

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

Mount Pleasant Town Hall
8590 Park Drive
Monday, April 11, 2011 - 7:00pm

1. **Call to Order**

2. **Recognition of Quorum**

3. **Approval of Agenda**

4. **Approval of Minutes**

6. **Planning Board Cases**

None

5. **Board of Adjustment Cases**

None

7. **Other Business.**

(a) Accessory Structure/Use Discussion

Discussion of how the UDO defines and regulates accessory structures.

(b) Land Use and Development Policies

Initial discussion on the development of land use and development policies.

(c) FY 2011-12 Submission Schedules

Approval of submission schedules for standard applications to the Planning Board and Board of Adjustment.

(d) Staff Report

Presentation of Planning staff activities for the Month of March

8. **Adjourn**

Mount Pleasant

North Carolina

Founded in 1848

Town of Mt. Pleasant
Planning and Zoning Meeting
April 11, 2011
7:00 PM

Members Present: James Senecal, Penny Suggs, Whit Moose, Jr.
Shirley Freeman, Margaret Strickland.

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

Members Absent: Chairman John Murdock III.

Visitors Present: Ben Culp, DonAllred

Call to Order:

Whit Moose, Jr. called the meeting to order.

Recognition of Quorum:

Whit Moose, Jr. stated there was a quorum present.

Approval of Agenda:

Board Member Penny Suggs made a motion to approve the agenda. Board Member Shirley Freeman seconded the motion with all members in favor 5-0.

Approval of Minutes:

Board Member James Senecal made a motion to approve the minutes as presented. Board Member Margaret Strickland seconded the motion with all members in favor 5-0.

Whit Moose, Jr. asked if anyone had anything they would like to say. Ben Culp of the Methodist Church came forward and said he really appreciated the Board. Ben said the parking lot across the street from the church has no lights in it.

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Ben Culp said he would like to propose to the Board, putting up poles that are 30 ft in height. He said the other lot has poles that are 30 ft. in height.

Whit Moose, Jr. said we would check with a consultant about the lights.

Vagn Hansen of Benchmark stated the current lighting ordinance was adopted in 2001 at 20 ft. Considering what Ben Culp is talking about Vagn Hansen said he thought we will run into this problem again. Vagn stated perhaps if we go with 30 ft. we will be better off. This will apply everywhere in Town.

Vagn Hansen stated the new lighting would have to have a cut-off switch so it could be programmed to come on and go off at certain times.

Whit Moose, Jr. said we could put this on the agenda for next month.

Other Business:

Accessory Structure / Use Discussion:

Whit Moose, Jr. turned the meeting over to Vagn Hansen of Benchmark to explain Accessory Structure / Use Discussion.

Vagn Hansen of Benchmark stated that over the past several months, the Planning Board has raised some questions related to the Town's current definition and regulations regarding accessory structures and uses, particularly commercial accessory structures and uses.

Vagn Hansen stated accessory structures for residential is different from a business accessory structure. Vagn stated that it is the intent of this agenda item to first clarify the current definition and related regulations in the UDO, and give the Planning Board an opportunity to discuss the current standards and decide if changes or modifications to the UDO are needed.

Vagn Hansen of Benchmark stated that an accessory structure is a building or other structure, the use of which is incidental to that of the main building and which is located in the same lot and is customarily used in connection with the main building or other structure.

Vagn Hansen stated accessory buildings or uses shall not be constructed or established on a lot until construction of the principal building has commenced or the primary use is established.

Accessory buildings shall not be used for dwelling purposes, except as provided in article 5.3 of the UDO.

Board member James Senecal asked if there was a limit of how many accessory buildings can be on a lot.

Vagn Hansen of Benchmark stated there was not on commercial structures, but on residential structures only 1 to a lot is allowed.

Whit Moose, Jr. asked Vagn Hansen what he was looking for the Board to do. Whit Moose, Jr. wanted to know if we should just leave in the UDO what is there and add a conditional use and let the people come before the Board.

Vagn Hansen stated that it would be hard to come up with something that would suit everyone. He stated that if it were more specifically designed and regulated things, where a storage building (plain and simple) was allowed, like placement and to some audacity other regulations, other accessory structures and uses were required then a special use permit could be issued if they were not approved in conjunction with a special use permit for the principal use or as part of the conditional zoning district.

