

# Mount Pleasant

North Carolina

*Founded in 1848*

## Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday August 12<sup>th</sup>, 2013

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Elections**
  - ✦ Nomination & Election of Chairman
  - ✦ Nomination & Election of Vice-Chairman
4. **Approval of Minutes of Previous Meetings**
  - ✦ July 8<sup>th</sup>, 2013
5. **Approval of Agenda**
6. **Public Comment Period**
7. **Planning Board Cases**
  - ✦ None
8. **Board of Adjustment Cases**
  - ✦ None
9. **New Business**
  - ✦ Update on *Zoning Map Revisions* – Andy Goodall, CZO
  - ✦ Board Discussion of *Commercial Design Standards*
10. **Reports**
  - ✦ Planning Report for July 2013
11. **Planning Board Comment Period**
12. **Adjourn**

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Town of Mount Pleasant  
Planning and Zoning Meeting  
August 12, 2013  
7:00 PM

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

**Staff Present:** Andy Goodall of Benchmark, Vagn Hansen of Benchmark,  
Joy Eudy, Clerk to Board.

**Swearing in of Re-elected Members:** John Murdock III and Whit Moose Jr. were  
sworn in as re-elected members of the Planning and Zoning Board by Clerk to  
Board Joy Eudy.

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

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

**Election of Officers:** Chairman Murdock entertained a motion to nominate a  
Chairman and Vice Chairman for the Planning and Zoning Board.  
A motion was made by Whit Moose Jr. to nominate John Murdock III as  
Chairman. Second was made by Michael Steiner with all members in favor. (5-0)

A motion was made by Michael Steiner to nominate Whit Moose Jr. as Vice  
Chairman. Second was made by Shirley Freeman with all members in favor. (5-0)

**Approval of Minutes:** Chairman Murdock entertained a motion to approve the  
minutes of the July 8, 2013 meeting. Board member Steve Ashby stated he would  
like to make a correction to the minutes. He stated on page 2, the last paragraph he  
would like to correct the changing of the meeting time from 7:30 PM to 7:00 PM.  
With that correction, Board member Steve Ashby made a motion to approve the  
minutes of the July 8, 2013 minutes. Board member Whit Moose Jr. seconded the  
motion with all members in favor. (5-0)

**Approval of Agenda:** Chairman Murdock entertained a motion to approve the  
agenda. Board member Michael Steiner made a motion to approve the agenda as  
presented. Board member Steve Ashby seconded the motion with all members in  
favor. (5-0)

Public Comments: None

Planning Board Cases: None

Board of Adjustment Cases: None

New Business:

**Update on Zoning Map Revisions.**

Andy Goodall Planner from Benchmark stated he wanted to update the Board on some zoning cases coming their way. First one coming up next month is one we have talked about that can be rezoned. It is the Buffalo Creek Reserve. Andy Goodall stated he had contact with representatives about the zoning and these representatives are ok with having it changed from RL to Agricultural. This case will probably come up at next month's meeting.

Andy Goodall of Benchmark stated that Staff and Board members have talked about a few other properties and rezoning. One of these properties is the gas station on Highway 73. Andy Goodall stated we need to try and get it rezoned to C1. Andy Goodall stated another one that came up recently was Piedmont Harwood. They actually have 2 parcels of land there and one is on Industrial and the other is residential. Staff did some research and the one zoned residential should actually be Industrial. It was zoned in 1991 as Industrial and was never put on the map. The new map was adopted in 2001 and they adopted it as residential. We put out a letter to Piedmont Hardwood to see if they wanted us to rezone that land as Industrial. It should have been done over 20 years ago. This one will probably come before the Board in October.

Andy Goodall of Benchmark stated that one of the needs we need to talk about is changes to the CC District in downtown commercial district. Andy Goodall stated there are a couple properties that have been residents for a long time and are still residents that are zoned CC now. They need to be zoned back to residential. Part of the new Town property is zoned commercial. Andy Goodall stated he would like to see the entire property zoned commercial.

