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# Mount Pleasant

North Carolina

*Founded in 1848*

## Planning Board and Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, April 24, 2017

6:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
  - March 27, 2017 (to be provided at meeting)
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Planning and Zoning Board Cases**
  - ***TA 2017-02 Subdivision Regulations***  
Continued discussion regarding 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.
7. **Other**
8. **Reports**
  - Planning Report for March 2017
9. **Planning and Zoning Board Comment Period**
10. **Adjourn**

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**TOWN OF MOUNT PLEASANT, NORTH CAROLINA**  
**Planning and Zoning Board Meeting**  
**April 24, 2017**

**Members Present:** Whit Moose, Vice-Chair (Acting as Chair in place of John Murdock); Shirley Freeman, Mike Steiner, Jeff Helmintoller, Rick Burleyson, Alternate

**Members Absent:** John Murdock, Chairman

**Staff Present:** Erin Burris, Town Planner; Cathy Whittington (former Town Clerk taking minutes)

**Call to Order:** Vice-Chair Moose called the meeting of the Town of Mount Pleasant Planning and Zoning Board to order at 6:00 pm. Mr. Moose also stated Rick Burleyson would be a voting member.

**Recognition of Quorum:** Vice-chair Moose stated a quorum was present.

**Approval of Minutes:** Vice-Chair Moose entertained a motion to approve the March 27, 2017 minutes. Motion was made by Mike Steiner to approve the minutes with second by Jeff Helmintoller. All members were in favor (4-0).

**Approval of Agenda:** Vice-Chair Moose entertained a motion to approve the Agenda. Motion was made by Jeff Helmintoller and second was made by Rick Burleyson. All members (4-0) were in favor.

**Public Comment:** None.

**Planning and Zoning Board Cases:**

**TA-2017-02 Subdivision Regulations:**

*Continued discussion regarding administrative text amendments to change to Subdivision Regulations.  
Affected Sections of UDO: Article 10*

Erin Burris lead discussion.

**Proposed changes to Title of Article 10 from Street Improvement Standards to Infrastructure Standards.**

**SECTION 10.1.1 Purpose**

**Section 10.1.3 STREET DESIGN**

DOT minimum construction standards added.

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

Section 10.1.3.2 - Section Title has been changed to Street Classification and General Design Criteria

Section 10.1.3.3.2 - Remove Cabarrus South Rowan Urban Area Transportation Plan and change to Cabarrus-Rowan Metropolitan Planning Organization Comprehensive Transportation Plan (or MPO CTP).

**Page 10-4 Table 10.1-1: Street Design Minimum Criteria by Street Type**

Table shows how to classify consistent with what DOT uses. Discussion on adding Bike Lanes to NCDOT Regulations to Collector Street line in table.

**Page 10-5 Figure 10.2:** Change title to Example

**Page 10-6 Section 10.1.3.3.4 added:**

**Page 10-6 Section 10.1.4 Sidewalks**

Added 10.1.4.1

Added 10.1.4.2 and associated table. Also added CC (Center City) to table on last line of table.

Removed DUA paragraph

Added 10.1.4.4:

*"For Conversation Developments, a minimum eight (8) foot wide asphalt trail may be installed on one side of the street in lieu of any required sidewalks."*

Erin will also add a note on cul-de-sac sidewalks on a case by case basis based on length of the cul-de-sac.

**Page 10-7 Storm water Conveyance**

Add Center City (CC) to table associated with 10.1.5.1 Curb and Gutter Requirements, last line.

Added 10.1.5.2

During discussion, it was decided to remove Public Works director from this paragraph.

Added 10.1.5.3

*"As an alternative to the use of curb and gutter, LID design, meeting the standards of the latest published edition of Low Impact Development: A Guidebook for North Carolina, may be utilized."*

**10.1.5.4 Private Streets**

Removed public from second line, In Appendix C from line three, and TND in line 4 as stated below:

**Removed entire section 10.1.5.5 including Street Layout Standards and Conformity to Adopted Plans paragraph, as they have been covered.**

**Page 10-8 10.1.6 Street Connectivity Requirements:** some of the language removed as follows:

Page 10-9 - No Changes

Page 10-10 - No changes

Page 10-11 10.1.10 - Subdivision Exceptions - word "Variances" removed and replaced with Exceptions. Paragraph revised as follows:

Staff Reports: report discussed as submitted. Discussion on Comp Plan, and everyone is encouraged to log on to Face book and complete the survey and share.

Mike Steiner asked if there were any plans for the old MPMS. Lots of discussion in the community on its future intended use. Building has not been evaluated for what needs to come down and what will stay.

Question was asked when the construction trailer at Barringer's Trace Apartments will be removed. Mrs. Burris has contact Code Enforcement officer to follow up.

Discussion on status of Hayes Building and new restaurant.


Discussion on shared parking lot project.

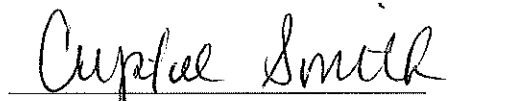
Discussion on mowing property owned by bank at Domino's Pizza.

**Adjournment:**

With no further discussion, Vice Chair Moose entertained a motion to adjourn. Motion was made by Rick Burleyson with a second by Jeff Helmintoller. All members were in favor (4-0).

**The Planning and Zoning Board will meet on Monday, May 22, 2017 in the Lions Club Building.**

  
John C. Murdock, III, Chairman

  
Clerk to Board Crystal Smith