

**Town of Mount Pleasant
Planning Board and Zoning Board of Adjustment Agenda**

Mount Pleasant Town Hall
8590 Park Drive
Monday, February 8, 2010 7:00pm

1. Call to Order
2. Recognition of Quorum
3. Approval of Agenda
4. Approval of Minutes
6. Planning Board Cases

(a) Review of revised annexation Resolution of Consideration.

This will be a recommendation to the Town Board of Commissioners on the renewal of a revised Resolution of Consideration, which details the area of potential Town initiated annexations. These resolutions are adopted and revised every two years for statutory purposes.

5. Board of Adjustment Cases

None

7. Other Business

(a) Review of Town Vision, Mission and Goals.

For review only – Presentation of the Town's Vision, Mission and Core Goals statement from the Mount Pleasant Community Plan.

(b) Planning Staff Report

Presentation of Planning staff activities for the Month of January.

8. Adjourn



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Troy W. Barnhardt
Mayor

**Town of Mt. Pleasant
Planning and Zoning Meeting
February 8, 2010
7:00 P.M.**

Members Present: John Murdock III Chairman, Whit Moose, Jr.,
James Senecal, Shirley Freeman, Penny Suggs
Alternate Margaret Strickland.

Staff Present: Vagn Hansen Planner from Benchmark, Adrian Cox
Town Administrator, Joy Eudy Clerk to Board.

CALL TO ORDER:

The meeting was called to order by Chairman Murdock.

QUORUM:

Chairman Murdock stated there was a full quorum present.

AGENDA:

Chairman Murdock entertained a motion to accept or make changes to the agenda.
Board member Whit Moose, Jr. made a motion to accept the agenda as presented.
Board member Shirley Freeman seconded the motion with all members in favor 5-0.

MINUTES:

Chairman Murdock entertained a motion to accept or make changes to the minutes.
With no changes to be made, board member Penny Suggs made a motion to accept
the minutes as presented. Board member James Senecal seconded the motion with
all members in favor 5-0.

PLANNING BOARD CASES:

Review of revised annexation Resolution of Consideration.

This will be a recommendation to the Town Board of Commissioners on the renewal
of a revised Resolution of Consideration, which details the area of potential Town

initiated annexations. These resolutions are adopted and revised every two years for statutory purposes.

Chairman Murdock turned the meeting over to Vagn Hansen of Benchmark. Vagn Hansen explained that in 2008 the Town of Mount Pleasant Board of commissioners adopted a Resolution of Consideration outlining those areas which the Town projects that future Town initiated annexations may occur. A Resolution of Consideration is required to be reviewed and readopted every two years for it to maintain currency.

Vagn Hansen of Benchmark stated the benefits provided to a Town by adopting a Resolution of Consideration is that it confers on the Town the statutory authority to expedite Town initiated annexations if the need or desire for such action arises. It may also provide a measure of advance notice to property owners in the area under consideration, and advises the owners of present use value property, such as farm and forestland, of their rights to be excluded from taxation by the annexing municipality until such time that their property is no longer used for the purpose for which it receives the reduced tax value consideration.

The current Resolution of Consideration is scheduled to expire in April of this year and must be renewed for the Town to maintain the ability to expedite annexations in the covered area if the need arises. Vagn Hansen stated the proposed Resolution of Consideration differs from the previous Resolution in that the previous Resolution boundary strictly follows the Town's ETJ boundary. The Planning Staff has advised an expansion of this boundary to reflect current growth trends and to resolve potential future issues with respect to annexation law.

Vagn Hansen of Benchmark said the major change in the proposed boundary is a proposed westward expansion of the area under consideration. This would move the boundary closer to the mid-way point of the Town's annexation agreement/urban service area agreement with the City of Concord. Vagn Hansen stated it is not proposed to move the boundary any farther westward at this time since Town initiated annexations past this point would be difficult, and highly unlikely, for the foreseeable future. The westward movement of the boundary should, however, prevent the need for any further westward expansions of the boundary for a long period of time, making future revisions potentially unnecessary for at least 10 – 15 years given expected growth patterns and rates. This expansion will move the area under consideration on the west side of Town from the ETJ limit to a line running north – south along Walker and Mount Olive Roads.

Vagn Hansen of Benchmark said the other change in the proposed boundary is to account for provisions in NC annexation law, as spelled out in the General Statutes. The particular provision of concern, with relation to the prior Resolution of Consideration map boundary on the east side of Town, is the requirement for annexation boundaries to follow recorded street and property lines. Two tracts, one in between NC Highway 73 and Bowman-Barrier Road, and one along Long Run Farm Road are currently split by the Resolution of Consideration

boundary. Vagn Hansen said it is proposed to extend the boundary to include the entirety of those tracts in case the need arises in the future for the Town to initiate an expedited annexation on one or both of these properties.

Vagn Hansen of Benchmark stated that the adoption of this updated Resolution of Consideration will provide the Town with a valuable tool to plan and prepare for potential growth. It will allow the Town to initiate annexation proceedings in an expedited manner if the need arises and provide a degree of advance notice to property owners in the considered area that such future action may be taken - prior to any official action by the Town to begin annexation proceedings.

