

Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, February 27, 2017

6:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Election of Officers-Chair and Vice Chair of Planning Board and Board of Adjustment**
4. **Approval of Minutes of Previous Meetings**
 - January 23, 2017
5. **Approval of Agenda**
6. **Public Comment Period**
7. **Planning and Zoning Board Cases**
 - **TA 2017-01 Map Amendment Procedures**

The Town Board requested staff draft an amendment to make map amendment procedures follow the standard procedures set forth in the NC General Statutes. The Town Board is awaiting the Planning and Zoning Board's recommendation. Affected Sections of UDO: Article 3
 - **TA 2017-02 Subdivision Regulations**

Administrative text amendments to change cluster development option to conservation development option, update open space standards, and provide infrastructure options based on proposed development density. Affected Sections of UDO: Sections 4.7 and 4.8, Article 6, Article 10, Appendix C, and Appendix D.
8. **Other**
9. **Reports**
 - Planning Report for January 2017
10. **Planning and Zoning Board Comment Period**
11. **Adjourn**

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

Mount Pleasant

North Carolina

Founded in 1848

TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting
February 27, 2017

Members Present: John Murdock, Chair; Whit Moose, Vice-Chair (arrived 6:07pm); Shirley Freeman, Mike Steiner, Jeff Helmtoller, Rick Burleyson, Alternate.

Staff Present: Erin Burris, Town Planner; Crystal Smith, Clerk to Planning Board

Audience: Mayor Del Eudy; Randy Holloway, Town Administrator

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

Recognition of Quorum: Chairman Murdock stated that a quorum was present. Whit Moose was not in attendance at this time and Alternate Rick Burleyson filled in until his arrival.

Election of Officers: Chair Murdock asked for nominations for President and volunteered to remain in the position. Mike Steiner made a motion for John Murdock for President with a second from Jeff Helmtoller. All board members were in favor. (5-0; Rick Burleyson voted in place of Whit Moose)
Nominations for Vice-Chair were requested and Rick Burleyson nominated Whit Moose with a second by Mike Steiner. All board members were in favor. (5-0; Rick Burleyson voted in place of Whit Moose)

Vice Chair Whit Moose arrived to the meeting at this time 6:07pm.

Approval of Minutes: Chairman Murdock entertained a motion to approve the January 23, 2017 minutes. A correction was made under TA-2017-01 Map Amendment Procedures to change the word follow to following. Whit Moose made a motion to approve the Amended Minutes with a second by Mike Steiner. All board members were in favor. (5-0)

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

Public Comment: None.

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

Planning and Zoning Board Cases

- **TA 2017-01 Map Amendment Procedures**

The Town Board requested staff draft an amendment to make map amendment procedures follow the standard procedures set forth in the NC General Statutes. The Town Board is awaiting the Planning & Zoning Board's recommendation. Affected Sections of UDO: Article 3

This item was tabled in January 23, 2017 meeting. Chairman Murdock asked for a motion to remove it from the Table. Jeff Helmtoller made the motion with a second from Whit Moose.

All Board Members were in favor. (5-0)

At this time Mayor Del Eudy spoke on behalf of the Town Board of Commissioners to say that the Planning & Zoning Board has always done a good job with rezoning Public Hearings. Their diligence was never in question. The Town Board is fine leaving Public Hearings in the hands of Planning and Zoning. The other 98 counties in the state use their Town Boards for rezoning Public Hearings and the Town Board offered to make it the Town Board's responsibility just to be like the other 98 counties. Mayor Eudy stated that he called each Planning and Zoning member to discuss it and that he understood that they feel "passionately" about the issue. Since The Town Board did not feel "passionately" one way or the other, Mayor Eudy was leaving the decision in the hands of the Planning and Zoning Board.

At this time Jeff Helmtoller made a motion recommend denial of the proposed text amendment and to leave the current map amendment process as it is, with a second from Whit Moose. All Board Members were in favor. (5-0)

- **TA 2017-02 Subdivision Regulations**

The Planning and Zoning Board was asked to review proposed changes to Sections 4.7, 4.8, and part of Article 6 as it pertains to built-upon area, removal of cluster developments (to be replaced with conservation developments at a later meeting), procedural clarifications, and revised open space standards to protect conservation areas while allowing for additional flexibility in development design. Many of the open space recommendations are in response to and primarily in keeping with the recommendations from the Cabarrus County Natural Resources Conservation Design Guide reviewed at the November 2016 and January 2017 Planning and Zoning Board Meetings.

Town Planner, Erin Burris, read through the few changes to 4.7 Dimensional and Density Regulations with no comments from the Planning and Zoning Board. 4.8 Cluster Developments was completely eliminated since it is better placed in section 6 as 6.7 Conservation Developments.

6.4.16 Maintenance Guarantee may be eliminated by state changes to guidelines. Ms. Burris explained that it is in red because some changes have been made and she thinks this has or will be completely removed from the ordinance. They can no longer be required to provide warranties on workmanship and materials after acceptance of streets and infrastructure. Ms. Burris will double check to confirm.

Many questions were asked concerning section 6.5 Open Space Standards. Ms. Burris explained the different guidelines for Open Space under this ordinance. Open space used to be based on the Zoning District and density but will now be just based on density. Mr. Murdock wanted to understand about Agricultural Preserves and what would happen if a farmer decided to stop farming the land. Ms. Burris explained that once the land is designated it could not be used for development, but the open space type could be changed. A question was also raised about if the land did not meet the Conservation Area requirements. If land cannot be set aside then the Town can accept payment-in-lieu of property designation. The payment could only be used for open space and recreational purposes. Rick Burleyson asked if a combination on land and money can be made for the conservation areas. Ms Burris stated that it can be a combination.

A mistake was discovered on 6.5.4.1 Primary Conservation Areas. The second sentence, "A maximum of 50 percent of required open space shall be comprised of regulated areas including riparian buffers, wetlands, and floodplain." was marked through. This was already addressed in 6.5.5.8.

Since this was a discussion only, no vote was taken.

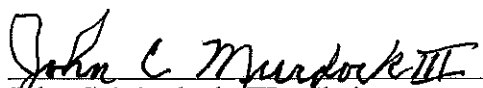
Other: None

Reports: Ms. Burris reviewed the staff report and permit reports included in Board packet.

Board Comments: Whit Moose asked why there was newspaper covering the old Miracles building. A new bakery/coffee shop will open there. The business owner is currently working in the building.

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

The Planning and Zoning Board will meet on Monday, March 27, 6pm.


John C. Murdock, III, Chairman


Amy Schueneman, Town Clerk