

PLANNING COMMISSION MEETING
 MOUNT PLEASANT MUNICIPAL COMPLEX
 COUNCIL CHAMBERS
 WEDNESDAY, SEPTEMBER 22, 2021, 5:00 P.M.

<p>TOOLBOX Comprehensive Plan Future Land Use Map Land Development Regulations Online Document Library Projects and Applications Map Use Table Zoning Code Zoning Map (interactive)</p>
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AGENDA

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from August 18th Meeting
4. [Update](#) on Planning Commission Recommendations
5. General Correspondence
6. General Public Comment
7. Requests

Agenda Item 7. a. RECOMMENDED FOR APPROVAL	
<u>Rezoning Case: R-14-21</u>	
Summary:	Proposal to amend Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances, by adding new sections Chapter 156.306, 156.307, 156.308, 156.304(E)(3), 156.110(F), establishing new Shem Creek Waterfront District and design standards. Amendments pertain to provision of permitted uses and development standards for this District. Affected code sections include 156.007, 156.325, 156.326, 156.310, 156.318, 156.314, 156.110, 156.304.
Request and Public Hearing:	Rezoning Request / Public Hearing Required.
Draft Text Link:	<i>Shem Creek Waterfront Design Guidelines</i> <i>Shem Creek Waterfront District (Draft Text, received First Reading approval from Town Council)</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. b. APPROVED WITH COMMENTS	
<u>Sketch Plan: SP-08-21</u>	
Summary:	759 Muirhead Road, Request to subdivide 0.568-acre parcel, currently zoned R-1, Single-Family Low Density Residential, with no change in zoning. Parcel is identified by TMS No. 5141200009 Charleston County ROD Plat Book O-92.
Request and Public Hearing:	Sketch Plan / Public Hearing Not Required
Draft Text Link:	<u>https://www.tompsc.com/DocumentCenter/View/38994/Staff-Report--SP-08-21-759-Muirhead-Road_Sketch-Plan</u>
Action to be Taken:	Planning Commission approves, approves with modifications, or denies the request.

Agenda Item: 7. c. APPROVED WITH COMMENTS	
<u>Sketch Plan: SP-09-21</u>	
Summary:	Liberty Hill Farm Phase 2B & 2C, Request to create 100 Single-Family detached lots on 109.48-acres. Development currently zoned Cluster Development. Identified by TMS No. 577-00-00-001
Request and Public Hearing:	Sketch Plan / Public Hearing Not Required
Draft Text Link:	<u>https://www.tompsc.com/DocumentCenter/View/38995/Staff-Report-Liberty-Hill-Farm-Ph-2B--2C_Sketch-Plan</u>
Action to be Taken:	Planning Commission approves, approves with modifications, or denies the request.

Agenda Item: 7. d. RECOMMENDED APPROVAL	
Summary:	Proposal to amend Chapter 153.050 Stormwater Management and Water Quality Regulations, specifically the Stormwater Facility Maintenance Agreement, proposed is to include Clemson Certified Post-Construction BMP inspectors as qualified professionals to perform required inspections.
Request and Public Hearing:	Text Amendment to Chapter 153 Stormwater Management and Water Quality Regulation/ Public Hearing Not Required
Draft Text Link:	<u>Chapter 153 Text Amendment- Staff Report</u> <u>Chapter 153.050 – Draft Text</u> <u>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.

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.