

Mount Pleasant

North Carolina

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Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, September 24, 2018

6:00 PM

1. Call to Order
2. Recognition of Quorum
3. Approval of Agenda
4. Approval of Minutes of Previous Meetings (July 23, 2018)
5. Public Comment Period
6. Planning and Zoning Board Cases

TA 2018-03 & REZ 2018-04 Flood Damage Prevention Ordinance and Flood Insurance Rate Map Updates

Text amendments and associated FIRM updates developed by FEMA in cooperation with the NC Department of Emergency Management to maintain the Town of Mount Pleasant's good standing in the National Flood Insurance Program (NFIP). These amendments also include moving the Flood Damage Prevention Standards and Watershed regulations from Article 4 Zoning Districts to Article 9 Environmental Regulations and removing the Flood Damage Prevention Overlay from the Zoning Map. Affected Sections of UDO: Article 4 and Article 9.

7. Board of Adjustment Cases
None
8. Other
9. Reports
 - Planning Report for August and September 2018
10. Planning and Zoning Board Comment Period
11. Adjourn

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA Planning & Zoning Board Meeting Minutes September 24, 2018

Members Present: John Murdock, Chair; Whit Moose, Vice Chairman; Mike Steiner, Shirley Freeman, Jeff Helmintoller, Rick Burleyson; Alternate

Members Absent: None

Staff Present: Erin Burris, Town Planner; Jennifer Blake, Clerk to Planning Board; John Scarborough, Town Attorney.

Call to Order: Chairman Murdock called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:00 pm.

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

Approval of Minutes: Chairman Murdock entertained a motion to approve the July 23, 2018 minutes. (In section 4 number 3, "all in favor" was deleted and corrected to say approved 3-1 at the meeting). Whit Moose made a motion to approve with the correction. Jeff Helmintoller seconded the motion. All members were in favor (5-0).

Approval of Agenda: Chairman Murdock entertained a motion to approve the Agenda. Motion was made by Whit Moose and second was made by Jeff Helmintoller. All members were in favor (5-0).

Public Comment: No public comment.

Planning and Zoning Board Cases:

TA 2018-03 & REZ 2018-04 Flood Damage Prevention and FIRM Updates.

Erin Burris reviewed the flood damage prevention and FIRM updates and the amendments to Article 4 and Article 9. (Copies of the amendments and changes to Article 4 and Article 9 are enclosed in the packet).

Affected Sections of UDO: Table 4.6-1, Section 5.9, Appendix A

On November 16, 2018 new Flood Insurance Rate Maps for Cabarrus County will go into effect. These new maps and ordinance text were developed by FEMA in cooperation with the NC Department of Emergency Management, which coordinates all floodplain regulatory matters in the state. The Town of Mount Pleasant previously adopted a Floodplain Protection Overlay District which is based on Flood Insurance Rate Maps that were effective as of 2008. FEMA requires local governments to adopt new FIRMs as they become effective to maintain participation in the National Flood Insurance Program, which, among other things, allows property owners in the town's jurisdiction to purchase Federal Flood Insurance. These amendments must be completed prior to November 16, 2018 in order for the Town and property owners within its jurisdiction to continue participation in the NFIP.

Staff also proposes removing the Floodplain Overlay from to the Official Zoning Map in order to facilitate future FIRM updates without having to involve the zoning map amendment process. Flood Damage Prevention regulations are an environmental function and should be in the environmental section of the UDO along with riparian stream buffer requirements. The Watershed Protection Overlay regulations have also been moved to this section since it also has an environmental function.

Rick Burleyson asked Erin Burris to explain changing it from an zoning overlay district to an environmental regulation. Erin Burris stated that as an overlay, she has to send out letters to every person that has any floodplain on their property plus anyone adjacent to that. She has to post signs for the changing of the floodplain. Also, she has to advertise in the newspaper. If it is not an overlay, she will still have to advertise proposed text changes, but she won't have to send letters and post signs every time there is a change.

Mike Steiner made a motion to recommend approval, finding that the proposed amendments are consistent with the Comprehensive Plan in that they help to implement Land Use Goal of the Comprehensive Plan by promoting a sustainable land development pattern and preserving environmentally sensitive areas. The amendments are also necessary to comply with Federal and State emergency management standards and for participation in the National Flood Insurance Program. The alteration of the requirements from an overlay to an environmental regulation will also simplify future changes to the FIRM maps as mandated by federal and state law. A second was made by Jeff Helmintoller. All were in favor (5-0).

Monthly Cases and Permits:

Erin Burris reviewed the Zoning Cases and Permit Report as listed on the chart in the packet.

Whit Moose asked about the solar panels on the permit report if they were commercial or residential. Erin Burris stated that the panels were residential and were placed on Dr. Dobson's garage roof.

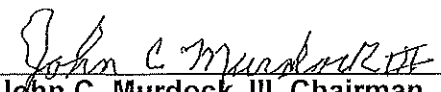
Board Comments:

Mike Steiner asked if the old variety store on Main Street was purchased yet. Erin Burris stated she was unsure of its status.

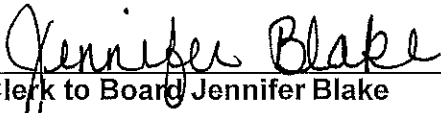
Jeff Helmintoller asked if someone purchased the Lentz Building across from the 73 and Main Restaurant. Erin Burris stated that it was her understanding that someone had purchased the building and wanted to renovate it.

Adjournment:

With no further discussion, Chairman Murdock entertained a motion to adjourn. A motion was made by Jeff Helmintoller with a second by Whit Moose. All members were in favor (5-0).



John C. Murdock, III, Chairman



Clerk to Board Jennifer Blake