



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

Mount Pleasant Town Hall
8590 Park Drive
Monday, March 12, 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 February.
 - (b) **Meeting Date for the Joint Work Session – Land Use Map**
The Town Board has proposed meeting at 6 p.m. prior to the April 2 Town Board meeting.
 - (c) **Future Projects**
Discussion of potential projects for the Planning Board to consider initiating.
8. **Adjourn**

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Planning & Zoning Meeting
March 12, 2012
7:00 PM**

Members Present: James Senecal, John Murdock, Shirley Freeman, Mike Steiner, Whit Moose, Jr. came in at 7:55 P.M.
Margaret Strickland was absent.

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

Visitors Present: None

Call to Order: Chairman Murdock called the meeting to order.

Recognition of Quorum: A Quorum was present

Approval of Agenda: Chairman Murdock entertained a motion to approve the agenda. Board member Michael Steiner made a motion to approve the agenda. Board member Shirley Freeman seconded the motion with all members in favor. (4-0)

Approval of Minutes: Chairman Murdock entertained a motion to approve the minutes from the January 9, 2012 meeting and the February 13, 2012 meeting. Board member James Senecal made a motion to approve the minutes of the January 9, 2012 meeting as presented. Board member Shirley Freeman seconded the motion with all members in favor. (4-0)

Board member Michael Steiner made a motion to approve the February 13, 2012 minutes as presented. Board member James Senecal seconded the motion with all members in favor. (4-0)

Staff Report: Vagn Hansen of Benchmark gave the Staff report on zoning permits. He stated Permit Z-2012-01 at 857 North Main Street for a 720 square foot accessory structure was issued for this property. He stated the old structure building had been torn down and the new one had been placed in the same location.

Permit Z-2012-02 at 1476 South Main Street for two wall signs at Dr. Mock's office had been issued. One will replace the existing projecting sign on the front wall and the other is a new sign on the side wall facing the parking lot.

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

Permit Z-2012-03 at 2530 Mount Pleasant Road South for a 72 square foot addition to the existing single family dwelling on the property had been issued. This property is on the west side of the road.

Permit Z-2012-04 at 788 North Main Street for a new 1,850 square foot single family dwelling on the vacant lot at this location was issued. A doctor from Chapel Hill is having the house built. They did preserve some of the trees that were on the lot.

Permit Z-2012-05 at 857 North Main Street was issued to revise the location of the proposed 720 square foot accessory structure as permitted in Z-2012-01, where the building was placed in the same location as the old structure.

Annexations: Vagn Hansen of Benchmark stated the consideration of the annexations that were reviewed by the Planning Board at the February meeting has been delayed due to the Town Clerk's request for additional information from the property owner regarding the title to the property. He stated the Clerk must certify the sufficiency of the petitions for annexation prior to the Town Board calling for a public hearing and giving final approval. Vagn Hansen stated the applicant's agent is now working with a surveyor to provide the additional information that the Town has requested.

General Discussion with Board Members: There was some discussion about the Mount Pleasant Tool and Gun shop on Highway 49, putting up signs and doing other thing illegal. Vagn Hansen stated there had been a flashing sign at the shop, but he went and talked with the gentleman that owns the shop and told him it was illegal and the owner removed the flashing sign. Chairman Murdock wanted to know if he does not understand there are rules that he has to go by. Vagn Hansen stated he thinks he does now that he has talked to him and all the funds he has spent on these signs.

Vagn Hansen of Benchmark stated the Farmer's Market will be starting on April 10, 2012 at the mini park

After the joint meeting with the Town Board on April 2, 2012 the Planning Board will have their regular meeting for the month of April at 7:00 PM in the Conference room.

At the joint meeting Vagn Hansen will go over the maps that was handed out to both boards and explain how it represents the vision the Planning Board has, and give a definition of where the growth area is.

Chairman Murdock wanted to know if there were any restrictions on the Foil property. Vagn Hansen stated there can not be any commercial or industrial use on this property.

Chairman Murdock asked Vagn Hansen of Benchmark to explain the Potential Projects he has in mind for the Planning Board.

Vagn Hansen stated with the revision to the Land Use Map and other land use policies moving into the final stages, he stated staff is seeking input from the Planning Board on potential projects for the Board to initiate in the coming months. He said staff has several items that we have determined to be priorities. Staff would like to have 2 or 3 projects lined up for the coming months to ensure that we stay engaged with improving the UDO and related development policies.

Staff Priorities:

1. Revise AG District density and dimensional standards (also revise or repeal Section 5.25 dealing with subdivisions in the AG District)
2. Once the Land Use Map is adopted, review zoning designations and propose zoning map amendments where any major inconsistencies are found.
3. Review and revise the commercial design standards, including process related items to clarify approval procedures and establish more clear and defensible standards. Also move these regulations from appendices to the body of the ordinance.
4. Review temporary sign regulations to see if any amendments are necessary to more clearly define permitted signage.

Vagn Hansen of Benchmark stated these are some items that Staff has in mind to discuss and he wanted to know if the Planning Board had anything they wanted to add or to discuss differently.

Chairman Murdock asked the Board members if they had any different ideas to discuss, and it was the consensus of the Board to discuss these items that Staff recommended.

Adjournment:

Chairman Murdock asked if there was anything else to come before the Board. With no other questions or comments, Chairman Murdock entertained a motion to adjourn. Board member James Senecal made a motion to adjourn. Board member Michael Steiner seconded the motion with all members in favor. (5-0)


Chairman John Murdock III


Clerk to Board Joy Eudy

