

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

Mount Pleasant Town Hall
8590 Park Drive
Monday, December 12, 2011 - 7:00pm

1. **Call to Order**

2. **Recognition of Quorum**

3. **Approval of Agenda**

4. **Approval of Minutes**

5. **Planning Board Cases**

None

6. **Board of Adjustment Cases**

None

7. **Other Business.**

(a) Staff Report

Presentation of Planning Staff activities for the Month of November.

(b) 2012 Meeting Schedule

Presentation of the meeting schedule adopted at the December Town Board meeting.

(c) Work Session

Continuation of Future Land Use Map discussion – Remaining Land Use Classifications

8. **Adjourn**

Mount Pleasant

North Carolina

Founded in 1848

Town of Mount Pleasant
Planning and Zoning Meeting
December 12, 2011
7:00 PM

Members Present: James Senecal, Shirley Freeman, Whit Moose, Jr., John Murdock, Michael Steiner present for first part of the business and left at 7:15 pm for a previous engagement. Alternate Margaret Strickland was absent.

Staff Present: Vagn Hansen of Benchmark, Joy Eudy clerk to board.

Call to Order: Chairman Murdock called the meeting to order.

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

Approval of Agenda: Chairman Murdock entertained a motion to approve or amend the agenda. Chairman Murdock stated he would like to amend the agenda and add a citizen's concern. Board member James Senecal made a motion to accept the agenda as modified. Board member Whit Moose, Jr. seconded the motion with all board members in favor 5-0.

Approval of Minutes: Chairman Murdock entertained a motion to approve or amend the minutes. Board member Whit Moose, Jr. stated he would like for the comments and resignation of Town Administrator Adrian Cox to be added to the minutes. Board member James Senecal made a motion to approve the minutes with the modification added. Board member Whit Moose, Jr. seconded the motion with all board members in favor 5-0.

Citizen's Concern: Chairman Murdock stated a citizen had concerns about a double wide mobile home. He stated the citizen had demolished a single wide on a certain lot and now he wants to put a double wide mobile home on the same lot, which is not in one of the designated areas for mobile home.

Chairman Murdock stated the board had gone through a long process to determine areas for mobile homes and he felt once the board had gone through this process he felt that we need to stick with our decisions.

After a short discussion on this issue, the board agreed to stay with their decision.

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

Staff Report: Vagn Hansen of Benchmark stated zoning permit 2011-11 for a firearms dealer at 7995 West Franklin Street had been issued.

Vagn Hansen stated the Town Board of Commissioners unanimously approved the following UDO text amendment at its November meeting.

TA 2011-04: An amendment to allow the development and use of dwellings on upper stories in the Center City zoning district and amendment of the definitions section to add a definition for upper story dwellings.

Minimum Housing Code: Vagn Hansen of Benchmark stated at the last Town Board meeting, the Town Board voted to move forward toward adopting a minimum housing code. He stated that Staff has been working with the Town Board to prepare and revise a code that is tailored for the Town's needs. The adoption of this code may come as early as January. The Town will then have the ability to require the repair or closing of residential structures that are unfit for habitation.

There was some discussion about different issues such as a resident wanting to put electrical wiring under ground over our sewer lines, building a single level home on property a doctor from Chapel Hill has bought and a modular home on Main Street.

Open Zoning Violation Cases: Vagn Hansen of Benchmark stated the property located at 1360 Mount Pleasant Road West was subdivided in a manner contrary to the regulations contained in the Town's UDO. He stated a meeting was held with the property owner and a resolution to the matter is in process.

The 2012 meeting schedule of the Planning and Zoning Board and the Town Board was presented to each Board Member.

Work Session: Town Residential

Vagn Hansen of Benchmark stated this classification is primarily assigned to residentially developed areas within and adjacent to the current town limits. He stated the primary goal of this classification is to preserve and enhance existing residential neighborhoods and facilitate compatible infill development on undeveloped properties at similar densities; and intensities as surrounding development.

Vagn Hansen stated that undeveloped properties holding this designation are generally located in areas with immediate access to water and sewer services, and are suitable for development at densities of 3 to 4 dwelling units per acre or greater. He said it depends on the surrounding development pattern and capacity of the local transportation infrastructure to handle the intensity of development that is proposed.

Vagn Hansen of Benchmark stated the area of most concern is the property at the southern end of Town and is owned by BB&T now. He stated you could put a 10 acre horse farm there and other small lots.

Chairman Murdock wanted to know what is the smallest and what is the most you could put on the property. Vagn Hansen stated 50 feet with 7 dwellings. He stated that Oldenberg has 2 dwellings per acre.

Chairman Murdock stated we need more customer space and we need to hold down the cost. Board member Whit Moose, Jr. stated that school and traffic was a major issue before when they were talking about development on this property.


Chairman Murdock asked if there would be enough in size for a school. Vagn Hansen of Benchmark stated it probably would not be a good place for a school. We need to hold to 2 per acre with some clustering.

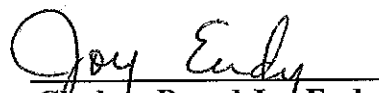
Vagn Hansen stated we might rezone portions of the property. Board member Whit Moose, Jr. wanted to know if rezoning was the place we need to put some of our concerns, and we need to keep taxes and infrastructure down

Vagn Hansen stated to summarize up part of the situation, we need to keep development at 2 dwellings per acre, also have a development pattern and encourage larger open spaces. He stated we will pick up next month where we are leaving off this month on the Land Use Map Discussion.

Adjournment:

With no further discussion or questions Chairman Murdock entertained a motion to adjourn. Board member Whit Moose, Jr. made a motion to adjourn. Board member James Senecal seconded the motion with all board members in favor 5-0.


Chairman John Murdock III


Clerk to Board Joy Eudy

SEAL

