

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, February 28, 2022

6:00 PM

To: Planning & Zoning Board

From: Erin S. Burris, AICP, Planning & Economic Development Director

Date: February 28, 2022

Subject: TA 2022-02 Flag Lots

A. BACKGROUND

Applicant: Town of Mount Pleasant

Affected Sections of MPDO: Section 6.6.6

The proposed amendments would restrict flag lots from taking access on major thoroughfares and increase the minimum street frontage to 22 feet for residential lots and 44 feet for non-residential lots to match the driveway standards of Appendix D.

B. RELATIONSHIP TO ADOPTED PLANS & POLICIES

Strategy IS7 of the Town's Comprehensive Plan is to:

"Pursue access management and aesthetic improvements through reduced curb cuts, streetscape enhancements, and interdevelopment connectivity between adjacent sites."

The proposed amendment would improve access management by reducing the number of lots and driveways directly accessing major thoroughfares.

C. STAFF RECOMMENDATION

Staff recommends review of the proposed amendments.

D. ACTION REQUESTED

The Planning & Zoning Board is requested to review and make a recommendation to the Town Board of Commissioners on one of the following items:

- **Recommend approval and consistent:** The Planning & Zoning Board finds that proposed amendments are consistent with strategy IS7 of the Town's Comprehensive Plan.
- **Recommend approval and not consistent:** The Planning & Zoning Board finds that the proposed amendments are not consistent with the Comprehensive Plan as adopted, but finds the proposed amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency.
- **Recommend Denial and not consistent:** The Planning & Zoning Board finds that the proposed amendment is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

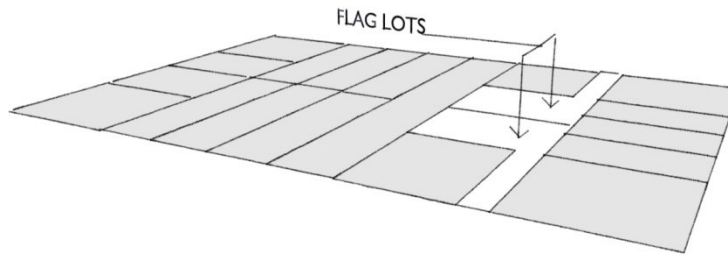
E. ATTACHMENTS

1. Section 6.6.6 showing proposed amendments

6.6.6. FLAG LOTS

- A. Flag lots may be developed on a limited basis where individual development of each lot is contemplated and the Administrator determines that no future street access through the property will be needed. Flag lots may be used to better use irregularly shaped or unusually deep properties or sites with physical limitations, ~~or to eliminate or reduce access to a thoroughfare or collector street.~~ Flag lots shall not be permitted except as provided for in this section.

Figure 6.6-1: Flag Lots



- B. Flag lots shall not take access from any major thoroughfares (Highway 49, Highway 73, Main Street, Mount Pleasant Road N., Mount Pleasant Road S.).
- C. The maximum number of flag lots shall be set forth in Table 6.6-2:

Table 6.6-2. Maximum Number of Flag Lots*

Size of Subdivision	Maximum Number of Flag Lots
2 – 20 lots	1 lot
Over 20 lots	1 per every 20 lots

*This table does not apply to the AG District. The AG district does not have a limit on the number of flag lots. The Administrator may approve additional flag lots if evidence is presented that physical hardships prevent development of land using conventional lot design.

- D. The minimum width of the “pole” portion of a flag lot shall be 22 ~~15~~-feet (subject to residential driveway standards) for residential lots and 44 ~~30~~ feet for non-residential lots.
- E. The “pole” portion of the lot shall have a maximum length not exceeding the following for each district:

Table 6.6-3 Flag Lot Depth Requirements

Zoning District	Maximum “Pole” Length (in feet)
AG, RE, RL	400
RM, RH, CC, C-1	200
C-2, I-1, I-2	250
PUD	Not permitted