

Mount Pleasant

North Carolina

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**Town of Mount Pleasant
Joint Meeting
Town Board and Planning and Zoning Board
April 2, 2012
6:00 PM**

Members Present: Commissioners – Scott Barringer, Maura Eberhardt, Michael Metcalf, Warren Chapman, Commissioner, Richard Burleyson came in at 6:55 pm.

Planning and Zoning – John Murdock, Shirley Freeman, James Senecal, Margaret Strickland, Board member Whit Moose Jr. came in at 6:12 pm and Board member Michael Steiner came in at 6:30 pm.

Staff - Richard Smith Town Administrator, Vagn Hansen of Benchmark, Cathy Whittington, Joy Eudy.

Visitors: Jim Johnston.

Open Meeting: Mayor Eudy opened the meeting and thanked everyone for coming to participate in the joint meeting of the Land Use Maps.

Call to Order: Chairman Murdock of the Planning and Zoning Board called the meeting to order.

Business: Vagn Hansen of Benchmark stated the purpose of this meeting is to allow for open discussion and exchange of ideas and concerns between the Planning Board and the Town Board of Commissioners regarding the proposed future land use map. Vagn Hansen stated the process was started one year ago and it is hoped this opportunity will provide both boards with a solid understanding of any questions or concerns that need to be addressed prior to bringing the revised map to the Town Board for public hearing and adoption.

Vagn Hansen stated the Town adopted the land use plan in the year 2003 and he said a lot has changed since then. Vagn Hansen stated that a lot of time has gone into the process of getting the land use map where we have it today. There have been full days of discussion, not counting the time Adrian Cox former Town Administrator and Vagn Hansen of Benchmark spent in the office talking and discussing the map.

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Staff looked at the water and sewer service, the roads and identified where they were located. Staff looked at and identified what was lacking on the maps such as water and sewer but no roads or downtown area.

Vagn Hansen stated that staff had come up with eleven different designations.

1. **Town Residential:** This classification is generally assigned to residentially developed areas within and adjacent to the current town limits.
2. **Commercial:** This designation has been applied to the four primary commercial areas in Town – East Franklin Street Commercial area, West Franklin Street Commercial area, Main Street / NC 49 commercial area and the area around the shopping center at the NC 49/73 interchange.
3. **Town Center:** This land is intended to preserve and enhance a more dense and walkable commercial core area with restaurants, service uses and small scale local retail establishments.
4. **Community Service:** The intent of this land is to provide a location for office, governmental and service uses that serve the needs of the local community as well as the surrounding area.
5. **Rural Transition:** This land is intended to facilitate the continuation of the low intensity mixed residential and agricultural development pattern. This area is intended to allow residential land use at a density of up to 1 dwelling unit per acre.
6. **Eastern Growth Area:** The intent of this land is to facilitate larger scale residential development on large undeveloped tracts of land immediately adjacent to the eastern town limits with an average of four dwelling units per acre.
7. **Business Park:** The purpose of this land use is to facilitate the creation of a master planned regional employment center with the possible inclusion of some commercial development.
8. **Western Growth Area:** The purpose of this land is to facilitate a diverse mix of residential development at an average density of 4 dwelling units per acre in this area with high growth potential.
9. **Adams Creek Basin:** The purpose of this land is to maintain a low density development pattern in this primarily rural area. This area does not currently have access to an adequate sewer network or transportation network that would be required to facilitate higher density residential development.
10. **Agriculture:** The intent of this land is to designate those outlying areas with the lowest potential for future development in a manner that will preserve the existing very low density development patterns throughout the agricultural fringes of the Town.
11. **Buffalo Creek Preserve:** The purpose of this land is to recognize the important role of the recently created Buffalo Creek Preserve. The future use of this land may include a range of use types, including parks and recreational facilities, agricultural uses and/or a nature preserve.

Vagn Hansen of Benchmark stated this give us a realistic view so we will know what we have and what we can offer.


Commissioner Michael Metcalf wanted to know if you could put in some language in the Western Growth Area similar to what is in the Eastern Growth Area. Vagn Hansen stated that you could add to the classification of the area. Commissioner Scott Barringer asked if you could put a residential area on Highway 73. Vagn Hansen stated if contractors came and said they wanted to build a residential area along Highway 73, they could. Vagn Hansen also stated a business park could be built along Highway 73.

Commissioner Metcalf made the statement, why would I want to build a residential development if there is going to be a business park there to.

After questions and comments from both boards, Mayor Eudy stated this is a working document, and it is going to change. James Senecal stated yes it is subject to change.

Vagn Hansen of Benchmark stated that during the early stages of the development of the revised future land use map a general analysis of the development assets and constraints that exist in the Town's potential growth areas was conducted. This general analysis of infrastructure and environmental concerns served as the foundation for the revision to the land use map. The primary factors that were analyzed were utility and transportation infrastructure and topography. These factors are the prime determinants in the ability of an area to receive future growth. As these factors were examined, future plans for infrastructure expansion or improvement as well as current infrastructure needs were taken into account so that the new land use map and land use classifications included on the updated map would reflect the current and planned capacity of the land to accept new development.

Adjournment: With nothing else to come before the two boards Mayor Eudy entertained a motion to adjourn. Commissioner Maura Eberhardt made a motion to adjourn. Commissioner Michael Metcalf seconded the motion with all board members in favor. (10-0)


Chairman John Murdock III


Clerk to Board Joy Eudy

