



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

Mount Pleasant Town Hall
8590 Park Drive
Monday, May 09, 2011 - 7:00pm

1. **Call to Order**

2. **Recognition of Quorum**

3. **Approval of Agenda**

4. **Approval of Minutes**

6. **Planning Board Cases**

(a) TA 2011-02

Amend Outdoor Lighting Standards in Appendix F and relocate those standards from Appendix F to Section 11.9 of the UDO.

(b) TA 2011-03

Amend Section 5.2 of the UDO to add additional standards for nonresidential accessory structures.

5. **Board of Adjustment Cases**

None

7. **Other Business**

(a) **Staff Report**

Presentation of Planning staff activities for the Month of April

(b) **Work Session**

Presentation by the Town Administrator on the Town's utility system as part of the land use policy development process.

8. **Adjourn**

Mount Pleasant

North Carolina

Founded in 1848

Town of Mt. Pleasant
Planning and Zoning Meeting
May 9, 2011
7:00 PM

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

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

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

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

Approval of Agenda: A motion was made by Board Member Whit Moose, Jr. to approve the agenda as presented. Board Member James Senecal seconded the motion, with all board members in favor 5-0.

Approval of Minutes: Chairman John Murdock asked if there were any changes to be made to the minutes. There was one, to change the name of Mr. Allman to Don Allred.

With changes made, a motion was made by Board Member Whit Moose, Jr. to approve the minutes. Board Member Shirley Freeman seconded the motion, with all board members in favor 5-0.

New Business:

Proposed Text Amendment: TA 2011-02 – Amendment to the current lighting standards in Appendix F and transfer of the standards to Article 11 (as Section 11.9).

Chairman John Murdock turned this portion of the meeting over to Vagn Hansen of Benchmark, to explain to the board the Text Amendment TA- 2011-02.

Vagn Hansen of Benchmark stated the proposed text amendment was initiated by the Planning Board in response to concerns that were recently raised by Mr. Ben

Culp, representing the Mount Pleasant United Methodist Church. Mr. Culp was concerned that the lighting standards, currently contained in Appendix F of the UDO, did not allow for realistically sized light poles. Currently poles for area lighting, such as parking lots are restricted to 20 feet in height.

In response to his concern, the Board asked that the standards be reviewed, and revised light pole height for such fixtures be recommended.

Staff reviewed the current standards and it was determined that the maximum height could safely be raised from 20 feet to 30 feet, particularly in recognition of the requirement that full cutoff, box type, lights be used that will cast illumination directly downwards instead of allowing it to spill out of the sides of the fixtures.

Vagn Hansen of Benchmark stated that the increased height will allow parking areas to be more efficiently lighted with fewer fixtures. Vagn Hansen stated this will decrease both the initial capital costs and ongoing expenses related to providing lighting for safety and security purposes.

Vagn Hansen said staff also felt that this would provide the opportunity for the Board to consider moving these standards from an appendix to the main body of the ordinance. He stated that Staff felt that the current scope and complexity of the lighting standards makes it less likely that they can be adequately administered or utilized by developers given the amount of specialty knowledge regarding the measurement of illumination that is required to enforce the ordinance to the letter.

Vagn Hansen of Benchmark stated that many portion of the current standards are proposed for deletion from the ordinance as part of this transfer. Vagn Hansen stated by focusing on these items that are most important, such as the height of fixtures, the aiming of fixtures, and the protection of neighboring properties and motorists from glare caused by improperly mounted lighting, it is hoped that the modified standards would provide a better outcome for the Town as new development and redevelopment occur.

Vagn Hansen stated that the old standards are 5 pages long and with the new standard it would only be 1½ to 2 pages long.

There was some discussion on the standards as they are now and what they will be like if they are transferred into Article 11.

One of the comments made, was the need for having good standards. Another was the Town tries to be business friendly.

After discussion and comments, Chairman John Murdock entertained a motion to the Planning Board to make a recommendation to the Town Board regarding the Proposed UDO Text Amendment.

