

# Mount Pleasant

North Carolina

*Founded in 1848*

## Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday September 9<sup>th</sup>, 2013

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
  - ✦ August 12<sup>th</sup>, 2013
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Planning Board Cases**
  - ✦ 2013-REZ-03  
Planning Staff have submitted a request to have the Buffalo Creek Preserve (390 +/-) acres) (ID # 5579-35-6630) located along the 2000 block of Mount Pleasant Road (S) rezoned from *RL* to *AG* to bring the property into conformity with the Town's Future Land Use Map.
7. **Board of Adjustment Cases**
  - ✦ None
8. **New Business**
  - ✦ None
9. **Reports**
  - ✦ Planning Report for August 2013
10. **Planning Board Comment Period**
11. **Adjourn**

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Town of Mount Pleasant  
Planning and Zoning Meeting  
September 9, 2013  
7:00 PM

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

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

**Visitors Present:** Melvelina (Wanda) Clay, Frank W

**Swearing in of Re-elected Member:** Re-elected Alternate Member Margaret Strickland was sworn in before the meeting started.

**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 the minutes of the August 12, 2013 meeting.

Board Member Whit Moose Jr. stated he would like to make a correction on Page 1 under the Election of Officers. He stated he believed the vote should be 5-0 instead of 4-0 and on page 2, second paragraph, line 5 and 6, correction should be one is zoned Industrial and the other is residential. Also correction to be made was the one zoned residential should actually be Industrial. With corrections made Board Member Steve Ashby made a motion to approve the minutes of the August 12, 2013 meeting. Board Member Shirley Freeman seconded the motion with all members in favor. (5-0)

**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 Steve Ashby seconded the motion with all members in favor. (5-0)

**Public Comments:**

None

**Planning Board Cases:**

**2013-REZ-03 (Buffalo Creek Preserve – RL to AG)**

Chairman Murdock stated this change from RL (residential) to AG (agricultural) is so the property will be in conformity with the Town's Future Land Use Map. Chairman Murdock asked Andy Goodall of Benchmark to explain about the rezoning of the Buffalo Creek Preserve.

Andy Goodall of Benchmark stated this was the first of three rezonings that was discussed earlier in the year. Andy Goodall stated he had been working with Travis on the rezoning of the Buffalo Creek Preserve, changing from RL to Ag.

Andy Goodall stated the purpose of the land use classification is to recognize the important role of the recently created Buffalo Creek Preserve. The future use of the area may include a range of use types, including parks and recreational facilities, agricultural uses and/or a nature preserve. The future development of the area is restricted to those types of low impact and low intensity uses due to the presence of a conservation easement on the property.

Andy Goodall of Benchmark stated the request is consistent with the Buffalo Creek Preserve land use classification and its primary goal to promote low impact and low intensity uses stated above. Andy Goodall stated this request is not a conditional rezoning, and therefore all allowable uses in the AG district should be evaluated when making a decision. He stated you could find these uses in the Town of Mount Pleasant UDO.

Chairman Murdock asked if anyone in the audience had any comments on the rezoning of the property. Wanda Clay came and said her family has property along the road by this property that will be rezoned and her main concern is, wanting to know if chicken houses or a pig farm would be put on the property.

Chairman Murdock stated he did not think that would be allowed. Andy Goodall of Benchmark stated they are not allowed.

Frank W. that lives at 3143 Mt. Pleasant Road South stated if he understood it correct, a Conservation Group owns the property now. He stated they have their guidelines and we have ours, so we should not worry about a pig farm, supposedly it is to be nature trails and things like that on the property. Conservation Groups sometimes change their plans in 20 years or so, I would like to know if there is a plan that will be changed 20 years down the road and how that would change.

Board Member Whit Moose Jr. stated the interactions I have had with Conservation Groups is the fact that it has a lifetime easement that is written into it and if the property changes hands, then it stays with the property.

Frank stated he knew that Conservation Groups have said at the end of 20 years we may sell it or we may do this or we may do that. Do we have any idea when they are going to put it in stone what their plans are or how long these plans may be for?

Board Member Whit Moose Jr. stated the Group may sell the land today or

tomorrow, but they still have that easement and it stays with the land, and if they sell it the new owners have to follow the rules that were laid down. Board Member Steve Ashby stated that whatever change would take place it would still have to come before the Planning Board and by rezoning the land to AG it would mean a Developer could not come in there and put in a large housing development.

Chairman Murdock asked if there were any more questions. With no more comments Chairman Murdock asked Andy Goodall for his help on a consistency of a statement.

Chairman Murdock entertained a motion to rezone Buffalo Creek Preserve.

Chairman Murdock asked for a statement of consistency and a motion to rezone the Buffalo Creek Preserve from RL to AG. Board Member Whit Moose made a motion to rezone the Buffalo Creek Preserve stating the request for 2013-REZ-03 Buffalo Creek Preserve – RL to AG is consistent with the Buffalo Creek Preserve land use classification and its primary goal to promote low impact and low intensity uses and there are no other adopted plans that it could be consistent with. Board Member Steve Ashby seconded the motion with all members in favor. (5-0)

#### Staff Report:

Andy Goodall of Benchmark stated he had gotten the report from the engineers of the final plans for the new Family Dollar Store and sewer lines and they have been approved.

NC 49 Project is 70% complete. The project remains on schedule to be completed by June 2014.

Farmers Market has 2 new vendors signed up, bringing the total to 17 this season. The market is doing well.


#### Tough Mudder Event

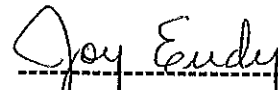
Planning Staff, Public Works Director, the Fire Chief and the Mayor met with the representatives of Tough Mudder Event and other local officials to discuss the local permitting process and coordination of the event. Staff has remained in contact with the Tough Mudder representatives since the meeting and everything is on go. The Event will be November 2<sup>nd</sup> and 3<sup>rd</sup> 2013. This will be the first Tough Mudder Event in this area.

#### Adjournment:

With nothing else to come before the Planning Board, Chairman Murdock entertained a motion to adjourn. Board Member Steve Ashby 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

SEAL