

Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday July 8th, 2013

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
 - ✦ June 10th, 2013
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Planning Board Cases**
 - ✦ None
7. **Board of Adjustment Cases**
 - ✦ None
8. **New Business**
 - ✦ Update on Gilmore *Variance Application* withdrawal – Vagn Hansen, AICP
 - ✦ Discussion of *Commercial Design Standards* and potential changes to the *Unified Development Ordinance* – Vagn Hansen, AICP
9. **Reports**
 - ✦ Planning Report for June 2013
10. **Planning Board Comment Period**
11. **Adjourn**

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

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

Staff Present: Vagn Hansen 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 Minutes: Chairman Murdock entertained a motion to approve or amend the minutes of the June 10, 2013 meeting. Board member Whit Moose Jr. made a motion to approve the minutes with a correction on page 2, from 8 feet to 80 feet deep. Chairman Murdock seconded the motion with all members in favor. (5-0)

Approval of Agenda: Chairman Murdock entertained a motion to approve or amend the agenda. Chairman Murdock stated he would like to add to the agenda under New Business, changing the time for the Planning and Zoning meetings. Board member Michael Steiner made a motion to approve the agenda with the addition. Board member Whit Moose Jr. seconded the motion with all members in favor. (5-0)

Public Comment Period:

None

Planning Board Cases:

None

Board of Adjustment Cases:

None

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

New Business:

Variance Application Withdrawal:

Chairman Murdock turned the meeting over to Vagn Hansen of Benchmark. Vagn Hansen stated for months Andy Goodall had tried to get the Gilmores to have a survey done on the property. They finally did. Through the survey they found they had room to do what they were planning to do without getting a variance, so the Gilmores withdrew their application.

Commercial Design Standards:

Vagn Hansen of Benchmark stated he wanted to take a look at some of these designs and if you look at them good, you will find they are the exact same standards as the county. Vagn Hansen stated he finds that when a community defines more clearly the designs standards, then there is less confusion and there is not as much arguing back and forth about the materials to be used.

All buildings shall be constructed of quality materials. This material can consist of brick, horizontal siding, wood shingles, stone or concrete based stucco. Sides and backs of building shall be as visually attractive as the front through the design of roof lines, architectural detailing, and landscaping features.

Vagn Hansen of Benchmark stated it is time for an over haul of our standards. He stated he would put together some standards for the Planning Board to look at. He said we need a strong ordinance.

Chairman Murdock stated we need good standards to have good quality. Board member Whit Moose Jr. stated we need to update what we have and look at our standards every 4 or 5 years. Whit Moose Jr. asked if there was a similar design standard for residential. Vagn Hansen of Benchmark said there is nothing out there right now and that is ok.

The Town of Mt. Pleasant intends for these standards to guide new development in the direction that best suits the atmosphere of the Town.

Meeting Time:

Chairman Murdock asked the Planning Board Members how they felt about changing the time of the meeting from 7:00 PM to 5:00 PM. There was some discussion on this topic and it was decided to wait on setting a new time until everyone could look at their schedule.

Staff Report:

Vagn Hansen of Benchmark stated there were 2 Zoning Permits issued during the month of June. One was a temporary for a Sno Biz Stand at 8424 NC 49 N. One was for an Accessory Building at 8936 Crestwood Drive.

2012-ZTA-01 and 2013-ZTA-01

A public hearing was held at the June 3, 2013 Board of Commissioners meeting to address 5 sets of Planning Board recommended changes to the UDO. All 5 were approved unanimously by the Board of Commissioners.

2013-ZBA-01

Mr. and Mrs. Brian Gilmore had requested a side-street setback variance to construct an addition to their home at 763 N. Main Street. After visiting the property and a survey was done, it was determined the Gilmores had enough space between the property line and right-of-way to construct the addition without a variance. The application for a variance was withdrawn.

2013-SP-01

Premier Builders and Development Company LLC are presently working on the engineered plans and elevations for the new Family Dollar store to submit for Staff review. Staff presented the draft elevations to the Planning Board at their June meeting and shared the Board's comments with the developers, who are incorporating them into the plans for submittal. Staff anticipates reviewing the plans and elevations by Mid-July.

NC 49 Project

NCDOT Construction Progress report indicated that the NC 49 project was just over 71% complete. The new bridge and the southbound NC 49 ramps are open to traffic. Demolition of the old NC 73 bridge is underway. Schedule for completion is June of 2014.

Buffalo Creek Preserve Greenway Trail

The official public opening of the first segment of the Carolina Thread Trail at Buffalo Creek Preserve was Saturday June 1st. The trail and parking area are now open for use.

Farmers Market

There are now 15 vendors signed up for the farmers market. The Town has been actively working with vendor to publicize their attendance at the market through the Town's Facebook page and we have seen good results with that.

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 officials is tentatively scheduled for July 29, 2013. Everyone seems to be getting excited about this event.

Planning Board Comments

Board Member Steve Ashby stated he had heard good reports on the Greenway Trail. He also stated he is excited about the Tough Mudder Event.

Board Member Whit Moose Jr. stated because so many people will be in Town for this Tough Mudder Event he would like to see some kind of event the night before to get the Town involved.

Chairman Murdock stated at the Bait Shop, it appears they are selling bait from the building. He stated that Circle K has an outbuilding.

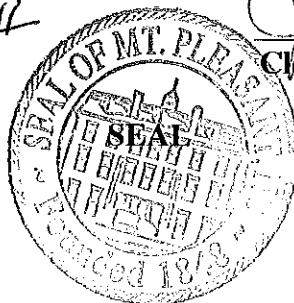
Vagn Hansen of Benchmark stated the Bait Shop should not be selling anything from that building because it is not a commercial building. He would check out the Circle K for an outbuilding.

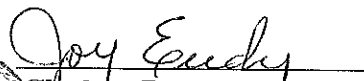
Chairman Murdock mentioned the water and sewer on the property at NC 73 having a 6 inch pipe. Vagn Hansen stated it needs to be upgraded and eventually it will be.

Adjournment:

With no further comments from the Planning Board Members, Chairman Murdock entertained a motion to adjourn. Board member Steve Ashby made a motion to adjourn. Board member Michael Steiner seconded the motion with all members in favor. (5-0)


Chairman John Murdock III




Clerk to Board Joy Eudy