



PLANNING COMMISSION MEETING  
 MOUNT PLEASANT MUNICIPAL COMPLEX  
 COUNCIL CHAMBERS  
 WEDNESDAY, AUGUST 18, 2021, 5:00 P.M.

**AMENDED AGENDA**

**AGENDA**

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

**TOOLBOX**

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

<b>Agenda Item: 7. a. RECOMMENDED FOR APPROVAL</b>	
<a href="#">Rezoning Case: R-11-21</a>	
<b>Summary:</b>	Proposal to amend Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances, by adding a new section establishing Shem Creek Waterfront District, amendments pertain to establishing boundaries, permitted uses and the provision of development standards for this District. Affected code sections include 156.007, 156.326, 156.310, 156.318, 156.314, 156.328, 156.310.
<b>Request and Public Hearing:</b>	Rezoning / Public Hearing Required; To be held by Planning Commission
<b>Draft Text Links:</b>	- <a href="#">Shem Creek Waterfront District Draft Text</a> - <a href="#">Proposed Design Guidelines</a> (Forthcoming in September)
<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. RECOMMENDED FOR APPROVAL</b>	
<a href="#"><u>Rezoning Case: R-12-21</u></a>	
<b>Summary:</b>	Request to amend the ION PD, Planned Development, (Ordinance No. 97010, as amended) by revising Neighborhood Standards, specifically Item 1 in the Outbuildings section, to exclude roof overhangs and eaves from counting toward Maximum Footprint calculations of 625 square feet.
<b>Request and Public Hearing:</b>	Planned Development Amendment/Public Hearing Required; To be held by Planning Commission
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38621/ION-PD-Amendment-Staff-Report--"><u>https://www.tompsc.com/DocumentCenter/View/38621/ION-PD-Amendment-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. c. RECOMMENDED FOR APPROVAL</b>	
<a href="#"><u>Rezoning Case: R-13-21</u></a>	
<b>Summary:</b>	Includes two (2) separate requests related to 13-acre Oyster Park Commercial Development: to rezone from AB, Areawide Business to PD, Planned Development District; and approval of an Impact Assessment.
<b>Request and Public Hearing:</b>	Rezoning / Public Hearing Required; To be held by Planning Commission. Also requested is an Impact Assessment.
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38622/R-13-21-Oyster-Park-PD--IA-Staff-Report"><u>https://www.tompsc.com/DocumentCenter/View/38622/R-13-21-Oyster-Park-PD--IA-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><u>Agenda Item: 7. d. APPROVED</u></b>	
<b>Summary:</b>	Liberty Hill Farms Phase 2A, requesting one-year extension of Sketch Plan approval, originally approved October 23, 2019.
<b>Request and Public Hearing:</b>	Vested Rights Extension, Public Hearing not required.
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38606/Liberty-Hill-Ph-2A-Staff-ReportPPT">https://www.tompsc.com/DocumentCenter/View/38606/Liberty-Hill-Ph-2A-Staff-ReportPPT</a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with modifications, or denies request.

<b><u>Agenda Item: 7. e. Correspondence</u></b> <b>APPLICANT HAS REQUESTED THE ITEM BE WITHDRAWN</b>	
SP-05-21	
<b>Summary:</b>	Request to adjust property line of 1600 and 1604 Diddy Drive. A 1.21-acre parcel, zoned R-1, Single-Family Low Density Residential. Identified by TMS No. 5601200129 and 5601200130.
<b>Request and Public Hearing:</b>	Sketch Plan / Public Hearing Not Required
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38620/Staff-Report-1600-1604-Diddy-Drive-">https://www.tompsc.com/DocumentCenter/View/38620/Staff-Report-1600-1604-Diddy-Drive-</a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with modifications, or denies request.

<b><u>Agenda Item: 7. f.</u> APPROVED WITH STAFF COMMENTS</b>	
SP-06-21	
<b>Summary:</b>	Request for Waiver to subdivide off an access easement. A 3.47-acre parcel located at 734 Dupre Ln, currently zoned R-1, Single-Family Low Density Residential, with no request to change the zoning. Chapter 155.047(C)(1)(b)(4)(d) Subdivision off ingress/egress
<b>Request and Public Hearing:</b>	Sketch Plan / Public Hearing Not Required
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38609/734-Dupre-Lane-Staff-Report">https://www.tompsc.com/DocumentCenter/View/38609/734-Dupre-Lane-Staff-Report</a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with modifications, or denies request.

<b><u>Agenda Item: 7. g.</u> APPROVED WITH STAFF COMMENTS</b>	
SP-07-21	
<b>Summary:</b>	Request for Waiver to subdivide off an access easement. A 3.95-acre Tract, located at 2841 Parkers Island Road. Proposed to be subdivided into 4 lots served by common access easement. Currently zoned R-1, Single Family Low Density Residential, with no request to change the zoning. Chapter 155.047(C)(1)(b)(4)(d) Subdivision off ingress/egress
<b>Request and Public Hearing:</b>	Sketch Plan / Public Hearing Not Required
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38610/Staff-Report-Parkers-Island_Sketch-Plan">https://www.tompsc.com/DocumentCenter/View/38610/Staff-Report-Parkers-Island_Sketch-Plan</a>
<b>Action to be Taken:</b>	Planning Commission approves, approves with modifications, or denies request.

<b>Agenda Item: 7. h. RECOMMENDED FOR APPROVAL</b>	
<b>Summary:</b>	Proposed to amend Chapter 156.075 to amend date to July 1st to accurately represent the six-month allocation, allocated permits to be available July 1st of each year.
<b>Request and Public Hearing:</b>	Text Amendment / Public Hearing Required; To be held by Planning Commission.
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38618/BPA-Text-Ammendment-Staff-Report-PC-PPT">https://www.tompsc.com/DocumentCenter/View/38618/BPA-Text-Ammendment-Staff-Report-PC-PPT</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. i. RECOMMEND FOR APPROVAL</b>	
<b>Summary:</b>	Proposal to amend Zoning Code Section Chapter 156.007 Definitions, of Mount Pleasant Code of Ordinances, amendments pertain to definition of setbacks and the application of that standard. Setbacks may be granted administrative relief to allow for a reorientation of yard requirements to address non-conformities on lots platted prior to 1979.
<b>Request and Public Hearing:</b>	Text Amendment / Public Hearing Required; To be held by Planning Commission.
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38619/Setback-mod-Staff-Report-PPT">https://www.tompsc.com/DocumentCenter/View/38619/Setback-mod-Staff-Report-PPT</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. j.</b>	
<b>Summary:</b>	Discuss possible revisions to Town's definition for hotels and the number of bedrooms, parking, and their appropriateness in the Neighborhood Commercial Zoning District.
<b>Request and Public Hearing:</b>	Discussion / Public Hearing Not Required
<b>Draft Text Link:</b>	<a href="https://www.tompsc.com/DocumentCenter/View/38625/VIIj">https://www.tompsc.com/DocumentCenter/View/38625/VIIj</a>
<b>Action to be Taken:</b>	Discussion and Possible Recommendation to Planning and Development Committee.

## 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.