The revised boundary will also allow for the Town to maintain the same Resolution of Consideration boundary for a number of years, potentially eliminating the need to revise the boundary map at the biennial renewal dates over the period of several future renewals, although it will also be reviewed prior to readoption.

Vagn Hansen informed the Planning Board, the Planning Staff recommends that the Planning Board provide a positive recommendation to the Town Board on the proposed Resolution of Consideration.

Vagn Hansen said he would be glad to answer any questions or concerns the board had. Chairman Murdock asked if anyone had any questions.

Board member Whit Moose, Jr. asked about the Lower West Side of Cold Springs road and Walker road, with all those lots there, if we are including something that may be involuntary annexed. With all the houses there, would there not be a reason to throw that in the boundary. Vagn Hansen stated for a town to initiate annexation one of the requirements you look at before you start annexation proceeding is continuity and you have to be 1/8th or 12 and 1/2 percent of the exterior boundary of the annexation with the town's limits, and that is about a mile and a half from current town limits and given of the town's history of not initiating involuntary annexation, the likely hood of getting there perhaps within that 10 year period is very low. Those people may petition for voluntary annexation in the future, but I think they are actually in the Concord area. Chairman Murdock asked if Walker Road was the boundary. Vagn Hansen said it was Cold Springs road and not Walker road.

With no other questions, Chairman Murdock entertained a motion to make a recommendation to the Town Board to review the revised annexation of Resolution of Consideration. Board member Penny Suggs made a motion to make a recommendation to the Town Board to review the Resolution of Consideration. Board member James Senecal seconded the motion with all board members in favor 5-0.

OTHER BUSINESS:

Town of Mount Pleasant Vision, Mission, and Core Goals

VISION:

Town Administrator Adrian Cox went over the Vision, Mission and Core Goals of the Town of Mt. Pleasant with the Planning Board. He stated that Mt. Pleasant will be a town with an exceptional quality of life resulting from friendly residents, a culture of community, safe and sanitary public services, and recreational, environmental, and historic amenities.

MISSION:

Town Administrator Adrian Cox stated the mission of the Town is to support and partner with the community to provide the highest quality of life through services and amenities and to preserve and protect this quality of life for future generations.

CORE GOALS:

Town Administrator Adrian Cox said we value our identity as a small town and will preserve our town's identity as growth and changes occur in the region.

Adrian Cox stated our downtown is the focal point of our community and we will strive to establish the downtown area as a thriving destination of business and community.

Also cultural and recreational opportunities are critical to our quality of life, we will partner with community groups to provide these opportunities to our citizens.

Town Administrator Adrian Cox said that infrastructure and utilities will be maintained in a manner that results in sustainable provision of services in a safe and effective manner. He said the safety and security of the community is highly valued and we will be proactive to intercept threats to life and property.

Board member James Senecal said it was a job very well done and it is nice to have these goals in sight. Chairman Murdock said he would like to commend the Board for a job well done and for sharing it with the Planning Board.

PLANNING STAFF REPORT:

Planning Board Cases: Vagn Hansen of Benchmark

TA 2010-01: The Planning Board provided a positive recommendation to the Town Board of Commissioners on proposed Text Amendment 2010-01. Vagn Hansen stated the proposed Text Amendment will remove the Thoroughfare Overlay District from the UDO.

Floodplain Boundary Revision:

Vagn Hansen of Benchmark said the Town received notice that the application for an amendment to the official flood maps for the Town has been approved by FEMA. The revision is for a portion of the lot located at 2835 Alish Trail in Phase 3 of the Oldenburg Subdivision, which has been filled to remove a portion of the lot from the floodplain for future development purposes.

Site Plan Submittal:

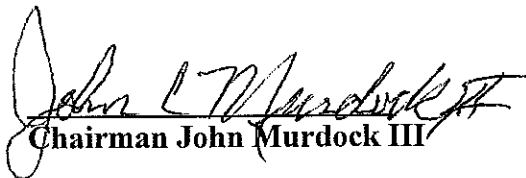
Vagn Hansen said the final site plan for the Mt. Pleasant United Methodist Church fellowship hall addition has been formally submitted to the Town for review. Vagn Hansen said it is anticipated that final review and approval of the plans will be granted in 2 to 3 weeks, with construction activity to begin shortly thereafter, with the weather permitting.

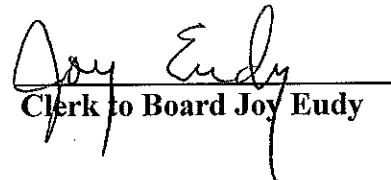
Code Enforcement Report – January 2010

Vagn Hansen of Benchmark stated that 219 North Main Street is beginning to look better.

ADJOURNMENT:

With no other business to come before the Planning Board, Chairman Murdock entertained a motion to adjourn. Board member Penny Suggs made a motion to adjourn. Board member James Senecal seconded the motion with all members in favor 5-0.


Chairman John Murdock III


Clerk to Board Joy Eudy