



**PLANNING COMMISSION MEETING
MOUNT PLEASANT MUNICIPAL COMPLEX
COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 16, 2022 - 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 January 19th Meeting
4. [Update](#) on Planning Commission Recommendations
5. [General Correspondence](#)
6. General Public Comment
7. Requests

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| Agenda Item: 7. a. | Zoning Case: R-04-22 |
| Summary: | Request to Annex and zone TH, Townhouse District, A tract of land located at 1137 Louise Terrace. Subject parcel is approximately 0.58-acres, identified by TMS Nos. 559-14-00-013. Currently unincorporated in the County zoned R-4 Mount Pleasant Overlay District. |
| Ownership and Property Identification: | Richard C. Taylor Sr. TMS No. 559-14-00-013, |
| Zoning Information: | Property is currently zoned R-4, Low Density Residential District, in the County, located in the Mount Pleasant Overlay District |
| Request and Public Hearing: | Annexation and Rezoning Request / Public Hearing Required |
| Staff Report: | https://www.tompsc.com/DocumentCenter/View/40554/R-04-22-1137-Louise-Terrace-PCmmission-Presentation- |
| 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. |

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| Agenda Item: 7. b. | <u>Zoning Case: R-05-22</u> |
| Summary: | Request to amend Coaxum Tract PD, Planned Development, proposed is to update development guidelines to remain consistent with previously approved Conceptual Plan. Development consists of 20.45 acres and identified by TMS nos. 578-00-00-128, 129, 167, 178, 217. |
| Ownership and Property Identification: | DR Horton, TMS Nos. 578-00-00-128, 129, 167, 178, 217. |
| Zoning Information: | PD, Planned Development, Coaxum Tract- Moore's Landing |
| Request and Public Hearing: | PD Amendment / Public Hearing Required to be held by Planning Commission. |
| Draft Text Link: | https://www.tompsc.com/DocumentCenter/View/40557/Moores-Landing-PCmission-Presentation- |
| 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. |

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| Agenda Item: 7. c. | <u>SP-01-22</u> |
| Summary: | 3543 Holmgren Street. identified by TMS No. 596-08-00-254, Proposed is to convert a portion of Darrell Creek Property Owners Association, Open Space to Single Family Residential Lot. Subject parcel is 0.82-acres. |
| Property Owner and TMS No. | Darrell Creek POA, TMS No. 596-08-00-254 |
| Request and Public Hearing: | Sketch Plan / Public Hearing Not Required |
| Draft Text Link: | https://www.tompsc.com/DocumentCenter/View/40556/Staff-Report-Darrell-Creek-HOA_Sketch-Plan |
| Action to be Taken: | Planning Commission recommends approval, approval with modifications, or denial of the request. |

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| Agenda Item: 7.d. | <u>SP-02-22</u> |
| Summary: | 1481 and 1473 Simmons, an approximately 1.02-acre tract of land, Identified by TMS Nos. 532-09-00-202 and 532-09-00-201. Requested is to subdivide 1481 and 1473 Simmons, creating three R-1, Low Density, Single Family Residential lots. No request to change zoning. |
| Property Owner and TMS No. | 1481 Simmons Street- Estate of Edith Hair, 532-09-00-202 1473 Simmons Street- Donald and Heather Johnston, 532-09-00-201 |
| Request and Public Hearing: | Sketch Plan / Public Hearing not Required. |
| Staff Report: | <u>https://www.tompsc.com/DocumentCenter/View/40555/Staff-Report-1481-Simmons-St_Sketch-Plan</u> |
| Action to be Taken: | Planning Commission approves, approves with conditions, or denial of the request. |

8. Adjourn

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.