



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

Mount Pleasant Town Hall
8590 Park Drive
Monday, October 10, 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 September.
 - (b) **Work Session**
Introduction and discussion of Future Land Use Map and proposed Eastern Growth Area.
8. **Adjourn**

Mount Pleasant

North Carolina

Founded in 1848

Town of Mount Pleasant
Planning and Zoning Meeting
October 10, 2011
7:00 PM

Members Present: James Senecal, Shirley Freeman, Whit Moose, Jr.
John Murdock, Michael Steiner.

Members Absent: 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.

Quorum: Chairman Murdock stated a Quorum was present.

Approval of Agenda: Board Member Mike Steiner made a motion to accept the agenda as presented. Board member Whit Moose, Jr. seconded the motion with all board members in favor, 5-0.

Approval of Minutes: Board Member Whit Moose, Jr. made a motion to accept the minutes as presented. Board Member James Senecal seconded the motion with all board members in favor, 5-0.

Staff Report: Vagn Hansen of Benchmark stated a Zoning Permit for an addition to a single family residence at 1500 South College Street had been issued. He stated the staff is currently reviewing a site plan that was submitted for addition of a paved parking area at 7995 West Franklin Street to accommodate a retail use in the commercial structure on the property. (firearms dealer)

UDO Text Amendment: Vagn Hansen of Benchmark stated the Planning Board heard the following UDO Text Amendment at its September Meeting.

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.

Resolved Zoning Violation Cases;

Vagn Hansen of Benchmark stated an illegal sign and unpermitted business in a residential zoning district had been resolved. (basically a yard sale)

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There were no Enforcement Cases for the month of September.

Work Session:

Growth and Development Policy Discussion: No formal action is required. This item is for discussion only.

Vagn Hansen of Benchmark stated as a second part to the Planning Board's discussion of the land use and development policies, staff has prepared a draft future land use map, that when it is adopted will serve as an update to the future land use map that is included in the 2003 Eastern Area Land Use Plan. He stated the need for an updated map has become evident over the years, first from the changing realities in the economy and second from the realization that the map included in the 2003 plan did not provide adequate guidance regarding the growth of the Town

Vagn Hansen stated the purpose of this meeting is twofold. First it is intended as a forum to present the draft of the entire future land use map and second it is intended to begin focusing on the proposed eastern growth area.

Vagn Hansen asked the Planning Board to keep in mind that this map is by no means the final product, and input from the Planning Board is necessary to ensure that it reflects the Town's current desired growth outcomes. Following the review and recommendations of the draft map, it will go to the Town Board for final approval. Vagn Hansen stated once the map is adopted, it will become a part of the Town's reference toolbox for making future land use and zoning decisions.

Vagn Hansen of Benchmark stated the first order of business is to introduce future land use map and provide some comparison to the previously adopted map from 2003.

The land use map delineates 10 different land use classifications. These boundaries do not necessarily follow parcel boundaries, but are intended to more generally follow larger areas with "soft" rather than "strict" boundaries. Vagn Hansen stated that it should be noted that a land use classification unless very specifically described is intended to include other types of uses that may not seem to outwardly reflect the general description of that land use class.

Listed below are the proposed land use classifications designated on the map and a short description of each. Vagn Hansen stated these are draft descriptions and may be altered as we move forward with our review.

Town Residential: To preserve and enhance existing residential neighborhoods and facilitate compatible infill development on undeveloped properties at similar densities and intensities as surrounding development.

Commercial: To facilitate the development and redevelopment of community oriented retail and service uses in these areas, with a focus on more intensive auto oriented/transient commercial uses focused around the Main Street NC 49 intersection and NC 49/73 interchange and less intensive uses along the Franklin Street corridor commercial areas.

Town Center: To preserve and enhance a more dense and walkable, commercial core area with restaurants, service uses and small scale local retail establishments.

Community Service: To provide location for office, governmental and service uses that serves the needs of the local community.

Rural Transition: To continue the low intensity mixed residential and agricultural development pattern that has been established in these areas, with an allowed residential land use density of 1 dwelling units per acre. To serve as a buffer between more intensively developed areas and adjacent rural and agricultural areas while allowing suburban expansion at densities that take into account the lack of full utility services and deficiencies in the ability of the road network to handle greatly increased traffic volumes.

