a href="#"><u>R-08-23</u></a>
<b>Summary:</b>	Proposal to amend the Central Mt. Pleasant PD, Planned Development, specifically assigning Gym/Athletic Club as a permitted use within the Mixed-Use Center boundaries of the Central Mt. Pleasant PD, as exhibited in the Developments adopted Zoning Map. Parking standards associated with this newly proposed use have also been established in this request.
<b>Request and Public Hearing:</b>	PD Amendment / Public Hearing Required.
<b>Staff Report:</b>	<a href="#"><u>R-08-23 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.

**Recommended Approval**

<b>Agenda Item: 7.c.</b>	<a href="#"><u>R-09-23</u></a>
<b>Summary:</b>	Request to Rezone CC, Community Conservation, a vacant 1.5- acre parcel located on Rifle Range Road, Property is currently zoned R-1, Low Density Residential, and further identified by TMS# 558-00-00-017, indicated on a plat recorded by the Charleston County ROD Office in Plat Book T, Page 058.
<b>Request and Public Hearing:</b>	Rezoning Request / Public Hearing Required.
<b>Staff Report:</b>	<a href="#"><u>R-09-23 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.

**Recommended Approval**

<b>Agenda Item: 7.d.</b>	<a href="#"><u>R-10-23</u></a>
<b>Summary:</b>	Request to Zone CC, Community Conservation and Amend the Comprehensive Plan's Future Land Use designation of a 1.25- acre unincorporated parcel, located on Joseph Glover Road, identified by TMS# 583-00-00-276. Applicant is requesting the corresponding Settlement Community Future Land Use designation.
<b>Request and Public Hearing:</b>	Zoning and Comprehensive Plan Amendment / Public Hearing Required.
<b>Staff Report:</b>	<a href="#"><u>R-10-23 Staff Report</u></a>
<b>Action to be Taken:</b>	Planning Commission approves or denies the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

**Recommended Approval**

<b>Agenda Item: 7.e.</b>	<b>Text Amendment</b>
<b>Summary:</b>	Proposal to amend Chapter 156.430, standards that govern the Historic District Preservation Commission, modification to policies as they relate to organization and membership.
<b>Request and Public Hearing:</b>	Text Amendment / Public Hearing Required.
<b>Staff Report:</b>	<a href="#"><u>Proposed Text Amendment</u></a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with modifications, or denies the request. This recommendation is forwarded to the Planning & Development Committee and Town Council.

**Approved**

<b>Agenda Item: 7.f.</b>	<a href="#"><u>SP-11-23</u></a>
<b>Summary:</b>	Review of a Sketch Plan for 2.3-acre parcel located on the corner of Rifle Range Rd. and Venning Rd. Request to subdivide parent parcel to create 3 Single-Family Residential lots, property is located within the Seaside Farm PD.
<b>Request and Public Hearing:</b>	Sketch Plan Request / Public Hearing not Required.
<b>Staff Report:</b>	<a href="#"><u>SP-11-23 Staff Report</u></a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with modifications, or denies the request.

**Approved**

<b>Agenda Item: 7.g.</b>	<b><u><a href="#">Vested Rights Extension- 734 Dupre Lane Sketch Plan</a></u></b>
<b>Summary:</b>	Request for an extension of Vested Rights for a Sketch Plan previously approved by Planning Commission in August of 2021. Approval granted to 734 Dupre Ln. created three single-family lots, with an LDR Waiver vesting ingress/egress from an access easement.
<b>Request and Public Hearing:</b>	Vested Rights Extension Request / Public Hearing not Required.
<b>Staff Report:</b>	<u><a href="#">Staff Report</a></u>
<b>Action to be Taken:</b>	Planning Commission approves, approves with modifications, or denies the request.

## 8. Adjourn

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

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](#)