

Planning Board and Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, January 23, 2017

6:00 PM

1. Call to Order
2. Recognition of Quorum
3. Approval of Minutes of Previous Meetings
 - November 28, 2016
4. Approval of Agenda
5. Public Comment Period
6. Planning and Zoning Board Cases
 - **TA 2017-01 Map Amendment Procedures**
The Town Board has requested staff draft an amendment to make map amendment procedures follow the standard procedures set forth in the NC General Statutes. Affected Sections of UDO: Article 3
 - **TA 2017-02 Subdivision Regulations**
Discussion will continue on conservation development and subdivision regulations.
7. Other
8. Reports
 - Planning Report for December 2016
9. Planning and Zoning Board Comment Period
10. Adjourn

Mount Pleasant

North Carolina

Founded in 1848

TOWN OF MOUNT PLEASANT, NORTH CAROLINA

Planning and Zoning Board Meeting

January 23, 2017

Members Present: John Murdock, Chair; Whit Moose, Vice-Chair; Shirley Freeman, Mike Steiner, Jeff Helmintoller, Rick Burleyson, Alternate

Members Absent: None

Staff Present: Erin Burris, Town Planner; Crystal Smith, Clerk to Planning Board

Call to Order: Chairman Murdock called the meeting of the Town of Mount Pleasant Planning and Zoning Board to order at 6:00 pm.

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

Approval of Minutes: Chairman Murdock entertained a motion to approve the November 2016 minutes. Motion was made by Mike Steiner to approve the minutes with second by Jeff Helmintoller. All members were in favor (5-0).

Approval of Agenda: Chairman Murdock entertained a motion to approve the Agenda. Motion was made by Jeff Helmintoller and second was made by Shirley Freeman. All members (5-0) were in favor.

Public Comment: None.

Planning and Zoning Board Cases:

TA-2017-01 Map Amendment Procedures

The Town Board requested staff draft a text amendment for map amendments follow the standard procedures set forth in the NC General Statutes 160A-364, 384, and 387 rather than the special legislation within Session Law 1993-247. Mrs. Burris recognized Del Eudy, Mayor and Randy Holloway, Town Administrator to speak before the Planning Board to share more about the Comprehensive Plan and also share about NC Session Law allowing the City of Gastonia and Cabarrus County special permissions to permit their Planning and Zoning Boards to conduct all rezoning public hearings.

Mayor Eudy prefaced the discussion by stating the Town Board of Commissioners feels the Planning and Zoning Board has always been diligent in their research, discussion and recommendations. However, since Benchmark is developing our Comprehensive Plan and with the realization that the special legislation in Session Law 1993-247 is not standard operating procedure among most communities within North Carolina, the Town Board wanted the Planning and Zoning Board's input

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before adopting this text amendment. Randy Holloway stated the Planning Board will high be involved in the Comprehensive Plan as well as the community.

Chairman Murdock commented Session Law 1993-247 was only for rezoning issues.

Erin Burris stated according to Articles 2 & 3, the Planning and Zoning Board would still be able to solely look at rezonings to see if they coincide with Land Use Plan.

- No Neighborhood meetings in requirements.
- Remove protest petitions that meet certain requirements. They are simple majority quasi-judicial hearings - Section 388, Article 160A.
- Change conditional zoning CD to CZ

Erin Burris stated Planning Board would still use Statements of Consistency and Statements of Reasonableness in its recommendations to the Town Board.

Jeff Helmtoller shared concerns the Planning and Zoning Board would be considered just a voice in the crowd. He feels like Board would be just a "token board."

Rick Burleyson asked if the elected officials think decisions are right, like the Planning and Zoning Board does now.

Mike Steiner added to Mr. Burleyson's concern that the Mayor understands, but does the rest of the Town Board fully understand.

Whit Moose commented he understood Mr. Helmtoller's point. Mr. Moose feels like the Planning Board has made excellent and difficult decisions. He also is trying not to have hard feelings or take it personally. He also sees the advantages as well as the disadvantages. Mr. Moose also hopes Planning Board members will not think they are not valued.

Mayor Eudy said that the Planning and Zoning Board can recommend denial to the Town Board's request."

Erin Burris said most of her working experience, most communities use the procedures set forth in the General Statutes as proposed in the text amendment, and Planning Board members opinions and recommendations are valued. Elected boards rely heavily on recommendations of advisory boards and can reconsider. The proposed changes are for rezonings Only. Text amendments already standard statutory procedure.

Chairman Murdock stated in his tenure on Planning Board, he has always felt the Town Board respects decisions.

Whit Moose stated he will miss hands on discussion and decisions made by the Planning Board. He feels the Planning Board looks for all opportunities to minimize impact on neighbors.

Mayor Eudy commented to the Planning Board whatever decision the Planning and Zoning Board makes he will fully respect.

Mike Steiner asked if it would be appropriate for the Planning Board to table any decision for one month, allowing the Mayor to go to the Town Council and share concerns expressed. He also stated in his opinion all comments made this evening by Board members were heartfelt and Planning Board members have passion for topics of discussion at each meeting.

Chairman Murdock asked for further questions or discussion.

Motion was made by Mike Steiner to table any decisions until the February 20 meeting. Second by Whit Moose. All were in favor (5-0).

Planning Board Case TA-2017-02 Subdivision Regulations

Erin Burris stated that at its November 28 meeting, the Planning and Zoning Board received a presentation from Cabarrus County Soil and Water Conservation and the North Carolina Wildlife Resource Commission representatives regarding conservation development. The Board was asked to discuss what components of these recommendations may be appropriate for subdivision design in the Town of Mount Pleasant. Considerations include conservation areas, conservation subdivision design (option or requirement), environmental control regulations, density bonus incentives, minimum open space required, and types of open space required.

Ms. Burris stated that the Board had previously discussed reviewing infrastructure requirements for major subdivisions. Considerations to include are stormwater conveyance, curb and gutter requirements, sidewalk requirements, residential street cross sections, driveway standards.

Ms. Burris also discussed the Comprehensive Plan which Benchmark and the Town are developing this year. Comprehensive Plan will have designed greenways, etc and show where open spaces are required. Discussion also included infrastructure costs, where we can have different options for lower density development. Ms. Burris will work on the open space requirements section for the February 2017 meeting.


Staff Reports: Ms. Burris reviewed the staff report and permit reports included in Board packet.

Board Comments: None

Adjournment:

With no further discussion, Chairman Murdock entertained a motion to adjourn. Motion was made by Whit Moose with a second by Jeff Helmtoller. All members were in favor (5-0).

The Planning and Zoning Board will meet on Monday, February 27, 6 pm.


John C. Murdock, III, Chairman


Clerk to Board Crystal Smith