

# Mount Pleasant

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North Carolina

*Founded in 1848*

## Planning Board and Zoning Board of Adjustment Meeting

Monday January 14, 2013

7:00 PM – Town Hall

1. Call to Order
2. Recognition of Quorum
3. Approval of Agenda
4. Approval of Minutes

December 10, 2012

5. Planning Board Cases

- (a) **REZ 2012-01 – Public Hearing**

Zoning Map amendment for properties in the vicinity of Cook Street, Washington Street and Walnut Street to the Office and Institutional district.

6. Board of Adjustment Cases

None

7. Other Business.

- (a) **CONNECT Project Meeting**

Discussion of the upcoming CONNECT forum in Mount Pleasant on January 22, 2013. (note change from January 24)

- (c) **Staff Report**

Presentation of Planning Staff activities for the Month of December.

8. Adjourn

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Town of Mt. Pleasant  
Planning and Zoning Meeting  
January 14, 2013  
7:00 PM

**Members Present:** John Murdock, Whit Moose, Shirley Freeman, Michael Steiner,  
Margaret Strickland

**Staff Present:** Vagn Hansen of Benchmark, Cathy Whittington Town Clerk

**Visitors:** George Barrier

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

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

**Approval of Agenda:** A motion was made by Board Member Whit Moose Jr. to approve the agenda with an addition added. Board Member Shirley Freeman seconded the motion, with all board members in favor 4-0.

**Approval of Minutes:** Chairman Murdock asked if there were any changes to be made to the minutes from the December 10, 2012 minutes. There was one change to be made and that was the spelling of Whit Moose's name.

A motion was made by Board Member Whit Moose Jr. to approve the minutes. Board Member Margaret Strickland seconded the motion with all members in favor 4-0.

**Planning Board Cases:**

(a) REZ 2012-01 – Public Hearing

Zoning Map amendment for properties in the vicinity of Cook Street,  
Washington Street and Walnut Street to the Office and Institutional district.

Vagn Hansen of Benchmark stated that the action requested by the Planning Board would be to vote to approve or deny the proposed zoning map amendment. Provide a statement that determines the consistency of the proposed zoning map amendment with any adopted plans or related policies.

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Provide a statement that examines the reasonableness of the final action, and determines how the action is in the public interest.

Vagn Hansen stated a three fourth majority of the Board is required to vote in favor of either approval or denial of the proposed amendment for it to take effect. If there is less than three fourth votes in favor, then the proposed amendment will be forwarded to the Town Board for final disposition. Vagn Hansen stated that the Planning Staff recommends approval.

There were no comments from the floor and the Public Hearing was closed.

Board Member Whit Moose Jr. stated that he thought the Zoning Map Amendment was covered extremely well.

Board Member Whit Moose Jr. made a motion to approve the Recommendation Future Land Use Map Amendment stating (1) the Amendment is fully consistent with the adopted Future Land Use Map and associated Community Service land use classification which has been assigned to the general area that is subject to this proposed amendment. This action is reasonable since it assigns a zoning classification that will increase the conformity of existing development with the regulations contained in the Unified Development Ordinance. (2) In adopting the proposed Zoning Map Amendment, the Planning Board will further the public interest by decreasing the number and degree of obstacles to the future use and development of properties within an area that contains a development pattern that is consistent with continued and expanded use for office and institutional uses at the scale and intensity that can be accommodated by the land resources and infrastructure in the area. Board Member Margaret Strickland seconded the motion with all members in favor 4-0.

#### Board of Adjustment Cases:

None

#### Other Business:

##### **Connect Project Meeting**

The Connect project is sponsored by the Centralina Council of Governments. It covers 14 counties around Charlotte in North and South Carolina. The purpose of the project is to develop a regional growth framework to deal with the expected future population growth coming to our region.

Commissioner Richard Burleyson is the Town's liaison to this project and he asked the Planning Board to help put together a public input forum in Mt. Pleasant. The Planning Board helped put together a list of people to invite and invitations were sent out after Christmas and a meeting was set up for January 22<sup>nd</sup> in the

meeting room of the Lion's Club. The forum was led by the Lee Institute which is working for the COG as meeting facilitators.

Chairman Murdock brought out the Odell Business Park article that was in the paper, how the Court ruled on a technicality because a statement regarding how the zoning fit the future use plans was missing.

**Staff Report:**

Vagn Hansen of Benchmark stated there were no Zoning Permits issued for the month of December, 2012.

**REZ 2012-01 – Office and Institutional Zoning Map Amendment:**

Planning Staff hosted a required neighborhood meeting on December 10<sup>th</sup> for a proposed rezoning that was initiated by the Planning Board for the area generally defined by Cook Street, Washington Street, Walnut Street and the Town Hall property (excluding properties currently used for residential purposes).

The rezoning would change various residential zoning designations in the area to the Office and Institutional District in order to increase the conformity of the land uses in the area according to the requirements of the UDO and make the zoning consistent with the recently adopted Future Land Use Map.

**NC 49 PROJECT:**

NCDOT has completed the relocation of Duchess Drive and the old intersection has been permanently closed. Allman Road Extension has been relocated to intersect with Duchess Drive south of NC 73.

**CONNECT PROJECT:**

Meeting was held at the Lions Club on January 22 at 7:00 p.m. Invitations were prepared and sent out to all the people that were identified by Staff and the Planning Board.

**WEBSITE UPDATES:**

Staff has been updating the Town's website to provide the public with better access to information.

**CENSUS BAS SURVEY:**

Staff is preparing to submit information to the Census Bureau to participate in a future digital submission of Boundary and Annexation Survey (BAS) data to the Bureau. Staff will then be able to more accurately identify any issues with the current boundary file and submit recent annexations with more accuracy.


Vagn Hansen of Benchmark introduced Andy Goodall with Benchmark as the Planner for the Town of Mt. Pleasant. Andy has been Planner with Rowan County for 5 ½ years and China Grove for 2 years.

Updates on the Rules and Procedures for the Planning Board and the Board of Adjustments will be discussed at the February meeting.

Applications are opened until filled for the Planning and Zoning Board.

**ADJOURNMENT:**

Chairman Murdock entertained a motion to adjourn. Board Member Michael Steiner made a motion to adjourn. Board Member Shirley Freeman seconded the motion with all members in favor 4-0.

  
Chairman John Murdock III

  
Clerk to Board Joy Eudy

SEAL