



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

Mount Pleasant Town Hall
8590 Park Drive
Monday, April 2, 2012 - 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 March.

(b) Joint Meeting Discussion

Discuss the results of the joint meeting with the Town Board.

(c) Future Projects

Prioritize the list of future projects that were discussed at the March meeting.

8. Adjourn

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mount Pleasant
Planning and Zoning Meeting
April 2, 2012
7:00 PM**

Members Present:

**John Murdock III, Michael Steiner, Shirley Freeman,
James Senecal, Whit Moose Jr., Margaret Strickland.**

Staff Present:

Vagn Hansen of Benchmark, Joy Eudy Clerk to Board.

Call to Order:

**Chairman Murdock called to order the meeting of the Planning
and Zoning Board.**

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 or make changes to the
minutes of the March 12, 2012 meeting of the Planning and Zoning Board. Board
member James Senecal made a motion to approve the minutes as presented. Board
member Michael Steiner seconded the motion with all Board members in favor. (5-0)**

Planning Board Cases: None

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

Board of Adjustment Cases: None

Other Business:

- (a) **Staff Report: Vagn Hansen of Benchmark stated he had issued 2 Zoning Permit in the month of March. Permit Z-2012-06 at 2744 Tabitha Lane for a 1,080 square foot accessory structure (detached garage). Permit Z-2012-07 1452 C Street for a Home Occupation Permit for an in-home childcare service – up to 6 children.**

Flood Insurance Program:

Vagn Hansen of Benchmark stated the Town of Mount Pleasant recently received a notification that it has been accepted into the National Flood Insurance Program. He stated that acceptance into the program will allow all of the residents of the Town and the ETJ to have access to federally subsidized flood insurance for their homes and businesses. Vagn Hansen stated they began this process several years back and the application finally made its way through the bureaucracy at FEMA last month. He stated our membership in the program is dependent on the Town continuing to have flood damage prevention regulations in place, including an active program of permitting, monitoring and enforcement.

Carolina Thread Trail:

Vagn Hansen of Benchmark stated the Town recently received notice from the Catawba Lands Conservancy that it has received funding to begin the process of developing the initial phase of the Carolina Thread Trail through the Buffalo Creek Preserve. He stated Staff would be meeting with representatives from the Catawba Lands Conservancy to discuss permitting and the role (if any) that the Town will play in the development of the trail.

Vagn Hansen stated the Town Board would like to have some land in that area for a park.

Joint Meeting Discussion:

Chairman Murdock stated he thought the joint meeting to discuss the amended Future Land Use Map went very well. Chairman Murdock stated if any of the commissioners have any concerns, they need to be considered and discussed. Vagn Hansen of Benchmark stated the Future Land Use Map will probably be adopted by June of 2012. Chairman Murdock made the statement when the Town Board does adopt the Land Use Map that he would like to be at that meeting and let

the Board know this is how we feel. We don't want any more law suits like the one we had with Danielle Downs.

Future Projects:

At the March meeting, Staff presented some projects for consideration by the Planning Board. The Board indicated that it felt that all of the proposed projects were worthy of undertaking during the next year.

In order to help staff determine which should be given the highest priority, Vagn Hansen asked the Board members to look over the projects and determine which one or two projects should be initiated in the next couple of month, and which projects the board would like to keep on hold until a later date.

Potential Projects:

- **Revise AG District density and dimensional standards (also revise or repeal Section 5.25 dealing with subdivision in the AG District)**
- **Once the Land Use Map is adopted, review zoning designations and propose zoning map amendments where any major inconsistencies are found.**
- **Review and revise the commercial design standards, including process related items to clarify approval procedures and establish more clear and defensible standards. Also move these regulations from appendices to the body of the ordinance.**
- **Review temporary sign regulations to see if any amendments are necessary to more clearly define permitted signage.**

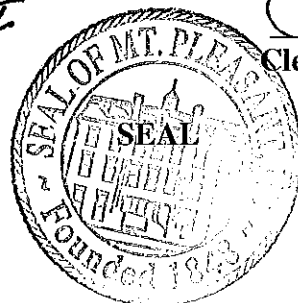
Chairman Murdock stated that staff needed to add Residential Design as number 5 to the list.

Chairman Murdock questioned the Board about the order in which they would like to discuss first. It was the consensus of the Board to go down the list according to staff's list.

Adjournment:

Chairman Murdock asked if there was anything else to come before the Board. With no other questions or comments Chairman Murdock entertained a motion to adjourn. Board member James Senecal made a motion to adjourn. Board member Whit Moose Jr. seconded the motion with all Board members in favor. (5-0)


Chairman John Murdock III




Clerk to Board Joy Eudy