



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

Mount Pleasant Town Hall
8590 Park Drive
Monday, June 11, 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 May.

(b) **Future Land Use Map**

Revised Language for the Mixed Use Employment Center

8. **Adjourn**

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Planning & Zoning Meeting
June 11, 2012
7:00 PM**

Members Present: James Senecal, John Murdock, Shirley Freeman, Mike Steiner, Whit Moose, Jr., Margaret Strickland

Staff Present: Vagn Hansen of Benchmark, Joy Eudy, Clerk to the Board

Visitors Present: None

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

Recognition of Quorum: A Quorum was present.

Approval of Agenda: Chairman Murdock entertained a motion to approve or amend the Agenda. Board member Michael Steiner made a motion to approve the agenda as presented. Board member James Senecal 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 May 14, 2012 meeting. Board member Whit Moose Jr. made a motion to approve the minutes as presented. Board member Shirley Freeman 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 gave the staff report and stated that four zoning permits had been issued and one temporary permit for a sign at the Dance Trap.

Zoning Permit Z-2012-10 - 224 Pine Street: For two deck additions to the existing family dwelling.

Zoning Permit Z-2012-11 - 2813 Alish Trail: A 240 square foot accessory structure (1st acc. structure.)

Zoning Permit Z-2012-12 - 2813 Alish Trail: For an 80 square foot accessory structure. (2nd acc. structure.)

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

Zoning Permit Z-2012-13 – 25 North Main Street: Permit for Concord water line pump station and water tank.

TS-2012-01 – 8345 West Franklin Street – Temporary Sign for the Dance Trap. (30 Days)

Concord Water Line Pump Station and Tank:

Vagn Hansen of Benchmark stated the site plan for the pump station and tank associated with the water line being constructed from the Tuckertown Reservoir to Concord through Mount Pleasant has been approved.

He stated the pump station building and tank will be located on the property on the southeast corner of the intersection of Fisher Road and North Main Street. He stated it will probably be the most beautiful pump station around town. The building has been designed to be similar in appearance to a barn, and the exterior will be a combination of architectural split face block and stone veneer. There will be a sloped metal standing seam roof and glass block windows are located along the upper portion of the structure (along the ground floor there are louvered intake vents which match up with the upper windows).

Vagn Hansen stated the area along Main Street and Fisher Road will be landscaped in a manner that is very similar to the landscaping along Main Street in front of the Town's Operations Building. A berm will be constructed along the side and rear property lines to provide additional buffering to the neighboring properties and heavy landscaping will be planted on the crest of the berm. The final design of the tank will depend on the bidding process, which means that the tank may be either metal or concrete.

It is currently anticipated for the project to be bid in late summer or early fall, though this could change. Staff has copies of the plans available for review if anyone is interested in seeing them.

Text Amendments:

Vagn Hansen of Benchmark stated the Planning Board reviewed and made recommendations on several text amendments to the UDO at its May meeting. These are primarily related to the Agricultural (AG) zoning district. These amendments will be brought up for hearing by the Town Board following the formal adoption of the update to the future land use map.

Annexations:

Vagn Hansen stated the annexation ordinances and maps for the two properties on NC Highway 73 have been recorded with the Register of Deeds, and will become effective on June 30th.

Farmers Market:

Vagn Hansen of Benchmark stated we now have 10 vendors permits issued for the farmers market and applications are still coming in. A survey is being sent this week to the vendors to get feedback on the operation and management of the market.

Board member Whit Moose Jr. wanted to know with the growth of the market do we need to mark off spaces for the vendors and for parking of the customers.

Vagn Hansen stated we do need to do something in organizing and if anyone has an idea please let me know.

Chairman Murdock wanted to know if maybe we could move the market to a bigger place in town. He stated we might be able to use one of the parking lots at one of the churches in the community.

The ball field at the middle school was mentioned, but Vagn Hansen stated we need to keep it down town and there are ball games on the field on the weekends.

Carolina Thread Trail:

Vagn Hansen stated the Catawba Lands Conservancy will be holding a trail clearing event at the Buffalo Creek Preserve on June 2nd to begin clearing the first portion of the Carolina Thread Trail through the property which will be about a 1.3 mile trail.

Other Business:

Land Use Classification Revision:

Revised Land Use Classification: Vagn Hansen stated based on the feedback given by the property owners in the area that is currently designated as the Business Park land use classification on the proposed Future Land Use Map and discussion of the matter with the Planning Board at the May meeting, staff has prepared a revision to the land use classification. Vagn Hansen stated both the name of the classification, now Mixed Use Employment Center, and the description of the land use classification have been updated to better reflect the property owners' plans for future development in that area.

Proposed Revision:

Mixed Use Employment Center: Vagn Hansen stated the Mixed Use Employment Center land use classification is intended to facilitate the development of a diverse range of uses, including office, retail, service and residential uses within a well-integrated mixed use environment.

The area to which this land use classification has been applied is a strategically important location in the Town's future growth area at the interchange of NC Highways 49 and 73, providing excellent access from the area to regional destinations including Charlotte, Harrisburg, Concord and Kannapolis.

Vagn Hansen stated its prime location provides the opportunity for the land in this quadrant of the interchange to be developed with a mix of uses that will serve a regional customer base while also providing employment growth and additional housing choices in the Mount Pleasant area. It will serve as both a gateway to Mount Pleasant and a catalyst for additional development in the Western Growth Area.

Vagn Hansen stated future development in this area should be designed in a manner that plans for the integration of adjacent land in the Western Growth Area into this area's development pattern, with particular emphasis on the integration of transportation and utility infrastructure. As both a gateway and future hub of commercial activity for this portion of the Town's planning area it is also crucial that the highest quality standards of development be implemented as this area grows, ensuring that the best face of the Town is presented to the public.

Previous Land Use Classification Description:

Business Park: Vagn Hansen of Benchmark stated the purpose for this land use classification is to facilitate the creation of master planned regional employment center with the possible inclusion of some commercial development. Such a development would be focused on transportation, warehousing, light assembly and similar low impact industrial type uses that are dependent on good road access.

Vagn Hansen stated the location of such a development in this quadrant of the NC 49/73 interchange will allow for the maximum utilization of the improved transportation network in the area, while reducing the potential impact of increased industrial traffic in the Town.

Vagn Hansen stated if a recommendation is made by the Planning Board to use this revised land use classification, it, along with the revisions that were made last month will be presented as the final draft to the Town Board at their meeting at the end of June, and a Public Hearing on the adoption of the Future Land Use Map and accompanying land use classifications will be held in August.

Chairman Murdock stated he had sent C M Black some material and told him it would be sent to the Town Board in June.

Board member James Senecal made a statement that he likes the last sentence about the gateway and future hub of commercial activity for this portion of the Town's planning area, ensuring that the best face of the Town is presented to the public. Everyone agreed they liked this idea also.

With no more comments or questions it was the consensus of the Planning Board to recommend the Land Use Classification Revision to the Town Board.

Adjournment:

With no other business to come before the Planning 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 members in favor. (5-0)

John C. Murdock III
Chairman John Murdock III

Joy Eudy
Clerk to Board Joy Eudy

SEAL