Chairman John Murdock stated that the proposed Text Amendment is consistent with practices and policies of the Planning Board and the Town Board to provide user friendly development procedures.

Board Member Penny Suggs made a motion to present Text Amendment TA-2011-02 to the Town Board and the statement is consistent with the practices and policies of the Planning Board and the Town Board to provide user friendly development procedures. Board Member James Senecal seconded the motion with all Board Members in favor 5-0.

Text Amendment TA 2001-03.

The next item on the agenda was the Text Amendment TA 2011-03 – Amendment to Section 5.2 of the UDO to add additional standards for nonresidential accessory structures.

Vagn Hansen of Benchmark stated that the proposed Text Amendment is in response to concerns raised by the Planning Board regarding the lack of more specific standards regulating the size, location and use of nonresidential accessory structures.

Vagn Hansen stated that in response to this concern, Staff has discussed several potential measures that could be taken to ensure that the intent of the UDO regulation of accessory structures is more effectively carried out.

Staff believes that the proposed amendments offer the best opportunity to address the previously discussed issues. Prior to this amendment, the Town changed its standards for accessory structures smaller than 400 square feet, which were previously exempt from all of the design requirements of the UDO.

The proposed amendment ensures that there is no longer any ambiguity with regard to design standards for nonresidential accessory structures.

The location, height and size of nonresidential accessory structures are also addressed by this amendment.

Vagn Hansen said if the proposed amendment was approved, accessory structures would only be allowed in rear yards behind the rear building line of the principle structure. Enclosed structures would be limited to 15% of the principle structure and only one nonresidential structure would be allowed per lot. Vagn Hansen said nonresidential structures would not be allowed to be utilized for retail sales or customer contact areas, and no signage would be permitted on the accessory structure.

Board member James Senecal wanted to know if we were just making sure an accessory building is used as an accessory building. Vagn Hansen of Benchmark said yes we were.

Board member Penny Suggs asked if limiting the nonresidential structure was 1 per lot and the answer was yes.

Board member Whit Moose, Jr. said he was concerned about the Hardware store. He said the hardware store has several structures and he was concerned if 15% would be enough of the size of the principle structure.

After some discussion and deciding to up the percentage to 30% and putting a cap of 1000 feet to the accessory structure, Chairman John Murdock wanted to know what the consistency of the Board was.

Board member Whit Moose, Jr. stated he would like to see the board continue with the design standards and to keep it simple.

Chairman John Murdock entertained a motion to present Text Amendment TA 2011-03 to the Town Board as modified and stating it is consistent with the practice and policies of the Planning Board.

Board member Penny Suggs made a motion to recommend to the Town Board Text Amendment TA 2011-03 to amend Section 5.2 of the UDO to add additional standards for nonresidential accessory structure and that it is consistent with the practices and policies of the Planning Board.

Board member Whit Moose, Jr. seconded the motion with all board members in favor 5-0.

Staff Report:

Vagn Hansen of Benchmark stated that 2 zoning permits were issued for the month of April. Z-11-006: 8934 East Franklin Street to relocate one existing wall sign at Sandy's restaurant. Z-11-007: 8865 Erbach Lane the construction of a 12' x 16' residential accessory structure in the rear yard of the residence.

Vagn Hansen stated the Methodist Church completed construction of the addition to the church and has received final zoning clearance to occupy and use the fellowship hall addition.

Code Enforcement:

There was only 1 Code Enforcement Case initiated at 8185 Wood Street for illegal dumping of trash.

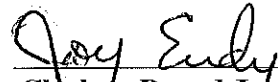
Work Session:

Town Administrator Adrian Cox gave a brief, but very informative overview of where the water lines and sewer lines are located in the Town. He also spoke on the 4 pump stations and where they are located and how these sewer lines run through Town to the pump stations.

Adjournment:

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


Chairman John Murdock III


Clerk to Board Joy Eudy

SEAL