Vagn Hansen of Benchmark stated that he was going to propose a Text Amendment, that will add in Article 5.2.1.3 that most structures have a new use of their storage building, non residential and then modify or split the bottom into and call it something else, and name it accessory building and not storage building.

The Zoning Board was in agreement that this was a good idea.

Land Use and Development Discussion:

Vagn Hansen of Benchmark stated nearly ten years ago the Town Board participated in the development of a land use plan with Cabarrus County for the eastern portion of the County. The planning document was much broader in scope than a typical Town oriented land use plan. Vagn said the plan does not provide adequate guidance to staff, the appointed board members and elected officials.

Vagn Hansen stated though the need for a land use plan which is both comprehensive and specific to the Town's unique situation, it is not likely that funding will be available to complete a new plan in the immediate future.

The Town Board has requested that staff work with the Planning Board to develop policies related to land use and development to help guide the Town through the coming years and hopefully serve as the foundation for a comprehensive land use plan.

First, given the pressing need for such policies, it is recommended that a deadline of October 2011 be established to finalize the recommended policies and forward them to the Town Board for consideration. If this goal is acceptable to the Planning Board, it will be important to make steady progress to that end over the next several months.

The second portion of this is to establish the scope of the policies that will be included in the Board's final recommendation. As a preliminary step, staff recommends that, at a minimum, the following items should be included: a general

policies, rezoning policies, community infrastructure needs, and the establishment of a defined land use vision for the Town.

Vagn Hansen of Benchmark stated that given the defined timeframe for accomplishing this goal, the Board should also make a determination on whether or not to seek broader public input on the proposed policies so that a schedule and strategy can be established for receiving that input.

Town Administrator Adrian Cox stated that we need policies that everyone can understand.

Vagn Hansen stated by developing some policies, we will be in a better position to get what we want and need.

The statement was made that the Planning Board had tried to work on the Land Use Policy before, and it was turned down.

Whit Moose, Jr. asked the question what are the first steps we need to take. Vagn Hansen said to define the issues for annexation.

Whit Moose, Jr. wanted to know if we could have some work sessions with the Town Board.

Town Administrator Adrian Cox stated he could set up some things and show the Board the GSI.

Whit Moose, Jr. stated for staff to get a list of topics and things the Board could put in these policies.

Application Submission Schedules:

This item is for information only. Each Board Member was given a submission schedule which will govern the timeframes that applicants will be bound to for the submission of routine applications to the Planning Board and the Board of Adjustments. This will be for anyone wanting to apply for Rezoning, Conditional District Rezoning and UDO Text Amendments. These are intended to serve as a circuit-breaker that will keep staff and the Boards from being pressured to move to quickly toward deciding a case

Similar schedules were adopted for the current fiscal year, and there have been no complaints related to the timeframes that the Board established.

This schedule is for the fiscal year of 2011-2012 and for your information only.

Staff Report:

Vagn Hansen of Benchmark gave his report and said there had been 2 zoning permits issued. One at 8346 West Franklin street, for minor Automotive Repairs and another one at 8934 East Franklin street, the expansion of Sandy's restaurant, to accommodate the establishment of a dine-in option and modifications to the parking area.

Zoning Map Amendments:

The Planning Board unanimously approved REZ 2011-01, 02 and 03 at its March meeting. The effect of this rezoning was the establishment of areas covered by the Manufactured Housing Overlay District. This brought the Town into conformance with NC General Statute requirements regarding the regulation of manufactured housing.

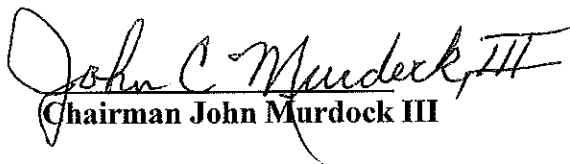
Code Enforcement Report:

There were 3 Zoning Violation Cases and they were illegal temporary signs.

It was decided by the Board to hold off on the lightning for the Methodist Church as of now.

Adjournment:

With no other business to come before the Board, Whit Moose, Jr. entertained a motion to adjourn. Board member Penny Suggs made the motion to adjourn. Board member Margaret Strickland seconded the motion with all members in favor 5-0.


Chairman John Murdock III


Clerk to Board Joy Eudy

SEAL