Eastern Growth Area: To facilitate larger scale residential development on large undeveloped tracts of land immediately adjacent to the eastern town limits. Such a development would be in the form of larger master planned communities developed as Planned Unit Development with inclusions of a variety of housing types at densities averaging 4 dwelling unit per acre along with some smaller scale commercial development to serve the new neighborhoods. If this is to occur, it will benefit from the presence of a good backbone of sewer infrastructure that is easily accessible and will require some improvements to the water system. It would require a transportation link between NC 73 and NC 49.

Business Park: To facilitate the creation of master planned regional employment center with the possible inclusion of some commercial development. Such development would focus on transportation, warehousing, light assembly and similar low impact industrial type uses that are dependent on good road access.

Western Growth Area: To facilitate a diverse mix of residential development at an average density of 4 dwelling units per acre in this area with high potential for growth.

Adams Creek Basin: To maintain a low density development pattern in this primarily rural area. This area currently does not have access to an adequate sewer network or transportation network that would be required to facilitate higher density residential development.

Rural / Agriculture: To designate those outlying areas with the lowest potential for future development in manner that will preserve very low density development patterns currently present throughout the agricultural fringes of the Town. Areas which currently, or may, in the future fall within the Town's planning and zoning jurisdiction should be assigned a zoning classification that maintains an allowable residential development density of 1 dwelling unit per 2 acres or lower.

Eastern Growth Area Discussion:

Vagn Hansen of Benchmark stated as a follow-up to the introduction of the entire draft future land use map, it is our desire to move ahead with the discussion of the proposed Eastern Growth Area. Of the two primary growth areas designated on the map, we the staff feel that this area presents the greatest number of challenges for the Town due to the road infrastructure constraints present in the area and recent inquiries regarding future development in the area.

Vagn Hansen stated in the initial draft, we have proposed for the designation of this area as a primarily residential growth area. Current zoning regulations limit development in the area to 2 dwelling units per acre. With this proposed land use classification, this current zoning regulation would allow for the development of approximately 1,600 dwelling units.

Vagn Hansen stated in order to facilitate the eventual development of this area, if that is the overall goal of the Town, then accommodations and plans for the construction of a strong transportation connection between NC 73 and NC 49 must be made. He stated given the potential cost of constructing such a link, the current level of development density allowed would likely need to be increased to account for the increased infrastructure costs that would be associated with providing that link. Without the planned accommodation of a higher level of development density, or action by the Town to decrease the allowable development density in the area, there could come a time in the (eventual) rebound of the housing market where this land could once again be attractive for development at the current 2 dwelling unit per acre threshold.

Vagn Hansen stated while making plans to accommodate more dense development in this area, is the position advanced at this point in the discussion, the Board may choose a different approach to land use classification in this area if it desires. If a different approach is chosen, then this can easily be accommodated.

Some questions were asked from the Zoning Board Members. They wanted to know if we should have some designated areas and could we have a set of regulations that would be less strict on property owners. Vagn Hansen said yes to these questions and said we could have some type of regulations. One member wanted to know if it could be a zoning regulation and Vagn Hansen said yes it could.

Some Board Members seem to like the idea of high density development with business development added.

It seemed to be the favor of the Board to have development on the eastern side of Town. It was stated that water and sewer would be available, because there is a 6" pipe line running to the prison camp already.

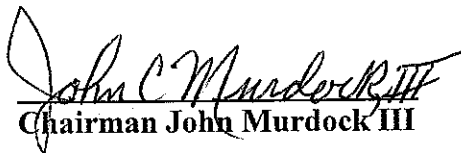
Chairman Murdock wanted to know what are, we willing to consider at this time. He asked Staff if they would bring some plans to the Board.

Vagn Hansen of Benchmark asked if they wanted to encourage development along NC 49 from the motel, in that area. He stated it would be good commercial development property, but not like the Harrisburg area. We need to set a good general idea with the east side of Town in mind.

Chairman Murdock asked if there were any more questions. No one had any thing else to bring before the Board.

Adjournment:

With nothing else to come before the Board, Chairman Murdock entertained a motion to adjourn. Board Member James Senecal made a motion to adjourn. Board Member Shirley Freeman seconded the motion with all board members in favor. 5-0.


Chairman John Murdock III


Clerk to Board Joy Eudy

SEAL

