

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

Mount Pleasant Town Hall
8590 Park Drive
Monday, January 9, 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 December.
 - (b) **Buffalo Creek Preserve**
Discussion of Catawba Land Conservancy's property acquisition.
 - (c) **Fisher Road Water Pump Station**
The engineering firm has submitted an initial set of elevations for the pump house on the property. Formal submittal of the project is expected in the coming weeks.
 - (d) **Fire Station Expansion**
Discussion of potential Mt. Pleasant Fire Department expansion.
 - (e) **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
January 9, 2012
7:00 PM

Members Present: James Senecal, John Murdock, Michael Steiner,
Shirley Freeman, Whit Moose, Jr., 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 minutes. 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 the minutes of the December 12, 2011 meeting. Board member Shirley Freeman made a motion to approve the minutes as presented. Board member James Senecal seconded the motion with all board members in favor. (5-0)

Planning Board Cases: None

Board of Adjustments Cases: None

Reports:

Staff Report: Vagn Hansen of Benchmark stated at the last Town Board meeting, the Board unanimously adopted the proposed Minimum Housing Code. This new ordinance will provide the Town with the ability to address conditions that are contrary to the health and safety of residents of the Town.

Vagn Hansen stated this ordinance will allow the Town to require that residential structures that lack water and/or functioning sewer service be vacated until utility connections are established or reestablished. He stated in recent years there have been several instances of long term occupancy of structures that did not have utility

service within the Town and the Town lacked the ability to intervene in the interest of public health.

Sewer Easement: Vagn Hansen of Benchmark stated that Staff has been working with the owner of the property at 857 North Main Street to obtain an updated sewer easement for the Town's sewer line that traverses the property. He stated this is being done in response to the property owner's request to build an accessory structure on the property which will be situated in close proximity to the Town's sewer line.

Vagn Hansen of Benchmark stated the original easement is from 1936-37 and is not well defined. The property owner had also requested to run an underground electric service to the proposed accessory structure which would require the Town to grant him an encroachment into the Town's easement.

New easements are being obtained as projects come in that are located on property containing outdated or unrecorded utility easements to ensure that the Town and property owners are protected in the future.

Open Zoning Violation Cases: Vagn Hansen of Benchmark stated at 9025 East Franklin Street a towing company is illegally using this residentially zoned property for the operation of a towing business. He stated no cars are being stored on the lot and no signs are in place, but following resident complaints, an investigation found multiple tow trucks on the property on multiple occasions.

A letter was delivered before the New Year, notifying the owner of the violation, but no response has been received from them. A follow up notice of violation is being delivered in the coming days and if no response is received, formal enforcement action will begin.

1360 Mount Pleasant Road West: Vagn Hansen stated the property located at this address 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.

Board member Whit Moose Jr. wanted to know what progress the Town has made about replacing Former Town Administrator Adrian Cox.

Vagn Hansen stated the original motion at the December Town Board meeting was for the Mayor to advertise the position as full time. In the meantime Commissioner Barringer and the Mayor had a meeting. Mayor Eudy brought up at the last meeting in January the idea of going with Richard Smith from Benchmark and having him to come down and talk with the Board, and explain what he could do for the Town until a permanent Administrator can be hired.

Buffalo Creek Preserve:

Discussion of Catawba Land Conservancy's acquisition.

Chairman Murdock asked Vagn Hansen of Benchmark to give some background of what the Catawba Land Conservancy's property is.

Vagn Hansen stated for those that may not know the Catawba Land Conservancy has acquired from BB&T that track of land known as Holland Farm and various other things over the years. The deed was dated December 21, 2011 and filed December 28, 2011.

Vagn Hansen stated "the primary mission of the Land Conservancy is land protection of natural areas throughout this area. They work through this area with the agency of the Carolina Threadtrails".

Board member Whit Moose Jr. stated he would like for Vagn Hansen to touch on Threadtrails. Vagn Hansen of Benchmark stated that Threadtrails is a regional system of greenway, pedestrian, and bicycle trails that is intended to connect different counties and establishing new trails. Their goal is to preserve and protect property. They are fairly a large organization and well funded for that type of organization. Most of the money they get is by private donations.

Mayor Eudy and Vagn Hansen of Benchmark met with Travis Moorehead and Tom Opal from the Land Conservancy Group. Mayor Eudy and Vagn Hansen wanted to let them know we are willing to help and to work with the Group to develop any plans they might have for the former Hollands Farm property.

Mr. Moorehead and Mr. Opal informed the Mayor and Vagn Hansen as of right now there are no plans for the property.

The Carolina Threadtrails Agency recently purchased some property down in the southern Rocky River area known as the Pharr Family's property and they are going to establish some trails there. The Agency is doing an amazing job with the Thread Trail development.

