

Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board of Adjustment Meeting

Monday February 11, 2013

7:00 PM – Town Hall

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Agenda**
4. **Approval of Minutes**
January 14, 2012
5. **Planning Board Cases**
None
6. **Board of Adjustment Cases**
None
7. **Other Business.**
 - (a) **Planning Board Projects**
Discussion of the list of proposed projects for the Planning Board.
 - (b) **Planning Board / Board of Adjustment Rules of Procedure**
Discussion of the Rules of Procedure for the Planning Board and Board of Adjustment.
 - (c) **Staff Report**
Presentation of Planning Staff activities for the Month of January.
8. **Adjourn**

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**Town of Mount Pleasant
Planning and Zoning Meeting
February 11, 2013
7:00 PM**

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

Staff Present: Vagn Hansen, Andy Goodall, Joy Eudy.

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. Board Member Shirley Freeman seconded the motion with all board members in favor 5-0.

Approval of Minutes:

Chairman Murdock entertained a motion to approve or amend the minutes of the January 14, 2013 meeting. Board Member Whit Moose Jr. made a motion to approve the minutes as presented. Board Member Michael Steiner seconded the motion with all members in favor 5-0.

Planning Board Cases:

None

Board of Adjustment Cases:

None

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Other Business:

Chairman Murdock turned the meeting over to Vagn Hansen of Benchmark. Vagn Hansen gave a brief summary of the Upcoming Planning Board Projects list. He stated in March of 2012 the Planning Board adopted a list of projects to undertake over the course of the year.

1. One of the projects was to revise the AG District density and dimensional standards dealing with subdivisions in the AG District. Vagn Hansen stated this project has been completed.
2. Vagn Hansen stated once the Land Use Map is adopted, review zoning designations and propose zoning map amendments where any major inconsistencies are found was underway and partially completed.
3. Number three is in the upcoming stages and that project is to review and revise the commercial design standards, including process related items to clarify approval procedures and establish more clear and defensible standards. To move these regulations from appendices to the body of the ordinance.
4. Number 4 is in the future and that is to review temporary sign regulations to see if any amendments are necessary to more clearly define permitted signage.

Vagn Hansen of Benchmark stated that over the next month, staff will be reviewing the Future Land Use Map and the Zoning Map to determine if any other areas of inconsistency exist that can be easily remedied. Staff will also begin reviewing the Commercial Design Standards and begin proposing edits to the standards and approval process.

Rules of Procedure:

Vagn Hansen of Benchmark turned this portion of the meeting over to Andy Goodall of Benchmark.

Andy Goodall stated at the January meeting the Chairman asked staff to review the Rules of Procedure to ensure the Board's current practices were in keeping with the adopted rules. Andy Goodall stated staff has begun to look at and study the Rules of Procedures and wanted to take an opportunity to discuss the rules as currently adopted with the Board prior to making any proposals for changes.

The Board decided they would like to take the Rules of Procedure home and study them and discuss them at a later date.

Staff Report:

REZ 2012-01 – Office and Institutional Zoning Map Amendment

Vagn Hansen of Benchmark stated the Planning Board held a public hearing on January 14, 2013 on a proposed rezoning affecting properties along Cook Street, Washington Street, Walnut Street, and Park Drive. The Planning Board voted

unanimously to approve the rezoning, and the amendment went into effect 15 days following their approval since no appeal to their decision was made. This amendment was done in order to increase the consistency between the zoning of the area and the Future Land Use Map that was adopted last summer.

NC 49 Project:

This project is 57% complete and remains on schedule for completion in the summer of 2014. NCDOT has put new stoplights into operation at the intersection of the NC 49 ramps and NC 73/Duchess Drive. The ramp in front of Food Lion from NC 49 to NC 73 has been closed.

Connect Project:

The Town of Mount Pleasant hosted a Connect Project forum on January 22nd in the Lions Club meeting room. This meeting was a success. Various members of the community, the Town Board, the Planning Board and Town Staff, also business and property owners were in attendance.

Staff from the Lee Institute led the attendees in some exercises designed to help them develop a preferred future for the Town, such as identifying what the most important aspects of the community are to protect as we experience growth. Surveys were filled out by everyone in attendance and the results will be delivered to the Board at a future meeting.

Buffalo Creek Preserve Greenway Trail:

Vagn Hansen stated he and Andy Goodall visited the Buffalo Creek Preserve to observe the progress that has been made. Vagn Hansen stated they walked the entire length of the trail and found it to be well laid-out. The workmanship on the trail is of high quality and once the trail is completed it will be a great asset to the community.

Census BAS Survey;

Vagn Hansen stated Staff has submitted the required paperwork to the Census Bureau to receive the required reporting information for the 2013 Boundary and Annexation Survey. Once we receive this information we will fill out the maps and return them. This is done annually to ensure the Census Bureau accurately accounts for any changes in the Town's boundaries as it makes annual population estimates.

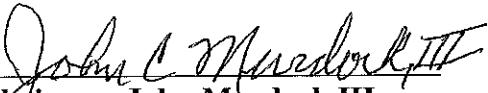
Vagn Hansen stated that Andy Goodall is working on this project and Andy Goodall will handle the meeting in March.

Chairman Murdock wanted to know if the agenda could be updated in order to give the citizens some time to speak.

Board Member Steve Ashby wanted to know if anyone could go down and take a look at the Buffalo Creek Trail

Adjournment:

With nothing else to come before the Board, Chairman Murdock entertained 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

SEAL

