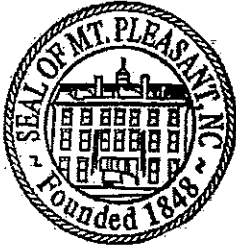


# Mount Pleasant

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North Carolina

*Founded in 1848*



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

Mount Pleasant Town Hall  
8590 Park Drive  
Monday, June 13, 2011 - 7:00pm

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

# Mount Pleasant

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Town of Mt. Pleasant  
Planning and Zoning Meeting  
June 13, 2011  
7:00 PM

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

**Staff Present:** Vagn Hansen of Benchmark, Joy Eudy clerk to Board.

**Members Absent:** Penny Green

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

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

**Approval of Agenda:**

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

**Approval of Minutes:**

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

There were no Planning Board Cases or Board of Adjustments Cases.

**Staff Report:**

Vagn Hansen of Benchmark stated that 2 zoning permits had been issued. Z-11-008: 10000 Foil Road for the construction of a 3,600 square foot single family dwelling. Z-11-009 8725 Crestwood Drive for the construction of a 256 square foot accessory building.

**Subdivision Plat Approval:**

Vagn Hansen stated a recombination plat for Martha J. Kirk and Max Parker Kirk properties located on Highway 49 beside the Piedmont hardware property was approved.

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

**UDO Text Amendments:**

**The Planning Board heard and made recommendations of two proposed amendments to the UDO at the meeting in May.**

**TA 2011-02: An amendment to clarify provisions of the outdoor lighting ordinance and transfer those provisions from the separate appendix where they are currently located in Article 11 – Site Design Standards.**

**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.**

**It is anticipated that the Town Board will hear these proposed amendments at its meeting on June 27, 2011.**

**Code Enforcement Report:**

**There was one code violation for 1625 Short Street, and this was for tall grass.**

**Work Session:**

**This portion of the meeting was held by Vagn Hansen of Benchmark, the planner for the Town of Mt. Pleasant.**

**Vagn Hansen stated at the meeting in May, Town Administrator Adrian Cox did a presentation regarding to the Town's current infrastructure and plans for potential infrastructure expansion.**

**Vagn Hansen of Benchmark stated that we are now moving into the discussion of potential policies that could be adopted to help guide the Town Staff, the Planning Board and Town Board as future decisions are made regarding the growth of the Town and how it will develop.**

**Vagn Hansen of Benchmark stated that at the end of this process, a set of basic, straightforward, policies will be put to the Planning Board for a recommendation to the Town Board. Vagn Hansen said these policies eventually will be an adopted Town policy for everyone to follow in the course of carrying out their respective responsibilities.**

**Vagn Hansen stated that Staff has prepared an initial set of policies related to annexation and land use that could be included in the final product. He stated while these are not the entirety of what will eventually be proposed he said he felt that these were the most pressing issues at this time, and would likely affect other policies, so these proposed policies would be discussed first.**

**Proposed Policies: (Annexation Related)**

The first policy refers to annexation.

1. Vagn Hansen stated the preferred method of growth of the Town's boundaries is through the voluntary annexation of contiguous tracts of land in areas that are easily served by existing water and sewer infrastructure.
2. Town Staff and the Planning Board shall review and give a recommendation to the Town Board on all proposed annexations.
3. Noncontiguous or (satellite) annexations should be evaluated according to the following criteria, and those not meeting the majority of the criteria should be discouraged unless completing the annexation would serve and overriding public interest for the Town and its residents.
  - a. The proposed annexation area is within the Town's extraterritorial jurisdiction.
  - b. The proposed annexation area is easily served by existing water and sewer infrastructure.
  - c. The following size / character criteria are met:
    - i. An area consisting solely or primarily of undeveloped acreage must be at least 20 acres in size.
    - ii. Areas consisting of developed property should contain more than one tract, and preferably contain at least 20 acres of land.
    - iii. The area must not consist solely of an individual residentially developed property smaller than 10 acres in size.
    - iv. The area must have direct access to a public road.
  - d. The annexation will not create or leave small, isolated pockets of land outside the Town limits.
  - e. The area is within the Town's annexation agreement and utility service area boundaries.
  - f. The area is within the Town of Mount Pleasant Fire District.
  - g. Areas outside of the ETJ may be considered for annexation only in accordance with the following criteria.
    - i. The area contains a minimum of 50 acres of land.
    - ii. The area is located either:
      1. So that the closest point of the area proposed for

annexation is no more than 1.5 miles from the Town's primary corporate limits; or

