



**Town of Mount Pleasant
Planning Board and Zoning Board of Adjustment Agenda**

Mount Pleasant Town Hall
8590 Park Drive
Monday, January 11, 2010 7:00pm

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Agenda**
4. **Approval of Minutes**
6. **Planning Board Cases**
 - (a) TA 2010-01 – Text amendment to remove the Thoroughfare Overlay District (Article 15.1) from the Unified Development Ordinance.
5. **Board of Adjustment Cases**

None
7. **Other Business**
 - (a) **Planning Staff Report**

Presentation by Planning Staff of activities for the month of December.
8. **Adjourn**



Founded in 1848

Troy W. Barnhardt
Mayor

P.O. BOX 787
MOUNT PLEASANT, NORTH CAROLINA 28124

704-436-9803

**Town of Mt. Pleasant
Planning and Zoning Meeting
January 11, 2010**

Members Present: James Senecal, Shirley Freeman, Penny Suggs
Whit Moose, Jr., John Murdock

Members Absent: Margaret Strickland, Alternate

Staff Present: Benchmark Planner Vagn Hansen, Clerk to Board Joy Eudy,
Town Administrator Adrian Cox

CALL TO ORDER:

The meeting was called to order by Chairman Murdock.

QUORUM:

Chairman Murdock stated there was a quorum present.

AGENDA:

Chairman Murdock entertained a motion to approve the agenda. Board member Penny Suggs made a motion to approve the agenda as presented. Board member James Senecal seconded the motion with all members in favor 5-0.

MINUTES:

Chairman Murdock asked if there were any changes to be made to the minutes. With no changes, Chairman Murdock asked for a motion to accept the minutes. Board member Whit Moose, Jr. made a motion to accept the minutes as presented. Board member Shirley Freeman seconded the motion with all members in favor 5-0.

TEXT AMENDMENT: TA 2010-01

Chairman Murdock explained the proposed Text Amendment 2010-01 was to remove Article 15 – Overlay Districts from the UDO and delete all references to the Thoroughfare Overlay District throughout the UDO. Chairman Murdock turned the meeting over to the Planning Staff Vagn Hansen of Benchmark.

Vagn Hansen of Benchmark stated at the meeting in December how he and the board had discussed the thoroughfare. He explained that he would go back through some of the concerns that were raised at the meeting. He stated the Thoroughfare Overlay District was located in a separate article of the UDO. Vagn Hansen stated it provided certain ambiguous landscaping standards that are in contradiction in certain instances with the landscaping requirements in Article 7. He stated that the access management standards contradict access management standards in Article 10, also the Thoroughfare Overlay District has never been legally applied to the Town's official Zoning Map, making the ability to enforce any standards in Article 15-1.

Vagn Hansen of Benchmark explained that certain standards, particularly landscaping requirements are inappropriate for portions of the Town. Vagn Hansen state issues are currently addressed throughout other sections of the UDO.

Vagn Hansen said, based on these issues, it is proposed that the entirety of Article 15, as well as the reference to the Thoroughfare Overlay District in Article 4 be removed from the Ordinance. Staff has determined that the existing standards of the UDO provide sufficient protection and regulation of development along the Town's primary roadways and further amendment to the UDO is unnecessary at this time. The contradictions and ambiguities contained in the district's standards are a result of the use of a verbatim transcription in the Cabarrus County Planning Ordinance, which does not contain many of the "extra" provisions related to streetyard landscaping and access management that are contained in the body of the Mt. Pleasant UDO. Vagn Hansen stated that Staff believes the most appropriate course of action in this case is to remove these standards in their entirety from the Mt. Pleasant UDO.

Vagn Hansen and Staff of Benchmark make a recommendation that the Planning Board provide a positive recommendation to the Town Board on the proposed Text Amendment.

Chairman Murdock asked if there were any comments or questions. Board member Whit Moose, Jr. asked if the board were to make a recommendation to remove Articles 15 and 4 in their entirety. Vagn Hansen of Benchmark answered yes.

After all questions had been asked and answered Chariman Murdock wanted to know what the wishes of the Board were.

Board member Whit Moose, Jr. made a motion to remove in its entirety Article 15 that refers to the Thoroughfare Overlay District in Article 4 and the Planning Board finds that the proposed Text Amendment is consistent with the plans and policies of the Town of Mt. Pleasant. Board member James Senecal seconded the motion with all board members in favor 5-0.

Board member James Senecal wanted to know if a temporary ban could be put on these trucks during this time.

One result of the resurfacing project will be the likely loss of the on-street parking in front of the dentist office and the thrift store. The engineers explained that this was going to be necessary in order to ensure safe turns from Franklin Street into South Main.

The NCDOT representatives also discussed the initial plans for NC 73 resurfacing, which included the elimination of the on-street parking area along the south side of Franklin Street. It was determined this would not be feasible at this time due to the lack of space to park.

Vagn Hansen of Benchmark stated since the issue of potentially losing those other downtown parking spaces seems to be a possibility, Staff felt that it would be a good time to hear the thoughts of the Planning Board on the downtown parking issues.

Town Administrator Adrian Cox made the statement of looking into designated parking spaces for the Town workers when they are working downtown and not taking up regular spaces customers could use.


Chairman Murdock wanted to know how the Town Board felt about the downtown parking.

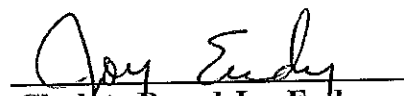
Chairman Murdock wanted to know if there were any other questions or comments.

Board member Whit Moose, Jr. stated now is the time to have the opportunity to get this mess fixed. He wanted to know if we could put this issue into some kind of recommendation to the Town Board to look into this matter of parking downtown. It was stated that it could and Chairman Murdock entertained a motion to make a recommendation to the Town Board to consult with some one about the parking downtown. Board member Whit Moose, Jr. made a motion to have the Town Board to consult with some one about the parking downtown. Board member James Senecal seconded the motion, with all members in favor 5-0.

Adjournment:

With no other business to come before the Board, Chairman Murdock entertained a motion to adjourn. Board member Penny Suggs made a motion to adjourn. Board member Shirley Freeman seconded the motion, with all members in favor 5-0.


Chairman John Murdock III


Clerk to Board Joy Eudy