



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

Mount Pleasant Town Hall  
8590 Park Drive  
Monday, July 11, 2011 - 7:00pm

1. **Call to Order**
2. **Swearing-In of Appointed Members**
3. **Recognition of Quorum**
4. **Election of Officers**
5. **Approval of Agenda**
6. **Approval of Minutes**
7. **Planning Board Cases**  
None
8. **Board of Adjustment Cases**  
None
9. **Other Business.**
  - (a) **Staff Report**  
Presentation of Planning Staff activities for the Month of June
  - (b) **Work Session**  
Discussion of growth and development policies – continued from June 2011 meeting.
10. **Adjourn**

# Mount Pleasant

North Carolina

*Founded in 1848*

Town of Mount Pleasant  
Planning and Zoning Meeting  
July 11, 2011  
7:00 PM

**Members Present:** James Senecal, Shirley Freeman, Chairman John Murdock, Whit Moose, Jr., Margaret Strickland, Michael Steiner was absent.

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

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

**Swearing in of Appointed Members:**

James Senecal and Shirley Freeman were sworn in as members and took the oath of office for the Planning and Zoning Committee.

**Recognition of Quorum:**

Chairman John Murdock stated a Quorum was present.

**Election of Officers:**

A motion was made by Board Member James Senecal to elect John Murdock as Chairman of the Planning and Zoning Board and elect Whit Moose, Jr. as Co-Chairman. Board Member Shirley Freeman seconded the motion with all board members in favor. (5-0)

**Approval of Agenda:**

Board Member Whit Moose, Jr. made a motion to approve the agenda as presented. Board Member James Senecal seconded the motion with all board members in favor.  
(5-0)

**Approval of Minutes:**

Board Member Whit Moose, Jr. made a motion to approve the minutes as presented. Board Member Shirley Freeman seconded the motion with all board members in favor. (5-0)

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There was no Planning and Zoning Board cases and no Board of Adjustment cases.

**Other Business:**

**(a) Staff Report:**

Vagn Hansen of Benchmark stated the Town Board adopted the Text Amendment TA 2011-02, an Amendment to clarify the provisions of the outdoor lighting ordinance and transfer those provisions from the separate appendix where they are currently located to Article 11 – Site Design Standards.

The Town Board also adopted Text Amendment TA 2011-03 an amendment to Section 5.2 of the ordinance, which will provide additional standards for accessory structures and uses, particularly related to accessory structures on nonresidential properties.

**Code Enforcement:**

Vagn Hansen of Benchmark stated there was 1 Code Enforcement case and it had been resolved.

**(b) Work Session:**

**Growth and Development Policy Discussion:**

Vagn Hansen of Benchmark stated, following the Town Administrator's presentation at the May meeting regarding to the Town's current infrastructure and plans for potential infrastructure expansions, we are moving into the discussion of potential policies that could be adopted to help guide Town staff, the Planning Board and Town Board as future decisions are made regarding the growth of the Town and how it will develop.

Staff has prepared an initial set of policies related to annexation and land use that could be included in the final product. Vagn Hansen stated these are for discussion only at this time and we will go through each one to gauge the Board's level of support/interest in the policies and to solicit feedback from the Board on potential changes to the policies.

Vagn Hansen stated the discussion of the policies began in June, focusing primarily on the annexation related policies and the first policy in the land use section.

**Proposed Policies (Annexation Related):**

1. Chairman John Murdock thought that there should be more wording in the policy and he asked if number 1 under Proposed Policies, the wording (or

extension of existing water and sewer infrastructure) could be added. Chairman John Murdock wanted to add the same wording to item b. under the same section.

c. The following size / character criteria must be met to be annexed into the Town.

i. An area consisting solely or primarily of undeveloped acreage must be at least 20 acres in size. The Board wanted the wording (to help insure situations involving subdivision added, and also outside ETJ area will help with spot zoning.)

ii. Areas consisting of developed property should contain more than one tract, and preferably contain at least 20 acres of land. (This is for developed property.)

There were other size / character criteria in the policy, but no changes were made.

Vagn Hansen of Benchmark stated you can go back and take out some things or add some things to make the policy a little more explainable.

#### Proposed Land Use Policy:

Vagn Hansen of Benchmark explained the application of the Town's land use policies, as expressed by the designation of the desired density and intensity of development on its zoning map, should be closely aligned to the capacity of both current and planned infrastructure particular regard given to the adequacy and presence of water, sewer and transportation infrastructure.

It is recommended that periodic evaluations be made, based on both current infrastructure capacity and planned infrastructure improvement.

Vagn Hansen stated he had made maps showing the outline of water and sewer areas, potential sewer service expansion, current development assets and current development constraints.

Chairman John Murdock stated maybe we need to make some changes in the zoning on the West side, so we can insure some development.

Town Administrator Adrian Cox stated we can put something in the policy as to what you can do.

Chairman John Murdock stated anything that will help and support us in our decisions would be great.

Board member Whit Moose, Jr. wanted to know if the Board could set a date or special meeting once a year to review the policy. Whit Moose, Jr. stated he would like to propose to set a time for this to happen.

Chairman John Murdock stated maybe we could develop an annual calendar to discuss and review some of these things and set a month to review the Land Use Map.

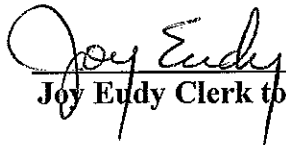
Chairman John Murdock stated he would like to close for tonight and pick up on item 2 and 3 of the Land Use Policy at our next meeting.

Vagn Hansen stated he would not be here in September for the meeting, because he is getting married and will be out of Town. The Board decided to delay the meeting until Vagn Hansen gets back from his honeymoon. The meeting will be held on September 19<sup>th</sup> at 7:00 PM.

Adjournment:

Chairman John Murdock called for a motion to adjourn. Board member Whit Moose, Jr. made a motion to adjourn. Board member Margaret Strickland seconded the motion with all board members in favor. (5-0)

  
Chairman John Murdock-HH

  
Joy Eudy Clerk to Board

*Cochair Whit Moose, Jr.*

SEAL

