
Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday February 10, 2014

7:00 PM

1. **Call to Order**
2. **Recognition & Swearing in of new member - Jeff Helmintollar**
3. **Recognition of Quorum**
4. **Approval of Minutes of Previous Meetings**
 - ✦ January 13, 2014
5. **Approval of Agenda**
6. **Public Comment Period**
7. **Planning Board Cases**
 - ✦ None
8. **Board of Adjustment Cases**
 - ✦ None
9. **New Business**
 - ✦ Prioritization & Scheduling of 2014 Projects
10. **Reports**
 - ✦ Planning Report January 2014
11. **Planning Board Comment Period**
12. **Adjourn**

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**Town of Mount Pleasant, North Carolina
Planning and Zoning Board Meeting
February 10, 2014
7:00PM**

Members Present: John Murdock, Whit Moose Jr., Shirley Freeman, Margaret Strickland, Jeff Helmintoller

Members Absent: Mike Steiner

Staff Present: Andy Goodall, Planner (Benchmark CMR), Crystal Smith, Clerk to Board

Call to Order: Chairman John Murdock called the meeting of the Town of Mount Pleasant, NC Planning and Zoning Board to order at 7:00PM.

Recognition & Swearing in of new member: Jeff Helmintoller

Mr. Helmintoller was sworn in by Cathy Whittington, Town Clerk.

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

Approval of Agenda: Chairman Murdock entertained a motion to approve the agenda for the February 10, 2014 meeting. Whit Moose made a motion to approve the agenda. Second was made by Margaret Strickland, acting as full board member due to Mike Steiner's absence. All members (5-0) were in favor.

Approval or Correction of the Minutes: Chairman Murdock entertained a motion to approve the minutes of the January 13, 2014 meeting. Whit Moose made a motion to approve the minutes as presented. Shirley Freeman seconded the motion. All members (5-0) were in favor.

Public Comment: None

Planning Board Cases - None

Board of Adjustments Cases: None

New Business: 2014 Goals and Projects

Andy Goodall, (Benchmark CMR), Planner for the Town, addressed the Board reviewing the list of proposed projects for 2014. Mr. Goodall also proposed Benchmark holding a mock adjustment case and also going through UDO's at a future Planning and Zoning meetings. All members were in agreement. Mr. Goodall also discussed the 64-unit apartment complex (corner of Skyland Drive and Highway 73). Developer has started the application process and will be applying for annexation to the Town of Mount Pleasant Board, and then the case will be brought before the Planning and Zoning Board for Commercial use. RBCD currently is "conditional use," and we would be able to set as

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reasonable. Mr. Goodall also stated that at least 100 units could be built on this site. A neighborhood meeting and application for annexation and rezoning will be completed in the next few weeks.

Whit Moose asked if Benchmark knew the intentions of the corner lot at Skyland. Mr. Goodall replied the owner wishes to leave the corner lot to a granddaughter. But based on if DOT adjusts Skyland to align the intersections it may be revisited. Mr. Goodall also stated the Summer Street Pump Station would be evaluated to see if it could handle further projects in this area and if there would be expansion of the pump station or a new one built.

Chairman Murdock asked if the property owners would be willing to contribute, along with the Town, to expand or rebuild. Chairman Murdock also suggested a tri-party partnership with owners, developer and town and perhaps get reimbursed as others come on to alleviate some of the burden of cost. Jeff Helmintoller asked if we would have an answer by the next meeting, and Mr. Goodall replied yes.

Other new business included Mr. Goodall developing a timeline of rezoning projects for the March meeting. Discussion on going through ordinances at the April meeting, etc.

Staff Reports:

Work on Family Dollar progressing. The old Family Dollar site has had interest in becoming a restaurant.

Planning Board Comment Period: None

Adjournment:

With nothing else to come before the Board, Chairman Murdock entertained a motion to adjourn. Margaret Strickland made a motion to adjourn. Jeff Helmintoller seconded the motion. All members (5-0) were in favor.


Chairman John Murdock III


Clerk to Board Crystal Smith

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