



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

Mount Pleasant Town Hall  
8590 Park Drive  
Monday, July 9, 2012 - 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 June.

**(b) Application Schedules**

Presentation of Applications Schedules for FY 2012-13

**(c) Temporary Use Discussion**

Discussion of Temporary Use Regulations

8. **Adjourn**,

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mount Pleasant  
Planning and Zoning Meeting  
July 9, 2012  
7:00 P.M.**

**Members Present:** James Senecal, Shirley Freeman, Margaret Strickland,  
Whit Moose Jr., Michael Steiner, John Murdock III.

**Staff Present:** Vagn Hansen of Benchmark, Joy Eudy Clerk to Board.

**Call to Order:** Chairman Murdock called to order the meeting of the Planning and  
Zoning Board.

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

**Approval of Agenda:** Chairman Murdock entertained a motion to approve or  
amend the Agenda. Board member Whit Moose Jr. made a motion to approve the  
agenda as presented. Board member James Senecal seconded the motion, with all  
members in favor. (5-0)

**Approval of Minutes:** Chairman Murdock entertained a motion to approve or  
amend the minutes of the June 11, 2012 meeting. Board member Michael Steiner  
made a motion to accept the minutes as presented. Board member Shirley Freeman  
seconded the motion, with all members in favor. (5-0)

**Planning Board Cases:** None

**Board of Adjustments Cases:** None

**Staff Report:** Vagn Hansen of Benchmark gave the staff report and reported there  
were no zoning permits issued.

**Annexation:**

Vagn Hansen stated the recently approved annexation of the two properties on NC  
73 became effective on June 30<sup>th</sup>, 2012.

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### **Farmers Market:**

Vagn Hansen stated the Farmers Market is doing very good. He said we now have 19 vendors permits issued for the market. Vendors were given the opportunity to respond to an online survey in June, and the responses to the survey were in the packet material so the board members could review the survey.

### **Carolina Thread Trail:**

Vagn Hansen of Benchmark stated the Catawba Lands conservancy will be holding a trail clearing event at the Buffalo Creek Preserve on July 19<sup>th</sup> to continue working on the Carolina Thread Trail through the property. They also have scheduled trail clearing events there in August, September, October and November.

### **Land Use Map Update:**

Vagn Hansen stated the Board of Commissioners voted to hold a public hearing on August 6<sup>th</sup> for the Land Use Map update. All Planning Board members are encouraged to attend the Town Board meeting to support the adoption of the updated map.

### **Right-of-Way Closure:**

At the August 6<sup>th</sup> meeting of the Town Board, the Commissioners will hold a public hearing on the closure of an unimproved public right-of-way in the Oldenburg subdivision. The right-of-way proposed for closure is part of what was originally planned as a through street connecting Oldenburg Drive and Erbach Lane. The land on the Erbach Lane side of the right-of-way was changed to a cul-de-sac, and so the road was never installed. The closure of the right-of-way will allow the adjoining property owners to use and maintain this unused property following its closure.

### **Application Submission Schedules:**

Vagn Hansen of Benchmark stated the submission schedules will govern the timeframes that applicants will be bound to for the submission of routine applications to the Planning Board and Board of Adjustment for items such as rezoning and special use permits.

There should be a 5 week period from the time an applicant files for rezoning or a special use permit until the Planning Board or the Board of Adjustments looks at the request.

These are intended to serve as a circuit breaker that will keep staff and the boards from being pressured to move quickly towards deciding a case.

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

**Vagn Hansen of Benchmark stated a pre-application conference with the Ordinance Administrator is required prior to the submittal of an application for review by the Planning and Zoning Board.**

**Applications will not be accepted or considered for placement on the Planning and Zoning Board agenda until they are determined to be complete by the Ordinance Administrator. They must also be accompanied by a review fee that has been set forth in the Town of Mount Pleasant Fee Schedule.**

**Applications to come before the Board of Adjustments:**

**Applications for Variances and Conditional Use Permits will be handled the same as the applications for rezoning permits.**

**Temporary Use Permits:**

**Vagn Hansen of Benchmark stated at the last Town Board meeting, the Commissioners requested that the Planning Board review the Temporary Use Regulations in the UDO and make any recommendations that the Board feels may be necessary to update the regulations.**

**Vagn Hansen stated in recent months there has been concern about the expanding number of request and the operation of itinerant food merchants. The Commissioners did express that they did not feel that it was necessary to eliminate the ability of such temporary businesses to operate in Town they just want to be sure that adequate regulations are in place to allow the Town to exercise sufficient control over such uses.**

**Chairman Murdock stated the Board should read through the Temporary Use Regulations and the board will discuss it at their next meeting in August.**

**Adjournment:**

**With nothing else to come before the Board, Chairman Murdock entertained a motion to adjourn. Board member James Senecal made a motion to adjourn. Board member Shirley Freeman seconded the motion with all members in favor.  
(5-0)**

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**Chairman John Murdock III**

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**Joy Eudy Clerk to Board**

**SEAL**