

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

Mount Pleasant Town Hall  
8590 Park Drive  
Monday, February 13, 2012 - 7:00pm

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Agenda**
4. **Approval of Minutes**
5. **Planning Board Cases**
  - (a) **Voluntary Annexation Petitions**

Review of petitions for properties located at 7590 and 7630 NC Highway 73 East.
6. **Board of Adjustment Cases**

None
7. **Other Business.**
  - (a) **Staff Report**

Presentation of Planning Staff activities for the Month of January.
  - (b) **Work Session**

Continuation of Future Land Use Map discussion – Remaining Land Use Classifications
8. **Adjourn**

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mount Pleasant  
Planning and Zoning Meeting  
February 13, 2012  
7:00 P.M.**

**Members Present:** James Senecal, John Murdock, Whit Moose Jr.,  
Michael Steiner, Margaret Strickland.

**Staff Present:** Vagn Hansen of Benchmark, 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. Board member James Senecal seconded the motion with all members in favor. 5-0.

**Approval of Minutes:** It was the consensus of the Board to send the minutes of the January 9, 2012 minutes back to the clerk and let her change the wording in a couple of paragraphs.

**Approval of Minutes:** January 9, 2012 and February 13, 2012

Vagn Hansen of Benchmark introduced Richard Smith of Benchmark as the Town of Mount Pleasant's interim Town Administrator. Richard Smith stated he was glad to be in Mount Pleasant and was looking forward to working with the Planning Board and the Town Board.

**Planning Board Cases:**

**Voluntary Annexation Petitions**

**Review of petitions for properties located at 7590 and 7630 NC Highway 73 East.**

Vagn Hansen of Benchmark stated he had met with Roger Deal, and Roger Deal and HMO Investments have submitted petitions for voluntary noncontiguous annexation into the Town of Mount Pleasant. Vagn Hansen stated that one of the properties contains a single family dwelling and the other is currently vacant.

**The owners, the real estate agent and appraiser all have the desire to eventually market the property for future commercial development.**

**Vagn Hansen of Benchmark stated in talking with the applicants and their agents it was made clear that sewer service from the Town would be required to develop the property for commercial use and that annexation would be required prior to the properties being eligible to apply for sewer service.**

**Vagn Hansen stated the applicants felt that it would be most prudent to proactively seek annexation to ensure that if, or when, development was proposed for the property, they or the future owners would be able to initiate the process of extending sewer more quickly.**

**Vagn Hansen of Benchmark stated the staff suggests that the proposed annexation be evaluated based on the criteria that it has recommended for assessing future annexations in making its recommendation to the Town Board. Staff has made a preliminary evaluation based on these recommended criteria although they have not been formally adopted by the Town Board.**

- A. Contiguity – area (less than .25 miles) – Favorable**
- B. Size of Property – Small area (less than 10 acres) – Least Favorable**
- C. Utility Service – Direct access to existing water service only – Favorable**
- D. Fire District – Inside Mount Pleasant Fire District – Most Favorable**
- E. Development Status – Built-out development in conformance with Town ordinances - Most Favorable**
- F. Vacant property with no planned development (in ETJ) – Favorable  
Noncontiguous but within ETJ -Favorable**
- G. Noncontiguous – Within short distance of primary corporate limits(i.e. less than .5 miles) – Favorable  
Noncontiguous Distance to Existing Satellite Area – Within short distance of satellite**

**Vagn Hansen stated based on the evaluation criteria, the proposed annexation has three instances of being Most Favorable, four instances of being Favorable, and one instance of being Least Favorable, which is based on the size of the proposed tract. Vagn Hansen stated as a whole, staff considers this annexation to be Favorable when all of the factors are considered. He said staff will go back through these criteria with the Board at its meeting to ensure that the Board is in agreement on this assessment.**

**Vagn Hansen stated in addition to the basic evaluation criteria, this proposed annexation brings the added benefit of bringing the Town one step closer to joining the primary corporate limits with the satellite area around the Food Lion shopping center, which will eventually allow the Town to be contiguous with the C.M. Black property on the north/west side of NC 49.**

**There was several questions from the Board members as to turning lanes if it goes commercial, a fence being put up on the property and if there would be any interest**

for the Town to try and get anyone else to take advantage of this opportunity at this time.

Chairman Murdock entertained a motion stating “with regard to the petitions for voluntary annexation of 7590 and 7630 NC Highway 73 East, Planning Staff has reviewed the request and compared it to the draft criteria for evaluation of voluntary annexation and has found it to be Favorable. Therefore the Planning Board recommends to the Town Board of Commissioners approval of the petitions.” Board member James Senecal made a motion according to Chairman Murdock’s recommendation. Board member Michael Steiner seconded the motion with all members in favor. 5-0.

**Staff Reports:**

**Exempt Subdivision:** Vagn Hansen of Benchmark stated at 857 North Main Street the tract of land was expanded through an exempt recombination plat that added approximately 0.21 acres of land to the existing 1 acre tract. Mr. Joe Luther the property owner acquired the additional land for the purpose of expanding his lot to accommodate an accessory structure to replace the existing accessory structure on the lot.

