



**PLANNING COMMISSION MEETING
 MOUNT PLEASANT MUNICIPAL COMPLEX
 COUNCIL CHAMBERS
 WEDNESDAY, OCTOBER 20, 2021, 5:00 P.M.**

TOOLBOX
[Comprehensive Plan](#)
[Future Land Use Map](#)
[Land Development Regulations](#)
[Online Document Library](#)
[Projects and Applications Map](#)
[Use Table](#)
[Zoning Code](#)
[Zoning Map \(interactive\)](#)

AGENDA

1. Roll Call
2. Approval of the Agenda
3. Approval of [Minutes](#) from September 22nd Meeting
4. [Update](#) on Planning Commission Recommendations
5. [General Correspondence](#)
6. General Public Comment
7. Requests

Agenda Item 7. a.	
Summary:	<p>An ordinance to amend sections 156.007, 156.171, 156.304, 156.318, 156.325 of the Town of Mount Pleasant Zoning Code related to Hotels, Inns, Boutique Hotels, and Parking Requirements for the same. Proposed amendments pertain to the following:</p> <ol style="list-style-type: none"> 1. Amend section 156.007 to add definitions for Bedroom, Extended Stay Hotel, Guest Suite and Guest Room and to amend definitions for Hotel and Boutique Hotel. 2. Amend section 156.171, Schedule for Off-Street Parking Space Requirements for certain accommodations and lodging. 3. Amend section 156.304, Nonresidential Use Districts, related to Maximum Building Sizes. 4. Amend section 156.318, Boulevard Overlay District, related to NC uses and Maximum Building Size. 5. Amend section 156.325, Principal Use Table, to remove Boutique Hotels as a Permitted Use in the NC District.
Request and Public Hearing:	Text Amendment / Public Hearing Required.

Draft Text Link:	<u>Staff Report- Hotels and Parking Draft Text</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.

<u>Agenda Item 7. b.</u>	
Summary:	Request to revise Rivertowne Final Plat, Phase 1 Section 2 & 3. Rivertowne POA, proposes to redesignate two Open Space parcels, TMS # 583-05-00-050 & TMS # 583-01-00-003, to aggregate to adjacent residential parcels, underlying zoning is SR-1 within Rivertowne PD, Planned Development.
Request and Public Hearing:	Final Plat Revision / Public Hearing Not Required
Staff Report Link:	<u>Rivertowne Open Space Staff Report</u>
Action to be Taken:	Planning Commission approves, approves with conditions, or denies the request.

Agenda Item 7. c.	
Summary:	Discussion regarding repealing of the Boulevard Overlay District from the Zoning Code and the removal of its permitted uses, development standards and modification to underlying zoning. As discussed, on October 19 th at the Planning Committee special meeting.
Request and Public Hearing:	Discussion / Public Hearing Not Required
Draft Text Link:	<u>https://www.tompsc.com/DocumentCenter/View/39324/BOD</u>
Action to be Taken:	Planning Commission discussion.

Agenda Item 7. d.	
Summary:	Discussion regarding proposed ordinance amendments that effectuate the accommodation zones/uses as outlined in the 2019 Comprehensive Plan and discussed at the October 4 th and October 19 th Planning Committee Meeting.
Request and Public Hearing:	Discussion / Public Hearing Not Required
Draft Text Link:	https://www.tompsc.com/DocumentCenter/View/39326/Hotel-Discussion
Action to be Taken:	Planning Commission discussion.

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.