



**PLANNING COMMISSION MEETING  
MOUNT PLEASANT MUNICIPAL COMPLEX  
COUNCIL CHAMBERS  
WEDNESDAY, OCTOBER 18, 2023 - 5:00 P.M.**

**AGENDA**

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from September 20<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="#"><u>Zoning Case: R-12-23</u></a>
<b>Summary:</b>	Request to Amend Carolina Park PD, Planned Development District Ordinance. Proposed is to create a new mixed-use district known as the Town of Mount Pleasant Tract (TOMP Tract.) The TOMP Tract District allows for uses that are in accordance with the Town of Mount Pleasant Economic Strategic Plan and Economic Development Zoning District, with certain restrictions on uses as defined in the guidelines, in addition to 30 Attainable Housing units. Also requested is to amend the Carolina Park DA, Development Agreement, to have two public hearings held by Town Council.
<b>Request and Public Hearing:</b>	PD Amendment / Public Hearing Required.
<b>Staff Report:</b>	<a href="#"><u>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>	<b><u><a href="#">Impact Assessment- Market at Oakland</a></u></b>
<b>Summary:</b>	Review of Impact Assessment and Conceptual Plan for a commercial development exceeding 40,000 square feet, proposed on a 6.0-acre parcel within the existing Market at Oakland development. Subject parcel is located on the corner of South Morgans Point and Porcher's Bluff, further identified by TMS# 600-00-00-055.
<b>Request and Public Hearing:</b>	Impact Assessment and Conceptual Plan / Public Hearing Not Required.
<b>Staff Report:</b>	<u><a href="#">Impact Assessment Staff Report</a></u>
<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.c.</b>	<b><u><a href="#">SP-12-23</a></u></b>
<b>Summary:</b>	Review of a Sketch Plan proposal to create 5 residential lots on a vacant 0.67-acres, located on the corner of Nantahala Boulevard and Lauda Drive. Property is zoned TH, Townhome, with no request to change that designation. Subject parcel is identified by TMS No. 558-01-00-077.
<b>Request and Public Hearing:</b>	Sketch Plan / 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 October 12th, 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.

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