2. That the proposed area is contiguous to an existing noncontiguous annexation area.
  - iii. Areas outside of the ETJ should not have been developed or subdivided within 3 years of the petition for annexation.
  - iv. Areas containing property claiming a vested right should not be annexed unless Town Staff and the Planning Board have made a positive recommendation regarding the development allowed by the vested right.
4. Vagn Hansen of Benchmark stated that all petitions for voluntary annexation shall be required to be accompanied by a petition for the extension or improvement of water and wastewater utility lines and associated infrastructure to serve the proposed annexation area, if it is not already in place.  
These petitions shall contain a financing plan and preliminary engineering plans for such extensions or improvements.
5. Vagn Hansen said that all petitions for water and/or sewer service shall be accompanied by a petition for voluntary annexation.  
If the petition does not meet the standards, staff shall recommend to the Board that service be granted only in the case of the submission of binding, contractual annexation agreement which will require the property owner, and their successors in title, to submit a petition for voluntary annexation at the request of the Town. These agreements would be filed with the Register of Deeds and referenced to the subject property.
6. The Town should not annex any property to which it cannot provide adequate services. Annexation agreements with property owners petitioning for voluntary annexation should not contain clauses relieving the Town of Mount Pleasant from providing all Town services to the subject property, on the same basis and in the same manner as they are provided to similarly situated or developed properties within the Town limits upon the date of annexation.

When such a clause is unavoidable, the Town should set a time limit, no later than 5 years from the date of the annexation, at which time all Town services will be provided to the area

**Proposed Policies: (Land Use Related):**

1. **Vagn Hansen of Benchmark stated that development should be allowed only At densities and intensities that can be supported by the existing utility and transportation infrastructure serving the proposed development. The Town shall periodically evaluate the potential carrying capacity of vacant and undeveloped land within its jurisdiction to ensure that the density and intensity of development that would be allowed by the applied zoning designations is consistent with the capacity of the infrastructure serving the area.**

**Vagn Hansen of Benchmark said the Planning Board should initiate a zoning map amendment to reduce the density or intensity of development allowed in such areas.**

**Increases in the allowed density or intensity of development should only be approved where the change in density or intensity would not negatively impact developed properties in the area, negatively affect the character of the area, cause a noncontiguous area outside of the Town limits to develop prematurely, or cause potential damage to the environment.**

2. **Vagn Hansen stated the Town's development regulations and their application through the Town's zoning map, should encourage the preservation of the NC 49 corridor as a thoroughfare that will safely and efficiently move motorists to and through the Town. The Town should work proactively with landowners and developers to plan for the management of access along the corridor that will minimize the number of access points to NC 49, while preserving and enhancing access for potential development.**

**In order to prevent a development pattern that could negatively affect the safety and efficiency of the corridor from emerging, the Town should adopt changes to the zoning map.**

**At the appropriate time this would focus and concentrate nonresidential development to the portion of the corridor that have the greatest capacity for handling higher intensity development and proposals for nonresidential zoning development in areas that lack such capacity.**

**Handling higher intensity development, and proposals for nonresidential zoning/development in areas the lack such capacity, should be denied.**

**It was the consensus of the Zoning Board to stop at this point and take up the next point at the meeting in July.**

#### **ADJOURNMENT:**

**Board Member James Senecal made a motion to adjourn. Board Member Margaret Strickland seconded the motion, with all board members in favor, 5-0.**

*John C. Murdock III*  
Chairman John Murdock III

*Joy Eudy*  
Clerk to Board Joy Eudy

SEAL

