
Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, August 28, 2017

6:00 PM

1. Call to Order
2. Recognition of Quorum
3. Swearing-In of Reappointed Members
4. Approval of Minutes of Previous Meetings
 - June 26, 2017
5. Approval of Agenda
6. Public Comment Period
7. Planning and Zoning Board Cases
 - **TA 2017-03 Religious Institutions & Assembly Uses**
Administrative text amendment to remove religious institutions as an allowed use in the CC Center City district and allow them in the I-1 Light Industrial and CD Campus Development districts and require a Conditional Use Permit for assembly uses in the CC Center City district. Affected Sections 4.3 and 4.6.
 - **TA 2017-04 Building Design Standards**
Discussion regarding building design standards in Appendices E & F of UDO.
8. Other
9. Reports
 - Planning Report for July/August 2017
10. Planning and Zoning Board Comment Period
11. Adjourn

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA

Planning and Zoning Board Meeting

August 28, 2017

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

Members Absent: Whit Moose

Staff Present: Erin Burriss, 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 Alternate as Voting Member: Chairman Murdock recognized Rick Burleyson as full voting member due to Whit Moose's absence.

Recognition of Quorum: Chairman Murdock stated a quorum was present.

Swearing-In of Reappointed Members: In lieu of recent reappointment, Chairman John Murdock was sworn in as member of the Planning and Zoning Board.

Approval of Minutes: Chairman Murdock entertained a motion to approve the June 26, 2017 minutes. Motion was made by Mike Steiner to approve the minutes with second by Jeff Helmtoller. All members were in favor (5-0). Chairman Murdock stated he enjoyed serving on the Board, and he is proud of all that has been accomplished.

Approval of Agenda: Chairman Murdock entertained a motion to approve the Agenda. Motion was made by Jeff Helmtoller and second was made by Rick Burleyson. All members (5-0) were in favor.

Public Comment: No public comment

Planning and Zoning Board Cases:

TA-2017-03 Religious Institutions & Assembly Uses:

Administrative text amendment to remove religious institutions as an allowed use in the CC Center City district and allow them in the I-1 Light, Industrial and CD Campus Development districts and require a Conditional Use Permit for assembly uses in the CC Center City district. Affected Sections 4.3 and 4.6.

Requesting to make recommendation to Town Board for approval, approval with changes or denial of proposed amendments. Simple majority vote is required to make recommendation regarding text

amendments to the Town Board. This is an administrative text amendment the Town of Mount Pleasant staff has proposed (4.3 and 4.6.)

The proposed amendment is intended to allow religious institutions and similar uses in the I-1 Light Industrial and the CD Campus Development districts. The amendment would also exclude Religious Institutions from an allowed use in the CC Center City to reserve store fronts for retail uses. Assembly uses would also become conditional uses in the Center City district and require additional review to ensure adequate parking and infrastructure for such uses. The proposed change also adds Institutional Uses to the intent of the I-1 Light Industrial district. This relates to the Eastern Area Land Use Plan adopted in 2002 by the Town of Mount Pleasant as there is one relevant recommendation in that plan regarding this text amendment which encourages the reuse of the original building within the Town center for commercial and retail uses. Staff recommends approval of the proposed text amendments which have also been approved by town attorney, John Scarbrough, who sees no issues with this proposed amendment.

After discussion, Chairman Murdock called for a vote to refer proposed changes to Town Board. Motion was made by Mike Steiner with a second by Jeff Helmtoller. Motion was approved (5-0) by showing of right hands.

TA-2017-04 Building Design Standards

Discussion regarding building design standards in Appendices E & F of UDO.

Erin Burris stated this will be the next set of text amendments and would be more informational than regulatory. She will also have pictures and diagrams to show at a future meeting. Discussion included having no metal siding, and all agreed they would like to see examples.

Other:

Erin Burris stated the Town Board did approve all 130 pages of text amendments at the August 14, 2017 board meeting (subdivision regulations.)

Mrs. Burris also said she would bring a draft copy of the Comp plan for review to the October meeting.

Staff Reports:

Mrs. Burris discussed Staff Report as presented.

Board Comments:

No board comments.

Adjournment:

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

The Planning and Zoning Board will meet on Monday, September 25, 2017, 6 pm at Town Hall.



John C. Murdock, III, Chairman



Clerk to Board Crystal Smith