

Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday August 11, 2014

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
 - ↓ June 9, 2014
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Planning Board Cases**
 - ↓ None
7. **Board of Adjustment Cases**
 - ↓ None
8. **New Business**
 - ↓ Discussion of Commercial Design Standards
9. **Reports**
 - ↓ Planning Report June/July 2014
10. **Planning Board Comment Period**
11. **Adjourn**

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**Town of Mount Pleasant, North Carolina
Planning and Zoning Board Meeting
August 11, 2014
7:00PM**

Members Present: Whit Moose Jr., Mike Steiner, Shirley Freeman, Jeff Helmintoller

Members Absent: John Murdock

Staff Present: Andy Goodall, Planner (Benchmark CMR), Crystal Smith, Clerk to Board

Call to Order: Vice Chairman Whit Moose called the meeting of the Town of Mount Pleasant, NC Planning and Zoning Board to order at 7:00PM.

Recognition of Quorum: Vice Chairman Moose stated a quorum was present.

Approval of Agenda: Vice Chairman Moose entertained a motion to approve the agenda for the August 11, 2014 meeting. Mike Steiner made a motion to approve the agenda. Second was made by Jeff Helmintoller. All members (3-0) were in favor.

Approval or Correction of the Minutes: Vice Chairman Moose entertained a motion to approve the minutes of the June 9, 2014 meeting. Jeff Helmintoller made a motion to approve the minutes as presented. Second was made by Mike Steiner. All members (3-0) were in favor.

Public Comment: None

Planning Board Cases - None

Board of Adjustments Cases: None

New Business:

Commercial Design Standards: At the June 2014 meeting, board members were asked to snap photos of the exteriors of any buildings they thought might "fit in" the Mount Pleasant area. Jeff Helmintoller said most of the buildings he drove by were basically what were in the June handouts (examples). They all had nice landscapes. Members are asked to continue snapping photos.

New Family Dollar: Family Dollar is complete except for a dumpster enclosure. The Wall sign on the new building is disproportionate to the wall. Andy Goodall will investigate with the developer whether or not the sign will be changed due to the recent sell of Family Dollar Corporation. Specific sign size would require a text

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amendment to change the sign plan. Mr. Goodall will draft a new sign plan and bring back at a future meeting.

Recommendation: Mr. Goodall will ask Vagn Hansen to take CDS we have now, revise, and bring back to Planning & Zoning. Overall current standards are good and the recommended colors just need to be clear and true to print/actual.

Staff Reports:

- Family Dollar project has been completed and opened last week (with exception of the enclosed dumpster.) The next part of the project was to have the inspection on the footings, and we should see metal going up in the next week or so. So far the only space spoken for is a Chinese Restaurant.
- Hwy 47 / Hwy 73 project is wrapping up.
- Lee Street - 2 houses are complete and a permit has been issued on a 3rd house.
- Benchmark has been doing a lot of enforcing code in Mount Pleasant: trailers at the Mill, people living in tents on Skyland Drive (now gone.)
- SnoBiz's temporary Use Permit has expired and closed as of Saturday, August 9. There has been a lot of negative postings on Facebook directed to the Town. Mr. Stirewalt (owner) must remove trailer/building by Friday, August 15. Randy Holloway, Mount Pleasant Town Administrator, did speak with the property owner, Kay Scott, and if the structure is not removed, she will be fined \$100 / day.
- Discussion again on whether or not we should make an ordinance for "shaved ice." We will have further discussion at a future meeting.
- Tough Mudder - met with Mr. Hansen and County representatives and everything is still scheduled for last weekend in October. Tough Mudder will improve their directional signs for clarity.
- New Apartments: We should be hearing in the next week or so whether tax credits will be awarded. If they are, construction should begin Spring 2015. Board also discussed the corner property of Skyland Drive and Hwy 73 and if Mr. Honeycutt (apartment developer) would secure for the apartments.

Planning Board Comment Period:

Planning & Zoning Board vacancy: Discussion was held whether vacancy should be filled by someone within the city limits or ETJ.

Purple House on Main Street: Question was asked if Mount Pleasant has historical guidelines? Crystal did ask Town Clerk, Cathy Whittington, and Mrs. Whittington said we do not have historic guidelines in place.

Adjournment:

With nothing else to come before the Board, Vice Chairman Moose entertained a motion to adjourn. Mike Steiner made a motion to adjourn. Shirley Freeman seconded the motion. All members (3-0) were in favor.


Chairman John Murdock III


Clerk to Board Crystal Smith

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