



Founded in 1848

Troy W. Barnhardt  
*Mayor*

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**Town of Mt. Pleasant  
Planning & Zoning Meeting  
August 10, 2009  
7:00 P.M.**

**Members Present:** Whit Moose, Jr., Shirley Freeman, Penny Suggs,  
Alternate Member Margaret Strickland and New  
Member James Senecal.

**Staff Present:** Vagn Hansen of Benchmark, Chairman John Murdock,  
Joy Eudy, Clerk to Board.

**Visitors:** Del Eudy, Mayor Pro-Tem.

**Call to Order:** Chairman Murdock called the meeting to order.

**Quorum:** Chairman Murdock stated there was a full quorum present.

**Swearing in of New Member:**

In the absence of Mayor Troy Barnhardt, Mayor Pro-Tem Del Eudy administered the Oath of Office to the new incoming member of the Planning and Zoning Board, James Senecal. Chairman Murdock welcomed James Senecal to the Planning and Zoning Board.

**Agenda:**

Chairman Murdock asked if there were any changes to be made to the agenda. With no changes to be made Chairman Murdock entertained a motion to accept the agenda as presented. Board Member Whit Moose, Jr. made a motion to accept the agenda as presented. Board Member James Senecal seconded the motion with all board members in favor 5-0.

**Minutes:** Chairman Murdock entertained a motion to accept or make changes to the minutes of July 13, 2009 meeting. Board Member Penny Suggs made a motion to accept the minutes as presented. Board Member Whit Moose, Jr. seconded the motion with all board members in favor 5-0.

**Proposed Text Amendment: TA 2009-03 –Remove Airport Overlay District.**

Chairman Murdock turned the meeting over to Vagn Hansen of Benchmark to explain the proposed text amendment TA 2009-03.

Vagn Hansen of Benchmark stated that the Board had discussed some time back about removing some items in the UDO that did not apply to Mount Pleasant.

The first amendment to be removed is the Airport Overlay District. This amendment covers air hazard zones around large airports like Concord and other airports. Text Amendment TA 2009-03 would just delete that portion of the UDO.

The question was asked about small airports in the areas. Vagn Hansen of Benchmark stated those don't usually have restriction like the bigger airports do.

Chairman Murdock asked if there were any more questions or comments. With no comments Chairman Murdock entertained a motion and stated if the Board was in favor of the Text Amendment 2009-03 to be removed from the UDO book, you should find the Text Amendment is consistent with the plans and policies of the Town of Mt. Pleasant. Board Member Penny Suggs made a motion that the Text Amendment 2009-03 was consistent with the plans and policies of the Town of Mt. Pleasant. Board Member James Senecal seconded the motion, with all board members in favor 5-0.

**Proposed Text Amendment 2009-04 – Watershed Overlay Districts**

Vagn Hansen of Benchmark stated the Watershed Protection Overlay Districts contains language which references water supply watersheds, and Watershed Protection Overlay Districts which are not located within the Town's jurisdiction. This proposed amendment is to remove these references of watersheds outside of the Town of Mt. Pleasant's zoning jurisdiction, so people won't get confused when they look at the UDO.

There was some discussion on the issue and after the discussion Chairman Murdock entertained a motion that the Planning Board find the proposed Text Amendment TA 2009-04 to be consistent with the plans and policies of the Town of Mt. Pleasant. Board Member Whit Moose, Jr. made a motion that the Text Amendment 2009-04 was consistent with the plans and policies of the Town of Mt. Pleasant. Board Member Penny Suggs seconded the motion with all board members in favor 5-0.

**Other Business:**

Vagn Hansen of Benchmark gave a report of the Planning Staff. Vagn Hansen stated that the Methodist Church is looking at the old mill on highway 73 and had some good ideas of what could be done with the mill. The church also has mentioned building a fellowship hall. These are some things that may take place in the future.

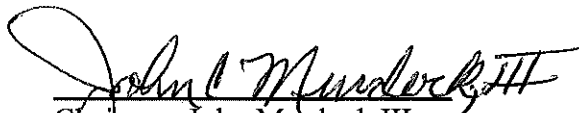
Vagn Hansen of Benchmark stated there were some lots for sale on the Mt. Pleasant road south. He stated we need to keep our eyes on this property and see what happens there.

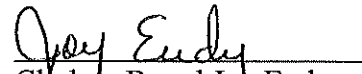
Vagn Hansen explained about LEAD development and some of the guidelines that go along with this kind of development. Vagn Hansen stated that something could come in on the east side of town and the LEAD development could be good for that. He wanted

to know what the Board thought about the LEAD development and if they would be interested in a presentation about the LEAD development. The Board said it would be good to be informed.

**Adjourn:**

Chairman Murdock asked if there was anything else to come before the Board. With no comments, Chairman Murdock entertained a motion to adjourn. Board Member Penny Suggs made a motion to adjourn. Board Member Whit Moose, Jr. seconded the motion with all members in favor 5-0.

  
Chairman John Murdock III

  
Clerk to Board Joy Eudy