

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

Mount Pleasant Town Hall
8590 Park Drive
Monday October 8, 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 Months of August and September.

(b) Potential OI Zoning Map Amendment Discussion

Discussion of a potential amendment to the Official Zoning Map to designate certain properties as Office and Institutional to conform with the adopted Future Land Use Map.

8. **Adjourn**

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Planning & Zoning Meeting
October 8, 2012
7:00 PM**

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

Members Absent: James Senecal

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: 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 as presented. Board member Shirley Freeman seconded the motion with all members in favor. (5-0)

Approval of Minutes: Chairman Murdock entertained a motion to approve the minutes. Board member Michael Steiner made a motion to approve the minutes as presented. Board member Margaret Strickland seconded the motion with all members in favor. (5-0)

Staff Report: Chairman Murdock asked Vagn Hansen of Benchmark to give the Staff Report. Vagn Hansen stated 4 zoning permits had been issued, Z-12-017 for 8810 Fisher Road for a 1,700 square foot detached garage, Z-12-018 for 857 North Main Street for a 192 square foot addition to an accessory building, Z-12-019 8800 Oldenburg Drive for a 100 square foot addition to an accessory building, Z-12-020 8800 Oldenburg for an in-ground swimming pool.

Mitchell Street:

Vagn Hansen of Benchmark stated the Planning Staff has been working with the county to resolve some addressing issues related to what is referred to as Mitchell Street. The Town Attorney has been assigned to assist with making a final

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determination as to the status of this street. Some issues have come up in recent months between property owners in this area, with some asserting that the road is a Town maintained Public Street. There is some confusion as to this point, and staff is working to resolve the matter so that the property owners will know how to proceed with their access claims. Vagn Hansen stated it is not on the Town's current maintenance roll.

Farmers Market:

Vagn Hansen of Benchmark stated through the end of September, the Town has issued 25 vendor permits for the Farmers Market. The market has done well this summer. If there is any produce or anything to sell, it will stay open through December.

Vagn Hansen of Benchmark stated the gun shop has gone out of business and the retail shop beside Ricks is gone
Vagn Hansen stated the owner of the pool store has talked to him about building a new building, also staff is trying to find some kind of a solution for the tire store.

General Discussion with Board Members:

Potential OI Zoning Map Amendment:

Vagn Hansen of Benchmark stated based on the initial discussion at the July meeting, staff has prepared a map outlining the potential extent of a zoning map amendment in the Cook, Washington, and Walnut Street area that would designate those properties as Office and Institutional in accordance with the adopted future land use map.

Vagn Hansen stated he had attached maps showing an overview of the potential extent of the map amendment and the potential area overlaid onto the current zoning, also a copy of the table of permitted uses, with the uses permitted in the OI district.

Vagn Hansen of Benchmark stated if the Planning Board decides to move forward with this, or a similar amendment to the zoning map, the process would begin with the notification of all property owners within and adjacent to the proposed area of the map amendment. Staff would hold a neighborhood meeting with the property owners to explain the proposed amendment and solicit feedback and input from the owners. After that meeting staff would report back to the Planning Board, which would decide whether to proceed as initially proposed, modify the proposal or stop the proposed amendment. If the Planning Board decides to move forward it could set a hearing date as early as the month following the report of the results of the neighborhood meeting and staff would begin the formal process of public notification, including mailed, published and posted notices.

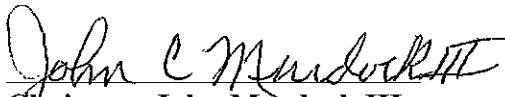
Chairman Murdock stated he felt it would be appropriate to proceed with the process and the Board was in full agreement.

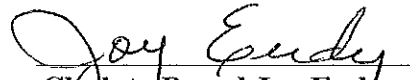
The question was asked if the Lutheran Church property, St. James property and the funeral home could be included in the OI zoning. After some discussion, it was the consensus of the Board to include the area, except for the Lutheran area.

Board member Whit Moose Jr. wanted to know what the next move would be. Vagn Hansen of Benchmark stated to bring back updated maps and information and to let the Town Administrator Richard Smith and the Mayor Del Eudy know so a meeting with the land owners can be set up. Again it was the consensus of the Board to move forward.

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 Margaret Strickland seconded the motion with all members in favor. (5-0)


Chairman John Murdock III


Clerk to Board Joy Eudy

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