Board member Whit Moose Jr. stated his Father owns property next to the Buffalo Creek Property and his Father would want that rezoned also. Whit Moose Jr. wanted to know if someone needed to come in and request the property be rezoned. Andy Goodall stated if he wanted to come in, then he could do it all on one application.

### **Commercial Design Standards:**

Chairman Murdock turned this portion of the discussion over to Vagn Hansen of Benchmark. Vagn Hansen stated at the last meeting Board Members wanted to know how our Commercial Design Standards compared to the Town of Harrisburg's Commercial Design Standards.

Harrisburg's Commercial Design Standards on the first page jumps right in to Architectural Design. It goes right into the building material and the percentage of what you can use. Their Design Standards are more articulated than Mount Pleasants.

Harrisburg's standards for setbacks are a little different than Mt. Pleasant. Harrisburg has a 10 ft. front building setback minimum and a maximum of 20 ft. After some questions about the materials, windows and setbacks, Vagn Hansen of Benchmark stated that we will keep moving forward with the Commercial Design Standards.

### **Staff Reports:**

Andy Goodall of Benchmark stated July was a slow month. He stated Staff was still working with Family Dollar and we are getting closer to being done. Andy Goodall stated there were 2 Zoning Permits issued in the month of July. One was for an Accessory Building and one for an industrial up-fit.

#### **2013-S-01**

Premier Builders and Development Company LLC recently submitted the engineered plans and elevations for the new Family Dollar store for Staff to review. Staff anticipates a final approval of the plans by early to mid-August.

#### **2013-REZ-03**

Staff has been in contact with representatives of the Catawba Lands Conservancy about rezoning the Buffalo Creek Preserve from RL (Low Density Residential) to AG (Agricultural). The rezoning would reflect the recommendations highlighted on the Future Land Use Map/Classifications. Staff anticipates conducting the public hearing for the rezoning at the September Planning Board meeting.

#### **NC 49 Project**

In July the NCDOT Construction Progress report stated the NC 49 project was approximately 74% complete. The new NC 73 bridge and the southbound NC 49 ramp are open to traffic. Demolition of the old NC 73 bridge has been completed. The project remains on schedule for completion in June of 2014.

## **Farmers Market**

**Farmers Market is doing well and "Cabarrus This Week" came to the Mount Pleasant Farmers Market to film their weekly segment on July 16<sup>th</sup>.**

## **Tough Mudder Event Coordination**

**Staff has been in contact with the representatives of the Tough Mudder event that will be held in Mount Pleasant in early November. A site visit and meeting of the officials is scheduled for August 5. Vagn Hansen of Benchmark stated they had a great meeting. Vagn Hansen stated they received good information and they are working on a layout for base camp. The site most acceptable to everyone was at the end of Washington Street. Most of the people will be bused in. Vagn Hansen stated Staff has been in touch with Zeba Barringer about the property at the end of Cook Street and Washington Street.**

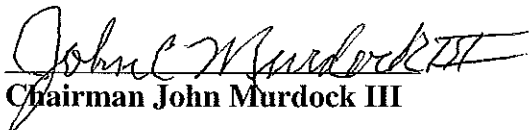
**This event will be a good opportunity for the community, businesses, and vendors to be involved.**

## **Planning Board Comments:**

**Board Member Whit Moose Jr. would like for someone to look at the Lawn Mower Shop beside the What-A- Burger. Chairman Murdock asked if anyone had looked into the issue of the outbuilding at Circle K.**

## **Adjournment:**

**With no further comments or business to come before the Planning Board, Chairman Murdock entertained a motion to adjourn. Board member Shirley Freeman made a motion to adjourn. Board member Whit Moose Jr. seconded the motion with all members in favor. (5-0)**

  
Chairman John Murdock III

  
Clerk to Board Joy Eudy

**SEAL**