

Mount Pleasant

North Carolina

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Planning Board and Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, June 26, 2017

6:00 PM

1. Call to Order ✓
2. Recognition of Quorum ✓
3. Approval of Minutes of Previous Meetings
 - April 24, 2017
4. Approval of Agenda ✓
Whit Mike (5-0)
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, and Appendix C.
7. Other
8. Reports
 - Planning Report for May/June 2017
9. Planning and Zoning Board Comment Period
10. Adjourn

Jeff Whit (5-0)

Whit Mike (5-0)

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA

Planning and Zoning Board Meeting

June 26, 2017

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

Members Absent: None

Staff Present: Erin Burris, Town Planner; Crystal Smith, Jennifer Blake

Call to Order: Chairman Murdock called the meeting of the Town of Mount Pleasant Planning and Zoning Board 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 April 24, 2017 minutes. Motion was made by Jeff Helmtoller to approve the minutes with second by Whit Moose. All members were in favor (5-0). It was stated the Planning Board did not meet in May 2017.

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

Public Comment: Crystal Smith introduced Jennifer Blake to the Planning Board. Jennifer started working at Town Hall in April, and is the Town's Accounts Receivable clerk. Jennifer will also be transitioning to assume the duties of Clerk to the Planning and Zoning Board as Crystal will be transitioning to other duties and responsibilities.

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 9, Article 10 and Appendix C.

Erin Burris lead the discussion. Previously the Board has reviewed Sections 4.7, 4.8, Article 6 and the street improvement sections of Article 10. This evening's discussion will be regarding infrastructure standards of Article 9, Article 10 and Appendix C of the UDO. If the Planning Board is in agreement with the proposed changes, a recommendation may be made to the Town Board for its August meeting.

The proposed amendment reorganized Article 10 to update terminology and provide more tailored and flexible infrastructure standards based on development density and intensity. Stormwater standards have been moved from Article 9 to Article 10, and all related text to infrastructure improvements from Appendix C have been moved to Article 10 to consolidate redundancies and remove contradictions. Standards in Appendix contain updated engineering details pertinent to the Town of Mount Pleasant and they no longer say City of Concord. Many sections have been deleted due to consolidation of standards, making everything concise and clear.

Section 9.1 Environmental Protection Regulations: Basically we have adopted by reference the North Carolina Department of Environmental Quality standards that are in the North Carolina Administrative Code. The Town has no control over this, and there has not been a Cabarrus County Soil and Erosion Control for many years. All standards in the section are irrelevant per Town Engineer (Ally, Williams, Carmen & King.) We are simply adopting the state standards.

Section 9.2 remains unchanged.

Section 9.3 & 9.4 - Flood Damage Prevention & Watershed Protection Standards - Stormwater runoff standards have been moved to Section 10. Flood Damage and Watershed Standards will be addressed at a later date as they are zoning overlays. They will be moved into Article 10 after review.

Article 10 - Street Improvement Standards were reviewed at our April meeting. Everything else in Article 10 has been taken from Appendix C and moved.

Section 10.1 - General Provision dealing with Infrastructure Standards.

Section 10.1.2 - deals with clarification of standard.

Section 10.1.3 - designation changes continue

Section 10.1.6.6 - when conflict occurs between NCDOT Standards and Town Standards, the more stringent standards shall apply.

Section 10.1.7 - Improvement Exception - changed terminology from variance as "variance" is more of a zoning term. The period of appeals extended timeframe from one week to 15 days (to Town Board.)

Section 10.2 - Street Improvement Standards were discussed at the April meeting. There were a few sections pulled into this section from Appendix C (i.e. intersection curb radius of the road.) Sidewalks were also discussed at April meeting. Construction standards regarding multi-use paths - discussed using standard detail.

Page 10-16 - All this information was moved from Appendix C and no changes were made to text. Erin Burris will check reference number once adopted.

Section 10.3 - Stormwater Management: All this information moved from Appendix C.

Section 10.3.3 - Curb and Gutter section was completely rewritten.

Page 10-22 - Section System Design Standards - Storm water design - deleted this section per Jeff Moody, Town Engineer.

Section 10.3.4.9 - Add copy of North Carolina Department of Environmental Quality approved Phase II Stormwater Management Plan and Sedimentation and Erosion Control Plan for the site shall be included with the project documentation.

