

Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday April 8th, 2013

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Agenda**
4. **Approval of Minutes**
March 11th, 2013
5. **Planning Board Cases**
2013-ZTA-01
Courtesy hearing addressing the addition of side-street setbacks to the *Building Setback Table (Section 4.7.1 of the Unified Development Ordinance)*
6. **Board of Adjustment Cases**
None
7. **Other Business**
 - (a) **Changes to the Planning Board Rules of Procedure**
Discussion and vote regarding changes to the *Planning Board Rules of Procedure*
 - (b) **Staff Report**
Presentation of Planning Staff activities for the Month of March
8. **Adjourn**

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Town of Mount Pleasant
Planning and Zoning Meeting
April 8, 2013
7:00 PM

Members Present: John Murdock III, Whit Moose Jr., Michael Steiner,
Steve Ashby, Shirley Freeman, Margaret Strickland.

Staff Present: Andy Goodall 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 Michael Steiner made a motion to approve the agenda. Board Member Whit Moose Jr. seconded the motion with all members in favor. (5-0)

Approval of Minutes: Chairman Murdock entertained a motion to approve the minutes of the March 11, 2013 meeting. Board Member Steve Ashby 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:

2013-ZTA-01 (Side Street Setbacks)

Chairman Murdock turned this portion of the meeting over to Andy Goodall Jr. CZO – Town Planner from Benchmark.

Andy Goodall stated Side Street Setbacks were discussed at the meeting in March. He stated during a review for a zoning permit, it was discovered that the UDO does not include side-street setbacks for corner lots in the Building Setback Table. Andy Goodall stated he discussed the setbacks with the Zoning Board in March and the recommendation from the Board was to create a side-street setback that equals seventy-five (75) percent of the minimum front setback for each zoning district. Andy Goodall stated Staff made the changes to the setbacks and it will be easier to understand. Staff recommends approval of the addition of side-street setbacks to the Building Setback Table (Section 4.7.1).

Chairman Murdock entertained a motion to make changes to the UDO and that these changes are consistent with the adopted Town plans and /or policies. Board Member Whit Moose Jr. made a motion to add 75% to side-street setbacks and that they are consistent with the Town's plans or policies. Board Member Michael Steiner seconded the motion with all members in favor. (5-0)

Chairman Murdock entertained a motion to recommend the change of the Side-Street Setback to the Town Board for approval. Board Member Whit Moose Jr. made a motion to recommend to the Town Board for approval the change that was mad to the Side-Street Setback. Board Member Shirley Freeman seconded the motion with all members in favor. (5-0)

Planning Board Rules of Procedure:

Andy Goodall of Benchmark stated at the March 11, 2013 meeting of the Planning Board, Staff did a walkthrough of staff recommended changes to the current Planning Board Rules of Procedure (2008). Andy Goodall stated that during this time additional changes were recommended by the Planning Board. The changes that were recommended are ready for the Planning Board to review and approve.

Andy Goodall stated these rules may, within the limits allowed by law, be amended at any time by an affirmative vote of not less than four (4) members of the Board, provided that such amendment be presented in writing at a regular or special meeting preceding the meeting at which the vote is to be taken.

After looking at the changes that was made and discussing the issues, Chairman Murdock entertained a motion to approve the changes to the Rule of Procedure for the Planning Board. Board Member Steve Ashby made a motion to approve the changes to the Rule of Procedure for the Planning Board. Board Member Whit Moose Jr. seconded the motion with all members in favor. (5-0)

Staff Report:

Zoning Violations

Staff received a complaint in February about the operation of a commercial logging business being operated from a residentially zoned lot on Mount Pleasant Road North.

2013-ZTA-01

Staff met with the Planning Board in March to discuss the absence of side-street setbacks in the UDO>

Rezoning

Staff is currently working on two development projects that will require zoning map amendments.

NC 49 Project

In February the NCDOT Construction Progress report indicated that the NC 49 project was at the 64% completion point.

WSACC Project

Staff met with the project consultants and WSACC staff to review the preliminary results of the land use and growth model that has been developed for Cabarrus County.

Cabarrus County School Growth

Staff met with representatives of Cabarrus County Schools to discuss local growth plans.

Buffalo Creek Preserve Greenway Trail

Carolina Thread Trail staff contacted the Town to inform us that the parking lot was complete and that the trail was substantially complete.

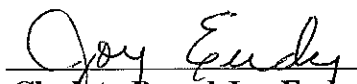
Farmers Market

Staff has been contacting vendors from last year to get applications out for the farmers market. The market will open April 9, 2013.

Adjournment:

With nothing else to discuss or come before the Board, Chairman Murdock entertained a motion to adjourn. Board Member Michael Steiner made a motion to adjourn. Board Member Steve Ashby seconded the motion with all members in favor. (5-0)


Chairman John Murdock III


Clerk to Board Joy Eudy