**Resolved Zoning Violation Cases:** Vagn Hansen of Benchmark stated upon making contact with the property owner at 9025 East Franklin, it was determined that a zoning violation did not exist on the property. The original complaint was in regard to the operation of a towing business on the property. It was determined that the owner Mrs. Carter also has Carter Towing and the presence of the towing vehicles on the property was incidental to the Carters’ use of the property as their primary residence.

Mrs. Carter stated that she and her husband do not own personal vehicles other than their company towing vehicles. Mrs. Carter agreed not to bring her heavier towing vehicles on the property, and has agreed to discuss erecting a privacy fence with her rear yard neighbor. She said she is in the final phases of permitting with the county to establish a permanent base of operations for her company on NC 49 near St. Stephens Church Road.

Vagn Hansen stated if further evidence to the contrary of Mrs. Carter’s statements is found that indicates that the property is being used primarily for commercial purposes, the case will be reopened at the point in the enforcement at which it was discontinued.

**Open Zoning Violation Cases:**

The property at 1360 Mount Pleasant Road West 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.

Chairman Murdock stated when you are turning left out of Moose's Drug Store parking lot, there is no sight distance looking south on Main Street especially if a van is parked on the street, and it is dangerous. Board member Whit Moose Jr. stated one option would be to make that an entrance only and depart out the back way on to Barringer Drive. There might be some other options also.

So far there have not been any accidents there, and even before DOT closed the other entrance from Franklin Street there were no bad accidents. It is something that needs to be looked into.

#### Work Session:

**Community Service:** Vagn Hansen of Benchmark stated the intent of this land use classification is to provide location for office, governmental and service uses that serve the needs of the local community. He stated there are areas around Cook Street and Washington Street that have vacant lots and could be used for these offices.

**Rural Transition:** Vagn Hansen stated this land use classification is intended to continue the low intensity mixed residential and agricultural development pattern that has been established on these areas, with an allowed residential land use density of 1 dwelling units per acre.

This classification is also intended 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.

These areas would be along Fisher Road and Moose Road because they would be difficult to develop. These roads are not wide enough for additional traffic and there are also nice houses set back off the roads. Fisher Road and Mount Pleasant North have a very bad intersection and is not feasible for the extra traffic.

**Adams Creek Basin:** Vagn Hansen of Benchmark stated the purpose of this land use classification is to maintain a low density development pattern in this primarily rural area. This area, while having the potential to be developed with more dense residential development in the future, currently does not have access to an adequate sewer network or transportation network that would be required to facilitate higher density residential development.

These areas are along the Mount Pleasant Road West and Mount Pleasant Road South. Vagn Hansen stated aside from the lack of gravity sewer service in the area, Mount Pleasant Road West would not likely be able to handle any great increase in traffic volume without significant upgrades, and Mount Pleasant Road South, while up to standards, presents the significant challenge of funneling traffic to the Main Street / NC 73 intersection, which is functionally deficient in its ability to handle large volumes of traffic.

Vagn Hansen stated therefore, due to the present constraints, the maximum development density in this area should be maintained at a level of 1 dwelling unit per acre for the foreseeable future. He stated as transportation and utility improvements are planned and implemented, this area should be reassessed for its development potential, but in the interim, the area should retain its primarily rural characteristics. If WSSAC could get the money to develop sewer in these areas, it would make a great difference, but right now it is a typical rural development area.

**Rural / Agriculture:** Vagn Hansen of Benchmark stated the intent of this land use classification is 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.

Vagn Hansen stated these areas are mostly outside our jurisdiction and they may in the future, fall within the Town's planning and zoning jurisdiction and should be assigned a zoning classification that maintains an allowable residential development density of 1 dwelling unit per 2 acres or lower.

Board member Whit Moose Jr. stated he thinks this future land use plan is a great idea. Vagn Hansen asked if the general allocations and the layout was o.k. with the Board. The Board agreed that it was. Vagn Hansen stated he would try to get a joint meeting with the Town Board set up and the Planning Board could express their feelings about the Future Land Use Plan.

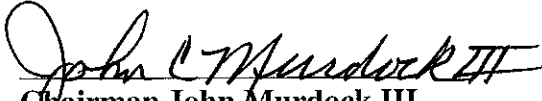
Chairman Murdock stated he thought a joint meeting would be good. He stated if the Future Land Use plan was made into a packet and handed out to the members of the Town Board so they could get an idea of what was going on and have some questions ready for the meeting, the meeting would be more effective. Chairman Murdock stated he thought this sample will be good. It will give us something to go by. It will be a good guide.

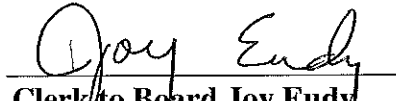
Board member Mike Steiner stated he was impressed by the Catawba Land Conservancy presentation and he thought they were doing a good job. He stated he had flyers handed out in his community stating the group would meet at Town Hall. Everyone seemed to be impressed with the amount of people that came to the meeting.

Board member Whit Moose Jr. asked if the Planning Board should send a thank you note to the group. Vagn Hansen stated he would make sure the group knew how thankful the Planning Board is that they came and held a meeting in Town Hall.

**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 Whit Moose Jr. seconded the motion with all board members in favor. 5-0

  
Chairman John Murdock III

  
Clerk to Board Joy Eudy

SEAL