Section 10.3.5.1 - change 2 year to 1 year; remove Safe Dams Act; remove sentence on allowable post construction velocity

Section 10.3.6.5 - remove subdivision; remove information on sidewalks, street trees in paved areas.

Section 10.3.7.2 - added

Section 10.4 - Water and Sewer Improvement Standards - Refers to the Town's Code of Ordinances and document reference - Town follows WSACC standards.

Section 10.5 - Fire Protection - currently text has been relocated from Appendix C. However, Erin Burris will review with the Cabarrus County Fire Marshall at a later date and in light of any comment from the ISO report.

Section 10.6 - Refers to Electric Utilities. There is a small portion in our ETJ that uses City of Concord as their electrical service provider. Town also has Union Electric and Duke Energy. We are to follow whichever standards apply to particular section.

Appendix C - This section had a lot of text consolidations and deletions except for drawings (C-11) recommended by Jeff Moody, Town Engineer.

Relationship to Adopted Plans & Policies (Page 2 of Board Packet):

The following recommendations from the Easter Area Land Use Plan (adopted by the Town in 2002, are relevant to the proposed amendments:

- "Continue to permit and encourage the use of cluster development techniques in the planning area."
- "...Preserve farmland and open space."
- "Maintain, low-density developments (two units per acre or less) or cluster style neighborhoods within Mount Pleasant's ETJ in order to preserve open space and maintain efficient use of the Town's infrastructure."
- "Develop and maintain a transportation system, which preserves and enhances the natural and built environments."
- "Establish utility service policies for new developments."
- "Direct residential growth to areas served by existing utility infrastructure prior to approving system expansions."
- "Preserve future greenway corridors and parklands by requesting voluntary dedication to the public during the development review process."

The following recommendations/strategies from the Cabarrus County Natural Resources Conservation Design Guide, which received participation from the Town of Mount Pleasant in 2016, are relevant to the proposed amendments:

- Provide a Conservation Development design option with a minimum open space requirement of 40%.
- Identify primary, secondary and tertiary conservation areas.
- Require open space configuration that is conducive to the preservation of natural areas and wildlife corridors.
- Provide the option for Low Impact Development techniques.
- Establish provisions for the ownership and maintenance of open space.
- Provide a density bonus for increased open space in residential developments.

Staff Recommendation:

Given the consistency with the recommendations of the *Eastern Area Land Use Plan* and the *Cabarrus County Natural Resources Conservation Design Guide* stated above and the improvements in organization and clarity of the subdivision and infrastructure standards within the UDO, staff recommends approval of the proposed amendments.

Planning & Zoning Board Recommendation:

After discussion of all changes that have been discussed during the past six months, Whit Moose made a motion to recommend approval with changes as noted, finding that the proposed amendments are consistent with the *Eastern Area Land Use Plan* and *Cabarrus County Natural Resources Conservation Design Guide* by providing for the preservation of open space, providing an option for conservation development design, establishing a multi-modal transportation system, and establishing up-to-date infrastructure standards. The proposed amendments also reduce redundancies and contradictions within the text of the Unified Development Ordinance and provide more a clear and concise organizational framework. Second was made by John Murdock. Motion was unanimously approved (5-0) by showing of right hands.

The Town of Mount Pleasant Board will not meet in July. Public Hearing will be advertised two weeks prior to August 14, 2017 meeting.

Other:

Erin Burris stated after Comprehensive Plan is complete, the Planning Board will begin reviewing the remainder of the Appendices, including building design, for updates and clarification.

Erin Burris provided a update on the Comprehensive Plan process. Over 600 people responded to the survey, and 50 people attended the workshop. A summary of everything is being worked on, and in August the Comprehensive Plan Steering Committee will work on vision, goals, and strategies.

Staff Reports:

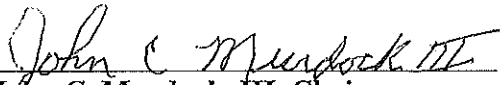
Erin Burris discussed as presented. She added one change: REZ 2017-01 & SUB 2017-02 "Green Acres" Major Subdivision - change 40 lots to 38 lots.

General Comments from Planning Board members included Municipal Parking Lot, new Playground at Town Hall, Code Enforcement personnel change (proposed), demolition of the old feed mill.

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).

The Planning and Zoning Board will meet on Monday, August 28, 2017, 6 pm in the newly renovated auditorium at Town Hall.



John C. Murdock, III, Chairman



Clerk to Board Crystal Smith