



Town of Mount Pleasant

Planning Board and Zoning Board of Adjustment Agenda

Mount Pleasant Town Hall

8590 Park Drive

Monday, November 14, 2011 - 7:00pm

1. Call to Order
2. Recognition of Quorum
3. Approval of Agenda
4. Approval of Minutes
5. Planning Board Cases

None

6. Board of Adjustment Cases

None

7. Other Business.

(a) **Staff Report**

Presentation of Planning Staff activities for the Month of October.

(b) **Work Session**

Continuation of Future Land Use Map discussion – Western Growth Area / Business Park.

8. Adjourn

Mount Pleasant

North Carolina

Founded in 1848

Town of Mount Pleasant
Planning and Zoning Meeting
November 14, 2011
7:00 PM

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

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

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

Recognition of Quorum: Chairman Murdock stated a Quorum was present.

Approval of Agenda: Chairman Murdock entertained a motion to approve the 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: Chairman Murdock entertained a motion to approve the minutes. Board Member Shirley Freeman made a motion to approve the minutes as presented. Board Member James Senecal 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 the Town Board unanimously approved the following UDO Text Amendment TA 2011-04, an amendment to explicitly allow the development and use of dwellings on upper stories in the Center City zoning district and amendment of the definitions section to add a definition for upper story dwellings.

Land Use and Growth Policies Presentation:

Vagn Hansen stated the Planning staff presented the initial set of land use and growth policies, including the proposed annexation policies and three initial land use policies, to the Town Board at it November meeting to begin the process of soliciting feedback on the proposed policies from the Town Board. He stated, as additional policies are recommended by the Planning Board they will be forwarded to the Town Board for review.

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

Open Zoning Violation Cases:

Vagn Hansen of Benchmark stated at 1360 Mount Pleasant Road West, the property located at this address was subdivided in a manner contrary to the regulations contained in the Town's UDO. A meeting was held with the property owner and a resolution to the matter is in process.

Resolved Code Enforcement Cases:

It was reported that on 7901 West Franklin Street there was illegal keeping of a farm animal (horse) within the Town limits. It was said to have been resolved, but was reported at the meeting by a Board Member stating he had seen the horses back on the property.

General Discussion With Board Members:

Vagn Hansen of Benchmark stated that land had been purchased on Fisher Road for the McGuire Water Pump Station on Highway 49. This will be for the Concord Albemarle water line. Chairman Murdock stated he thought the well house was on the Hurlocker property. Vagn Hansen stated it was, but they will not need a well.

Board Member Whit Moose, Jr. wanted to know the status of the gun shop parking lot. Vagn Hansen stated at this time he has not heard any more about the parking lot. Vagn Hansen stated the person wanting to open the gun shop is driving a truck now and he does not know if the gentleman is still going to peruse the gun shop.

Board Member Shirley Freeman wanted to know about the Carter's rental property on East Franklin Street. Vagn Hansen stated Mrs. Carter owned the house and she had rented it out to a gentleman and he was trying to run an illegal business there. Mrs. Carter kicked him out and now she has papers to demolish the house. Vagn Hansen stated I have not seen anything going on there lately.

There was a citizen's concern about putting in a double wide mobile home at a location where a single wide mobile home stood. The citizen said he wanted to get in touch with the Board and make sure everything was ok since he had demolished the single wide and the lot was empty now.

Chairman Murdock stated the Board went through a long process and determined areas for mobile homes and he stated that once we go through a process, we need to stick with our decision. The Board Members agreed.

A statement was made about the building at Subway and Dollar General looking bad, especially the Dollar General side of the building. Vagn Hansen of Benchmark stated with that kind of siding it will get to looking pretty rough. He stated he was going to contact them about the landscape along the building. He said there is a tree that they are going to have to replace, and he will confer with them about the building.

Board Member Mike Steiner stated as we see progress working on the highway, when are the people going to get convenience as far as routing. Is that something we can provide the community with, maybe an open frame time until the Department of Transportation comes in and gives an overlay of some kind?

Town Administrator Adrian Cox stated the contract has it that they can only restrict it down to a single lane during off peak time. They can close it down for 30 minutes sections when they are installing bridge supports. The DOT knows how to process and they are very good at construction.

Work Session:

Future Land Use Map Discussion – Continued

Vagn Hansen of Benchmark stated that no action would be required. He stated this item is a continuation of the discussion from the October meeting regarding the proposed future land use map.

Vagn Hansen stated at the last meeting we took a look at the Eastern Growth Area, and there were some good ideas to come from that discussion.

He stated that we would look at and discuss the Western Growth Area tonight.

Vagn Hansen said the purpose of this land use classification is to facilitate a diverse mix of residential development, including townhomes and similar high quality multi-family uses, at an average density of 4 dwelling units per acre.

The designation of this area is primarily located between NC 49 and NC 73. This type of growth will allow for the greatest maximization of existing and planned water and sewer infrastructure. Vagn Hansen stated it will allow for the maximization of the benefits of the strong transportation links provided by NC 49 and NC 73, as well as the through roads (Walker and Cold Springs) that traverse the area between the two highways.

Vagn Hansen made the statement that this area will be the most easily developed area for small to medium scale residential projects given the potential for gravity sewer service and the lack of concern regarding additional traffic generated by development projects in the area since new development would have very little impact on traffic volumes in areas of concern through the core of Town.

A Board Member said he liked the idea of the more dense development, with mixed housing and maybe a high school and middle school being built in that area.

Business Park:

Vagn Hansen stated the purpose of this land use classification is to facilitate the creation of a master planned regional employment center, with the possible inclusion of some small scale commercial development.

Vagn Hansen stated such a development would be focused on transportation, warehousing, light assembly and similar low impact industrial type uses that are dependent on highway access, but will not create any adverse environmental impacts for the Town or the surrounding area.

Chairman Murdock wanted to know if we would be limiting that property for business only. Chairman Murdock made the statement he thought of a business park as offices, but stated Vagn Hansen had mentioned transportation, warehousing and light assembly. Do you think we need to rename the property. Vagn Hansen stated we can not give the property a commercial name because there is residential property out there.

Vagn Hansen stated this type of development would also allow the Town and the property owners in the area to maximize the benefits of proposed and ongoing infrastructure improvements which are being designed and constructed with this type of land use pattern in mind.

Chairman Murdock asked if there were any more questions or concerns. No more questions were asked.

Before the meeting adjourned Town Administrator Adrian Cox asked to speak to the Board Members. He stated he had an opportunity of a position with Mecklenburg County as a Finance Analyst and as of November 28th he would be leaving the Town of Mount Pleasant and going to work with Mecklenburg County. He stated he had enjoyed working in the Town of Mount Pleasant and he appreciated the Board and the job they have done.

The Board Members thanked Adrian Cox and said they appreciated him and congratulated him on his new job.

Adjournment:

Chairman Murdock entertained a motion to adjourn. Board Member Mike Steiner made a motion to adjourn. Board Member James Senecal seconded the motion the motion with all board members in favor 5-0.


Chairman John Murdock III


Clerk to Board Joy Eudy

SEAL

