

Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday March 11th, 2013

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Agenda**
4. **Approval of Minutes**
February 11th, 2013
5. **Planning Board Cases**
None
6. **Board of Adjustment Cases**
None
7. **Other Business**
 - (a) **Changes to the Planning Board Rules of Procedure**
Discussion of changes to the *Planning Board Rules of Procedure*
 - (b) **Section 4.7.5.1.3 of Unified Development Ordinance (UDO)**
Interpretation and discussion of potential changes to Section 4.7.5.1.3
"Setbacks for Lots with more than One Street Frontage" of the UDO
 - (c) **Potential Rezoning Areas**
Discussion of the *Zoning Map* and areas that could be changed to be
consistent with the *Future Land Use Map*
 - (d) **Staff Report**
Presentation of Planning Staff activities for the Month of February
8. **Adjourn**

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**Town of Mount Pleasant
Planning and Zoning Meeting
March 11, 2013
7:00 PM**

Members Present:

John Murdock, Shirley Freeman, Michael Steiner arrived at 7:10, Steve Ashby arrived at 7:20.

Members Absent:

Whit Moose Jr. Margaret Strickland.

Staff Present:

Andy Goodall of Benchmark, Joy Eudy Clerk to Board.

Call to Order:

Chairman Murdock called the meeting to order at 7:10 PM.

Recognition of Quorum:

Chairman Murdock stated with three members present there was a quorum present.

Approval of Agenda:

Chairman entertained a motion to approve the agenda. Board Member Shirley Freeman made a motion to approve the agenda. Board Member Michael Steiner seconded the motion with Board Members in favor 4-0.

Approval of Minutes:

Chairman Murdock entertained a motion to approve or make necessary changes to the minutes. Board Member Michael Steiner made a motion to approve the minutes as presented. Board Member Shirley Freeman seconded the motion with Board Members in favor 4-0.

Planning Board Cases Or Board of Adjustment Cases:

None

Other Business:

Chairman Murdock turned this portion of the meeting over to Andy Goodall, Planner from Benchmark.

Andy Goodall made the statement, with the direction of the Board, he had made some step by step changes to the Planning Board Rules of Procedure. He stated these rules may within the limits allowed by law, be amended at any time by an affirmative vote of not less than four members of the Board, provided that such amendment be presented in writing at a regular or special meeting preceding the meeting at which the vote is to be taken.

Chairman Murdock wanted to know if you have to state there was a public notice and date of advertisement in the paper before a public hearing. Andy Goodall of Benchmark stated he did not think so.

Chairman Murdock wanted to know if a Statement of Consistency should be voted on as part of the motion or should it be separate. Andy Goodall stated it should be separate.

MEETINGS:

Regular Meetings are mostly reworded, also Special Meetings.

Cancellation of Meetings states whenever there is no business before the Board, or whenever so many members notify the Secretary of their inability to attend that a quorum will not be available, the Chairman may dispense with a regular meeting by having the Secretary give notice to all members not less than twenty-four hours prior to the time set for the meeting. Other meetings may be cancelled by a majority vote of the Board during a regular meeting.

Conduct of Meetings

All meetings shall be open to the public and the order of the business should be as follows:

1. Call to Order
2. Determination of Quorum
3. Approval of Minutes of Previous Meeting
4. Approval of Agenda
5. Public Comment Period
6. Planning Board Cases (Public Hearing)

1. Open Hearing
2. Receive Staff Report
3. Receive Petitioner Comment

Public Hearing

A public Hearing conducted by the Board shall be required to hear and decide all matters upon which it is required to make a final decision (involving) the Town of Mount Pleasant Unified Development Ordinance. A public hearing shall not be required to elect officers or to conduct similar administrative duties. After the Public Hearing a decision has to be made and the vote has to be 4/5^{ths} for the Board and for a Text Amendment the vote has to be a majority.

Interpretation and Discussion of Section 4.7.5.1.3 of the UDO

During a zoning permit application review for an addition or remodel to a house, there was some issues of interpretation of Section 4.7.5.1.3. Sentence 1 states that the front yard setback should be applied to all street right-of-ways unless it is stated otherwise in the ordinance. The setback for a side street yard is not in the ordinance, so how do you define the setback.

Staff's recommendation is that a text amendment to the UDO be explored in order to clarify sentence (1) or remove it completely, as well as add side street setbacks for each zoning district in the Building Setback Table.

Staff requests the Planning Board's direction on this issue. Planning Board recommended a minimum of 18 feet for a side yard setback. Andy Goodall stated that he would work on that setback and bring it back to the Planning Board. Chairman Murdock stated that would be o.k. and the Board would take a look at it and see what it looked like and make a recommendation to the Town Board.

Potential Rezoning Areas

These are areas that could be changed to be consistent with the Future Land Use Map. First one would be West Franklin Street in the area of the service station. This would not necessarily be a rezoning, but a clean up zoning. Second one would be up Mount Pleasant Road North to Fisher Road which would be in the Agriculture zoning. South, East and West of Fisher Road should be zoned Transition, which is one house per acre.

Chairman Murdock asked if there were any comments on the Potential Rezoning Areas.

Staff Report:

Zoning Violation:

Andy Goodall of Benchmark Staff Report stated there was one zoning violation at a residential lot in the Town's northern ETJ area on the Mount Pleasant Road North.

A logging company was operating on the lot with a lot of heavy equipment being stored on-site.

Zoning Map:

Staff updated the Official Zoning Map to reflect the most recent change from the rezoning that occurred in January.

NC 49 Project:

The NC DOT Construction Progress report indicated that the NC 49 project had neared the 63% completion point. The project remains on schedule for completion in June 2014.

WSACC Project:

Staff received the initial draft of the future land use model that is being developed for the WSACC Project. This project is to refine some of the land use designations in and around Mount Pleasant.

Buffalo Creek Preserve Greenway Trail:

Carolina Thread Trail staff notified the Town that they have received a quote for the construction of the parking area and hope to begin construction shortly. A suspension bridge may be used to elevate the crossing above the floodplain.

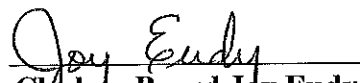
Farmers Market:

Staff has been preparing for the opening of the Town's farmers market. New applications were prepared and the rules and regulations have been revised. These will be presented to the Town Board in March.

Adjournment:

With no more comments Chairman entertained a motion to adjourn. Board Member Michael Steiner made a motion to adjourn. Board Member Steve Ashby seconded the motion with Board Members in favor 4-0.


Chairman John Murdock III


Clerk to Board Joy Eudy

