



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

Mount Pleasant Town Hall  
8590 Park Drive  
Tuesday, February 15, 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 2011-01 UDO Text Amendment to Article 3.2.4.1.3**

The proposed amendment will remove the exemption from the design requirements for accessory structures smaller than 400 square feet.

**(b) Annexation Resolution of Consideration**

Annual review of the Town's Resolution of Consideration Boundary and Ordinance.

5. **Board of Adjustment Cases**

None

7. **Other Business.**

**(a) Staff Report**

Presentation of Planning staff activities for the Month of January

8. **Adjourn**

# Mount Pleasant

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North Carolina

*Founded in 1848*

Town of Mount Pleasant  
Planning and Zoning Meeting  
February 15, 2011  
7:00 P.M.

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

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

**Visitors:** Seven Boy Scouts, Two Adult Leaders

**Call to Order:** Chairman Murdock called the meeting to order.

**Recognition of Quorum:** Chairman Murdock stated a quorum was present:

**Approval of Agenda:**

Board Member Shirley Freeman made a motion to approve the agenda. Board Member Whit Moose, Jr. seconded the motion with all members in favor 5-0.

**Approval of Minutes:**

Board Member Whit Moose, Jr. made a motion to approve the minutes of the November 8, 2010 meeting. Board Member Penny Suggs seconded the motion with all members in favor 5-0.

Board Member Penny Suggs made a motion to approve the minutes of the January 24, 2011 meeting. Board Member James Senecal seconded the motion with all members in favor 5-0.

**Text Amendment: TA 2011-01 – UDO**

**To amend the standards for accessory structures in Article 3.2.4.1.3**

Vagn Hansen of Benchmark stated the proposed Text Amendment will remove the current exemption from the commercial design requirements granted to accessory structures that are smaller than 400 square feet.

The presence of the existing language in the UDO means, in effect, that any enclosed storage building on a commercial property, that would otherwise be subject to the

design requirements of the UDO, can be established with out regard to those standards.

Vagn Hansen stated that this language is inconsistent with the Town's goal of establishing and enforcing a set of high quality design standards for nonresidential development in the Town. Removing this language will help the Town achieve this goal.

After the effective date of the amendment, at a minimum, all commercial accessory structures, will have to comply with the commercial design guidelines, which mandate consistent architectural styles and exterior finishing materials be utilized on a commercially developed property.

The question was asked about a building that was put on a lot on Highway 49. Vagn Hansen stated the structure was allowed on the lot because of an Amendment in the Ordinance. The particular accessory structure that brought this Text Amendment about is in Appendix E of the UDO.

Vagn Hansen went on to explain more about an outdoor structure. Board Member James Senecal asked what is the definition of an accessory structure? James Senecal stated that the structure on Highway 49 seems to be a retail outlet and it is signed accordingly.

Vagn Hansen stated that the street definition "is a building or other structure that is used incidentally with the main building". Vagn Hansen's opinion was that he needed a place to store his goods that were connected to his primary business.

There was continued discussion about the outdoor structure and about signs on the building.

With no more discussion, Board Member Whit Moose, Jr. made a recommendation to the Town Board regarding the proposed UDO Text Amendment referring to Article 3.2.4.1.3 – Design Exemption for Accessory Structures under 400 Square Feet. The Amendment would exempt accessory structures smaller than 400 square feet in size from the design requirements and would delete the exemption from the Ordinance. He stated the Planning Board finds that the proposed Text Amendment is consistent with the plans and policies of the Town of Mt. Pleasant. Board Member Penny Suggs seconded the motion with all members in favor 5-0.

#### Resolution of Consideration:

Vagn Hansen of Benchmark stated in 2008, the Town of Mount Pleasant Board of Commissioners adopted a Resolution of Consideration outlining those areas which the Town projects that future Town initiated annexations may occur.

He stated that every two years a Resolution of Consideration is required to be reviewed and readopted for it to maintain currency? The benefit provided to a Town by adopting a Resolution of Consideration is that it confers on the Town the

statutory authority to expedite Town initiated annexations if the need or desire for such action arises.

Vagn Hansen of Benchmark also stated these resolutions provide a measure of advance notice to property owners in the area under consideration, and advises the owners of present use value property, such as farm and forestland, of their rights to be excluded from taxation by the annexing municipality until such time that their property is no longer used for the purpose for which it receives the reduced tax value consideration.

The current Resolution of Consideration is scheduled to expire in March of 2012, and must be renewed for the Town to maintain the ability to expedite annexations in the covered area if the need arises. Due to the pending legislation in the North Carolina Legislature, the Town may not have the authority to readopt the resolution prior to its expiration, potentially affecting the Town's ability to expand its boundaries in a timely manner. This has led to the need for the Town to readopt the resolution ahead of schedule.

The adoption of this updated Resolution of Consideration will provide the Town with a valuable tool to plan and prepare for potential growth. This will allow the Town to initiate annexation proceedings in an expedited manner if the need arises and provide a degree of advance notice to property owners in the considered area that such future action may be taken – prior to any official action by the Town to begin annexation proceedings.

Chairman Murdock asked if there were any questions or comments.

With no more discussion, Board Member Penny Suggs made a motion to recommend to the Town Board the Resolution of Consideration. Board Member James Senecal seconded the motion with all members in favor 5-0.

**Staff Report:**

Vagn Hansen of Benchmark stated that 1 zoning permit had been issued. It was located at 2280 Bilverlor Court, an addition to the existing single family dwelling (garage)

**Text Amendment:**

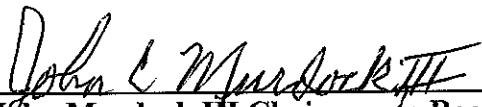
At the February meeting, the Planning Board reviewed a proposed Text Amendment (TA 2011-01) that will remove the current exemption from the design requirements of the UDO for accessory structures that are smaller than 400 square feet. The Planning Board made a positive recommendation on the proposed amendment to the Town Board, which will hold a public hearing on the matter at its March meeting.

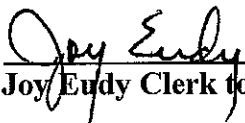
**Code Enforcement Report:**

There were 3 zoning violation cases resolved.  
7242 NC Highway 49 North, 7890 NC Highway 49 North and  
NC Highway 49 North. All were illegal temporary signs

**Adjournment:**

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

  
John Murdock III Chairman to Board

  
Joy Eudy Clerk to Board

SEAL

