

Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday January 13th, 2014

7:00 PM

- 1. Call to Order**
- 2. Recognition of Quorum**
- 3. Approval of Minutes of Previous Meetings**
 - December 9th, 2013
- 4. Approval of Agenda**
- 5. Public Comment Period**
- 6. Planning Board Cases**
 - None
- 7. Board of Adjustment Cases**
 - None
- 8. New Business 2014 Goals and Projects**
- 9. Reports**
 - Planning Report for December 2013
- 10. Planning Board Comment Period**
- 11. Adjourn**

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**Town of Mount Pleasant, North Carolina
Planning and Zoning Board Meeting
January 13, 2014
7:00PM**

Members Present: Whit Moose Jr., Shirley Freeman, Margaret Strickland, Mike Steiner

Members Absent: John Murdock, III

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

Call to Order: Whit Moose, Jr. called the meeting of the Town of Mount Pleasant, NC Planning and Zoning Board to order at 7:00PM.

Recognition of Quorum: Vice Chairman Moose stated a quorum was present.

Approval of Agenda: Vice Chairman Moose entertained a motion to approve the agenda for the January 13, 2014 meeting. Shirley Freeman made a motion to approve the agenda. Second was made by Mike Steiner. All members (4-0) were in favor.

Approval or Correction of the Minutes: Vice Chairman Moose entertained a motion to approve the minutes of the December 9, 2013 meeting. Mike Steiner made a motion to approve the minutes as presented. Margaret Strickland, acting as full board member due to John Murdock's absence, seconded the motion. All members (4-0) 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. Mr. Goodall introduced the Board to two upcoming projects (updates to the commercial design standards and Board of Adjustment procedures in the UDO) and asked the Board for other project ideas for 2014. He also stated that rezoning the gas station on W. Franklin Street and the agricultural lands on Fisher Road (discussed in 2013) are still a priority, but will need to be spaced out due to cost.

Questions regarding the plans for the NC 49 / NC 73 area were asked by Margaret Strickland. Mr. Goodall commented the biggest constraint for development in that area is sewer capacity and the cost involved with expanding the current system. Another topic of discussion was potential annexation of the Green Acres / St. John's area and how this could increase the Mount Pleasant tax base.

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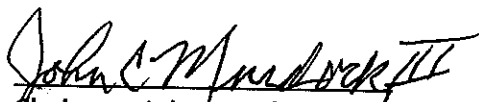
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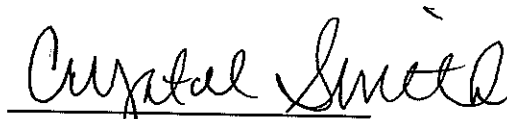
Whit Moose, Jr. commented on how our community should continue to build relationships with local businesses, support the Thread Trail (walking trail), and develop parks for the community.

Mike Steiner asked about the land that had previously been cleared between NC 49 and NC 73 (Jeff Allman property), and if any plans had been formulated for its use. Former Planning and Zoning Board members did not think a large retailer should go there. Mr. Goodall responded that the UDO might restrict large retail and also that a town center style development might require changes to the ordinance. It was reiterated again that the current sewer is an obstacle. Margaret Strickland asked if there grants were available to assist in upgrading to a larger scale sewer system. She also stated that the current mind set is that Mount Pleasant is a small town and do we want to keep the small town feeling or grow. Other comments were made on how Mt. Pleasant is the "forgotten" part of Cabarrus County, and how other areas have parks and shops.

Reports: Andy Goodall discussed the December 2013 Planning Staff Report. Mr. Goodall reported December was quiet and that the two rezoning cases went well with no appeals. In addition, the Department of Transportation approved the driveway permit for the new Family Dollar store on NC 73 and the Town issued the Zoning Clearance Permit for the project.

Adjournment: With nothing else to come before the Board, Vice Chairman Moose entertained a motion to adjourn. Mike Steiner made a motion to adjourn. Margaret Strickland seconded the motion. All members (4-0) were in favor.


Chairman John Murdock III


Clerk to Board Crystal Smith

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