

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

Mount Pleasant Town Hall
8590 Park Drive
Monday August 13, 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 July.
 - (b) **Zoning Map Discussion**
Discussion of potential amendments of the Official Zoning Map in response to the adoption of the Future Land Use Map update.
8. **Adjourn**



**Town of Mount Pleasant
Planning and Zoning Meeting
August 13, 2012
7:00 PM**

Members Present: James Senecal, Shirley Freeman, Whit Moose Jr.,
Michael Steiner, John Murdock, 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 James Senecal made a motion to approve the agenda.
Board member Whit Moose Jr. seconded the motion with all members in favor.
(5-0)

Approval of Minutes: Chairman Murdock entertained a motion to approve or
amend the minutes of the July 9, 2012 meeting. Board member Whit Moose Jr.
made a motion to approve the minutes as presented. Board member James Senecal
seconded the motion with all members in favor. (5-0)

Planning Board Cases: None

Board of Adjustments Cases: None

Staff Report:

Vagn Hansen of Benchmark stated 3 Zoning Permits had been issued
Z-12-014: 1398 Mount Pleasant Road West – 238 square foot sunroom addition to
an existing dwelling.

Z-12-015: 9822 Foil Road – New 7,665 square foot single family dwelling.

Z-12-016: 8810 Fisher Road – New 7,334 square foot single family dwelling.

Vagn Hansen stated these houses are on the outside of Town and they will probably never be a part of the Town officially, but they will be contributing as neighbors. We are proud to have them.

Land Use Map Update:

Vagn Hansen of Benchmark stated the Town Board of Commissioners held a public hearing and voted unanimously to adopt the Land Use Map update at their August meeting. Vagn Hansen stated now that the new map and land use classifications are in place, staff will prepare a final document that incorporates all of these elements into a format that can be distributed to residents and anyone else who has an interest in the future development of the Town.

Right-of-Way Closure:

Vagn Hansen of Benchmark stated the Town Board held a public hearing at their August meeting on the closure of an unimproved public right-of-way in the Oldenburg subdivision. Following the hearing, the Board adopted an order closing the unimproved right-of-way. The right-of-way that was closed is part of what was originally planned as a through street connecting Oldenburg Drive and Erbach Lane. The land on the Erbach Lane side of the right-of-way was changed to a cul-de-sac, and so the road was never installed.

Carolina Thread Trail:

Vagn Hansen state the Catawba Lands Conservancy held a trail clearing event at the Buffalo Creek Preserve on July 19th to continue working on the Carolina Thread Trail through the property. They have another one scheduled in 2 weeks and also have scheduled trail clearing event in September, October and November, so they are going full speed ahead.

Vagn Hansen stated he had talked to Richard Smith the Town Administrator and he said Parks and Recreation Trust Fun is having an event and we might be able to get in partnership with them.

Chairman Murdock wanted to know if Vagn Hansen was familiar with any parks the Catawba Lands Conservancy had built. Vagn Hansen he was not really familiar with any.

Potential Zoning Map Amendments:

Zoning Map Discussion: This item is for discussion only. No formal action is required.

Vagn Hansen of Benchmark stated on the list of projects the Planning Board endorsed this spring was an examination of the Town's Zoning Map that was to begin following the adoption of the update to the Future Land Use Map.

Vagn Hansen stated with the new Future Land Use Map in place and recommendations made for changes to the AG district ready to be forwarded to the Town Board, it is time to begin this phase of the process.

Vagn Hansen told the Zoning Board as they review the current zoning map and the adopted future land use map, you will see that there are a number of locations on the map that are not zoned consistently with what the future land use map calls for.

These include the area designated as Community Service, which is now zoned primarily with residential zoning, as an example of an area that the Planning Board may recommend be "upzoned". as well as areas such as the Buffalo Creek Preserve and the Adams Creek Basin, which the Planning Board may recommend be "downzoned". In each case, as we review the map, we need to be mindful of the potential impacts of our actions. In some cases, the proposed rezoning of property may be viewed positively, such as when it creates greater value or increases the development potential for a piece of property, and in some cases it may be viewed negatively, such as when there is a perception of a loss in value.

Vagn Hansen stated the first step in this process will be to identify those areas that fall into four broad categories. The first category is comprised of those areas that can be rezoned with the least potential amount of resistance from the property owners. The second category is comprised of those areas which are most critical to rezone to ensure that future development expectations are in line with the Land Use Map due to a high potential for developers/investors to look in those areas for business opportunities. The third category is those areas where a future rezoning may be necessary, but it may not yet be "ripe" for the action to take place at this time. The final category is comprised of those areas which we feel may encounter the greatest amount of resistance to a potential rezoning.

Vagn Hansen stated once we have divided the inconsistently zoned areas into those categories we will need to prioritize them for action by the Planning Board. Since each action can take several months to complete and cost several hundred dollars, it is most likely that this could go on for some time in order to budget staff and Board time and to conserve financial resources. It is anticipated that if we are able to develop a priority list of potential zoning map amendments by October we could begin with the first hearings in December. Depending on the final list, we may be able to have multiple amendments occurring at the same time, but some larger areas may require that they be handled individually.

Vagn Hansen stated some of the areas have been identified that need to be rezoned. One area is going up Main Street toward Cook Street. He stated some of the offices on Cook Street are sitting in residential areas, also the funeral home. Vagn Hansen stated it may not be necessary to change zoning on every lot in the Adams Creek Basin. Other areas that could be rezoned are between Highway 49 and Highway 73,

Brackenberry, Fisher Road and Buffalo Creek Reserve.

There was quite a bit of discussion about the rezoning on Cook Street and what could be put on the empty lots that would be involved. The Board wanting to correct some mistakes that had been made in the past felt this would be a good time to correct them. The Board finally came to the decision that they would look into the issue and decide what exactly would be allowed on the empty lots.

The question was asked if other area in town that did not comply with the new Future Land Use Map could be included in this decision also. Vagn Hansen said he would rather not include any other areas, but to take one area at a time. He stated it is something we do not have to jump right on any time soon.

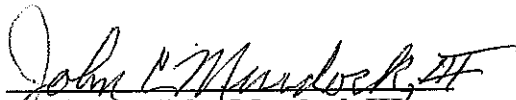
Chairman Murdock stated the first step would be to rezone property where there would be the least resistance.

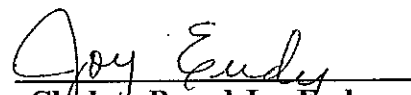
Board Member Whit Moose Jr. stated he proposed the Board go ahead and look at what would be the most appropriate for the area.

Chairman Murdock asked if any of the Board members had anything to say and it was stated the Post Office looks terrible and the tire store beside the What-a – Burger. Some improvement needs to be done in these areas.

Adjournment:

With nothing else to come before the Board, Chairman Murdock entertained a motion to adjourn. Board member Michael Steiner made a motion to adjourn. Board member James Senecal seconded the motion with all members in favor. (5-0)


Chairman John Murdock III


Clerk to Board Joy Eudy

