

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

Mount Pleasant Town Hall
8590 Park Drive
Monday November 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) **CONNECT Project Update**

Presentation by Commissioner Burleyson on the regional CONNECT project and discussion of hosting a project workshop in Mount Pleasant to provide input into the planning process

(b) **WSACC Plan Update**

Presentation of an overview of the WSACC comprehensive planning process that the Town is participating in.

(c) **Staff Report**

Presentation of Planning Staff activities for the Month of October.

(d) **Final Review of Proposed OI Zoning Map Amendment**

Final review of the proposed OI zoning map amendment prior to formal initiation of the zoning map amendment process for properties within the Community Service area as shown on the recently adopted Future Land Use Map.

8. **Adjourn**

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

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

Staff Present: Vagn Hansen of Benchmark

Others Present: Commissioner Rick Burleyson

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

Recognition of Quorum: Chairman John Murdock stated a quorum was present.

Approval of Agenda: A motion was made by Board Member Mike Steiner to approve the agenda as presented. Board Member Whit Moose, Jr. seconded the motion, with all board members in favor 5-0.

Approval of Minutes: Chairman John Murdock asked if there were any changes to be made to the minutes.

A motion was made by Board Member Whit Moose, Jr. to approve the minutes. Board Member Shirley Freeman seconded the motion, with all board members in favor 5-0.

New Business:

A. CONNECT Presentation

Commissioner Rick Burleyson made a presentation to the Planning Board regarding the regional CONNECT project, which Mount Pleasant is a member of. Following the presentation, Commissioner Burleyson took several questions from Planning Board members about the project.

Vagn Hansen then discussed holding a CONNECT forum in Mount Pleasant. He said that he had been contacted by representatives of the company that is facilitating meetings for the project, and they expressed interest in holding a meeting in Mount Pleasant sometime before February. The Board discussed a potential meeting date and location. By unanimous consent, it was decided to tentatively schedule a forum for January 24th in the Lions Club meeting room.

Mr. Hansen then led a discussion of who should be invited to a meeting, and several different groups of stakeholders were identified. Mr. Hansen said that he would begin a list and email it to the Planning Board in the next couple of weeks for their review and comment.

B. WSACC Project Update

Vagn Hansen gave the Planning Board an update on the ongoing WSACC regional infrastructure plan that the Town is participating in. Mr. Hansen, along with the Town's WSACC representative Troy Barnhardt, Town Administrator Richard Smith and Town Clerk Cathy Whittington, met with representatives of WSACC and the planning consultant team to discuss data sharing and the scope of the project.

Mr. Hansen reported that he has been sharing data with the consultants, and he will continue to work with them over the course of the project to review data and methodology. Mr. Hansen stated that he felt that by participating in this project the Town would receive a good end product that it could use to leverage infrastructure funding to improve the Town's utility system.

C. Staff Report

Vagn Hansen presented the Planning Staff Report for the month of October. Mr. Hansen's report included:

1. Mitchell Street – issues resolved regarding street signage with Cabarrus County E-911 and addressing department.
2. WSACC Project – Held project initiation meeting with WSACC planners.
3. NC 49 Project – The NC 49 project just passed the 50% completion mark, and a recently planned traffic shift has been delayed until later in November.
4. Carolina Thread Trail – A volunteer workday was held on October 27th. Grant funding was recently obtained to hire a contractor and finish the trail at Buffalo Creek Preserve by Spring 2013.
5. Zoning Violation – A zoning violation was discovered on Eastover Drive following a citizen complaint. The Town is working with the owner to correct the violation.


D. OI Zoning Map Amendment Discussion


Vagn Hansen presented a staff report and finalized map for the proposed OI zoning map amendment in the Cook Street / Town Hall area. Mr. Hansen requested that the Board give approval to move forward with the updated boundary as shown on the provided map. Mr. Hansen explained the process that would be followed, including a neighborhood meeting on December 10th prior to the Planning Board meeting and the Public Hearing, which would occur on January 14th.

Following some discussion on the matter, Chairman Murdock proceeded to call for a motion on proceeding with the map amendment process. Whit Moose, Jr. made a motion to proceed with the motion, which was seconded by Mike Steiner. James Senecal then requested that he be recused from voting on the proposed amendment due to the close proximity of his property to the amendment area. Chairman Murdock called for a motion on Mr. Senecal's request. Mr. Moose made the motion to allow the recusal of Mr. Senecal, and Mr. Steiner seconded the motion. Mr. Murdock then called for a vote on Mr. Senecal's recusal, and the result was unanimous in favor of allowing the recusal. Chairman Murdock then called for a vote on the original motion, which was passed unanimously by all members not recused from voting.

Adjournment:

With no other business to come before the Planning Board, Chairman John 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