

Mount Pleasant

North Carolina

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Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, February 26, 2018

6:00 PM

1. Call to Order *Murdock*
- ✓ 2. Recognition of Quorum
3. Approval of Minutes of Previous Meetings *Jeff Mike (5-0)*
 - January 22, 2018
4. Approval of Agenda *Whit/Jeff and (5-0)*
5. Public Comment Period *Q*
6. Planning and Zoning Board Cases
 - TA 2018-01 Building Design Standards
Administrative text amendment to update building design standards. Applicable Sections of UDO: Article 5, Article 11, Appendix A, Appendix E & Appendix F
7. Other
8. Reports
 - Planning Report for February 2018
9. Planning and Zoning Board Comment Period
10. Adjourn *Mike/Whit and*

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting
February 26, 2018

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

Members Absent: None

Staff Present: Erin Burris, Town Planner; Jennifer Blake, Clerk

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 January 22, 2018 minutes. Motion was made by Jeff Helmintoller to approve the minutes with second by Mike Steiner. All members (5-0) were in favor.

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 (5-0) were in favor.

Public Comment: No public comment.

Planning and Zoning Board Cases:

- **TA 2018-01 Building Design Standards**

Administrative text amendment to update building design standards. Applicable Sections of UDO: Article 5, Article 11, Appendix A, Appendix E & Appendix F

The Planning and Zoning Board reviewed the proposed amendments to Article 5, Article 11, Appendix E, Appendix F of the UDO. Simple majority vote is required to make recommendation for approval to the Town Board of Commissioners.

Erin Burris began the discussion by reviewing the revised amendments for Single-Family and Two-Family, Multi-Family Residential Design Standards from the January 22, 2018 meeting. She revisited 11.2.2.3. The Planning and Zoning Board members agreed by consensus to delete the section pertaining to a mixture of 2 wall materials on the front façade to be more consistent with historic Mount Pleasant architecture.

Erin Burris reviewed the proposed amendments for Non-residential Design Standards (attached for reference). During the review, the Planning and Zoning Board made the following revisions by consensus:

- Under Section 11.4.8.6.2 regarding Center City (CC) Design Standards for color, it was changed to allow murals in downtown to be painted with a zoning

permit prior to painting and with the following requirements set up like Forest City:

1. Buildings located within the Downtown District with previous exterior walls not painted.
 2. No murals on front walls on a Main Street, only side walls.
 3. Must be maintained and be in good repair such as no chipped paint, no graffiti defacement, or no excessive fading.
 4. No mural can obtain material that is obscene in accordance with NC General Statute 14-190.1 which can be regulated.
- Under Section 11.5.12.6 regarding awnings-prohibit fluorescent or neon colors.
 - Under Section 11.5.14.2 regarding uses needs to be taken out since this information is redundant.
 - Under Section 11.7.3 regarding mixed use zoning districts was taken out since Mt. Pleasant does not have this.
 - Appendix E regarding Non-residential Designs Standards was moved to Article 11
 - Appendix F was deleted since it was moved to article 11 to be combined with Non-residential Design Standards with state exceptions.

Whit Moose made a motion to recommend approval of the proposed amendments with changes which are consistent with the Comprehensive Plan in that they help to implement strategies for CC2, CC4, and DT6. The motion was seconded by Jeff Helmintoller. The board was all in favor (5-0). This will be presented to the Town Board in the April Meeting.

Monthly Reports:

Erin Burris discussed monthly report as presented and reviewed the permit reports included in the February permit report.

Board Comments:

Jeff Helmintoller asked about LED lighting. Erin Burris said the Planning and Zoning Board could choose to review lighting standards at a later date but didn't want to hold up the building design standards.

Jeff Helmintoller asked about the new Mexican Restaurant. Ms. Burris stated that no site plan had been received yet.


Whit Moose asked about the ratio for retail at the proposed McAllister Creek Commons. Erin Burris stated that, from memory, it was going to be approximately 40% Industrial (I-1) and 60% Commercial (C-2), which could also permit some multi-family residential.

Rick Burleyson asked about crosswalks being added on Main Street at 73 & Main and The Bakery. Erin Burris informed him that DOT was helping with a study of the intersection and that mid-block crossings would be looked at as well. The Town is trying to get everything lined up with new water lines, paving and getting the crosswalks. It is being worked on but may take some time.

Jeff Helmtoller asked about the Marvin's building at 8335 West Franklin Street. Erin Burris stated that he would have to ask the property owner, Todd Ross.

Adjournment:

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



John C. Murdock, III, Chairman



Clerk to Board Jennifer Blake