The Land Conservancy Group wants to move as soon as possible to develop a Thread Trail that would run through a portion of the property. There will be a walk trail and a bike trail on the property. Right now they plan to extend the lease another year to the farmer that is farming the land and this will give the Group time to think things over for awhile.

Vagn Hansen stated the property may be opened for hunting, but the property will probably never be opened to the public at large for hunting but it is possible they would lease the property to an individual or individuals for hunting in the future. Hunting on the property would be governed by Ordinances. You can bow hunt in extended seasons inside of Town.

Vagn Hansen stated WSACC has a sewer pump station and sewer transmission lines on the property formerly known as Holland Farms and we wanted to know if they needed to expand how this would affect them. WSACC members stated they

had worked with other utilities in the past and they would work with who ever was to design the project.

Vagn Hansen of Benchmark stated it is on the table to sell the property formerly known as Holland Farms, it is an option they have. If it was sold, who ever bought the property could put 2 houses on the property and only use it for what is outlined in the conservation easement. That would be farming, hunting and recreation, etc.

Vagn Hansen stated when he met with the Town Board, their main concern is to maintain some property in some way and work with the Town to develop a park. It was very clear that the Town is interested in parks.

The Catawba Land Conservancy Group will be coming in February to present some information to us about the Land Conservancy plan. We decided to meet at 6:00 PM one hour before the regular Planning and Zoning meeting on February 13. Planning Board members will be there, Town Board members are invited. This will give them a chance to ask and answer any questions that might arise and better understand about the Land Conservancy and what their purpose is and the future of the property.

Chairman Murdock asked if a quorum is present would it be considered a meeting as such. Vagn Hansen stated this is going to be a public meeting, so anybody that wants to attend can and we won't have to worry about other stuff. We will open the Planning Board meeting afterwards and if you do not discuss any business and came as a resident it would not. Board member Whit Moose Jr. asked is it possible to de-annex that property, and if we could, would there be any advantage to the Town or to them.

Vagn Hansen of Benchmark stated it would be an advantage to them because they would not have to deal with us for anything of great substance. This is something that can be of great asset to the community. This needs to be in Town, and this is something we could legitimately claim as our own for a number of purposes.

Vagn Hansen stated that in February when we have the meeting we will be able to present to them a wish list and let them know what we want.

Board member Mike Steiner asked if there would be an advisory committee made up of citizens of the Town. Vagn Hansen stated he doubted it. Board member Mike Steiner said he felt like this meeting on February 13th will be well attended by the people in Oldenburg.

Vagn Hansen stated it would probably be another year to a year and half before any thing was done with the property.

Fisher Road Water Pump Station:

Vagn Hansen of Benchmark stated he had asked W.K. Dixon for site plans for the pump station at the corner of Fisher Road and Mt. Pleasant North for the pump station they were considering. Vagn Hansen stated that when he and former Town Administrator Adrian Cox were talking about this project, it was decided that W.K. Dixon Company should aim toward something like the public works building.

The sketch that they sent us shows a barn type building with a rough structure, maybe split face block with high windows, fake stone, and landscape along Mt. Pleasant Road and Fisher Road, there will be a couple paved parking lot with a couple of spaces for cars to park and this will be landscaped also. There will be buffers between themselves and neighbors. The station will set back with the holding tank behind the building. The building will be 34 feet by 95 feet and will face the Mt. Pleasant Road. There will be a sign easement on the property for a sign.

There was some discussion about the building, the holding tank and especially the chemicals that would be used at the building.

Fire Station Expansion:

Vagn Hansen stated that the Fire Chief was to be here tonight but other obligations came up. The Town Board discussed the expansion at their meeting. The Fire Department got a letter from the Fire Marshall stating the building code needed to be brought up to date and the over night staffing area should be brought up to inspection code and in order to do that and give the Fire Department a little more room, they would like to expand their building out toward Main Street. This would provide them with an 8 bed sleeping area, a new bath, a new office space and physical fitness center to work out and a storage area with a window on Main Street.

Vagn Hansen stated once this is done they will run sprinklers into the occupied areas of the Fire Station and bring up the Fire code. The building would be a brick structure with windows on the front side.

This is something that will not begin for another year or so.

Chairman Murdock wanted to know if they would have a female sleeping area. The response was at this time there will not be separate sleeping areas. There probably will be separate bath and shower areas. He stated he thought they needed to consider this at this time.

The Fire Chief Chris Honeycutt just wanted to inform the Board what will be taking place in the near future.

Work Session:

Vagn Hansen of Benchmark stated regarding the land on Mt. Pleasant Road that is advertised for sale. He stated there were four lots at approximately 10 acres per lot and was priced at \$200,000 per lot.

Change on map. New map with Buffalo Creek Preserve added.

Vagn Hansen is currently working on something that recognizes that land has been put into a Conservation Easement and will not be developed. Makes development of other areas more likely and will also eliminate potential problems trying to figure out what to do about added traffic downtown Main Street. Also puts us in a much stronger negotiating position if Senator Pittinger or his successor on that property in the eastern growth area wants to do anything. Last year we tried to get Mr.

Pttinger to donate some land to the Town and now we are in the position that we really do not need anything from him.

Vagn Hansen stated the Buffalo Creek Preserve has been added and he has extended the Adams Creek basin to come over to that area now. The other major change Vagn Hansen made was the commercial area. These are areas in Town for primary commercial areas, East Franklin Street, West Franklin Street, North Main Street, and the Highway 49 area and the interchange around Food Loin.

Vagn Hansen stated he added the area around Food Lion because of some interest in some annexation in that area by a couple of property owners going together to annex the property. That area around Food Lion where the new interchange will be, probably will have pressure on them to develop commercially, maybe a shopping center will go in there.

The second commercial area will be around Main Street and Highway 49 intersection, and NC 49/73 interchange, and less intensive uses along the Franklin Street corridor commercial areas. Vagn Hansen stated that the application of this designation to a wide area around Main Street / NC 49 is also intended to prepare for the possibility of the redevelopment of the middle school property with a focus on commercial mixed use development in future years if the school is relocated.

Vagn stated the third area is West Franklin Street, the mill and the Methodist church area to extend toward and ending at Rick's gas station. There is vacant land across from Halifax Street where something could go, also the car wash and pool place which is zoned C2 right now. These areas are rather commercial now and probably will not be residential.

The fourth area is East Franklin Street starting at Washington Street and includes Mt. Pleasant Hardware, the mill, the ABC store, Grammy's, the body shop and ending with the service station.

Chairman Murdock asked the question about commercial being on the east side of NC 73 north and he wanted to know if maybe it should stay on the south side of NC 73.

Vagn Hansen stated maybe but we need people to come in and build new buildings and not just take over old houses and turn them into commercial businesses. Vagn Hansen stated that if someone were to come in and buy up three or four houses on a corner and build an office building or a doctor's office we certainly should look into that.

Chairman Murdock asked about the east side of NC 49 east of Jackson Street. Vagn Hansen state that the main problem with that is it slopes back toward the Foil Property and there were be problems getting sewer across the Foil Property.

Town Center:

Vagn Hansen of Benchmark stated this land classification is applied to the downtown area from Barringer Drive south to Main Street intersection of NC 73, West through downtown area, and ending with College Street on the south side and

the Methodist church area on the north side. On Main Street extending north to the Fire Station would provide some areas for expansion or conversions of that area. There are other opportunities of development in the downtown area also including the vacant houses across from Dr. Mock's office. The primary goal is to maintain and build upon the good bones we have downtown with buildings and small established retail businesses. We hope to encourage their continuation and encourage new folks to move in and do some new stuff.

Board member Whit Moose Jr. wanted to know if the Methodist church was in Town Center. Vagn Hansen stated yes it is. Board member Whit Moose Jr. asked if the Lutheran Church was out of the Town Center. Vagn Hansen stated yes it is outside the Town Center.

Chairman Murdock wanted to know if we should do something to encourage south of Main Street as well as east on NC 73. Vagn Hansen asked if Chairman Murdock meant moving Downtown Center further south and Chairman Murdock stated yes. Vagn Hansen stated yes we could and I think that would be a very positive step forward.

Vagn Hansen wanted to know if there is a point on the south where you think it should end. We would need to make sure everything is in place to do this.

Chairman Murdock stated to just extend Downtown Center halfway south from Washington Street.

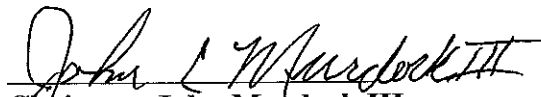
Board member Mike Steiner wanted to know what the zoning was for the B&B on NC 73. Vagn Hansen stated it is residential.

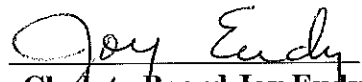
Vagn Hansen stated he thought it would be a good idea to pick up the last couple houses on the east side of the road and then go down the west side of the road a little bit further and this would extend the Downtown Center.

All members of the Planning and Zoning board agreed that was a good idea.

Adjournment:

With nothing else to come before the Board, Chairman Murdock entertained a motion to adjourn. Board member Whit Moose Jr. made a motion to adjourn. Board member Shirley Freeman seconded the motion with all members in favor 5-0.


Chairman John Murdock III


Clerk to Board Joy Eudy

