

Mount Pleasant

North Carolina

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Planning Board and Zoning Board Meeting Joint workshop with Town Board of Commissioners and Comprehensive Plan Steering Committee

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, November 27, 2017

6:00 PM

1. ✓ Call to Order
2. ✓ Recognition of Quorum - Mike Steiner A/H. Rick voting
3. ✓ Approval of Minutes of Previous Meetings
 - October 23, 2017
4. ✓ Approval of Agenda
 - Whit - 1st
 - Rick - 2nd
 - Jeff 1st
 - Whit 2nd
 - (4-0)
5. Public Comment Period
6. Planning and Zoning Board Cases
None
7. Other
 - **Comprehensive Plan Joint Workshop**
The Planning and Zoning Board will participate in a joint workshop with the Town Board of Commissioners and Steering Committee to discuss the draft Comprehensive Plan and make a recommendation regarding adoption.
8. Reports
 - Planning Report for November 2017 - Parking Lot done Dec. 1st
9. Planning and Zoning Board Comment Period
 - ★ Request "Annex of CM Black Prop."
 - Rick
10. Adjourn
 - Jeff
 - Rick (4-0)

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**TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting
November 27, 2017**

Members Present: John Murdock, Chair; Whit Moose, Shirley Freeman, Rick Burleyson (alternate, replaced Steiner), Jeff Helmtoller

Members Absent: Mike Steiner

Staff Present: Erin Burris, Town Planner; Crystal Smith, Jennifer Blake

Town Board of Commissioners Present:

Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Scott Barringer
Commissioner Warren Chapman
Commissioner Steve Ashby
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney John Scarbrough (absent)
Town Clerk Amy Schueneman
William Meadows (newly elected)

Comprehensive Plan Steering Committee Members in Attendance:

Mayor Del Eudy
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Planner Erin Burris
Rick Burleyson, Planning & Zoning Board
Whit Moose, Planning & Zoning Board
Todd Ross
David Preddy
Dr. Allen Dobson (absent)
Leanne Powell (absent)
Tom Earnhardt (absent)

Also Attending:

Amy Jo Denton, Lisa Holloway, and Kay Beckett.

Call to Order: Chairman Murdock called the Town of Mount Pleasant Planning and Zoning Board meeting 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 October 23, 2017 minutes. Motion was made by Jeff Helmtoller to approve the minutes with second by Whit Moose. All members were in favor (5-0).

Approval of Agenda: Chairman Murdock entertained a motion to approve the Agenda. Motion was made by Whit Moose and second was made by Rick Burleyson. All members (5-0) were in favor.

Public Comment: No public comment.

Planning and Zoning Board Cases:
None

Other:

Comprehensive Plan Joint Workshop

The Planning and Zoning Board participated in a joint workshop with the Town Board of Commissioners and Comprehensive Plan Steering Committee to discuss the draft Comprehensive Plan and make a recommendation regarding adoption.

Erin Burris, Town Planner, recommended a couple changes to the Comprehensive Plan draft, based on comments from Cabarrus County and the Carolina Thread Trail. First, is to make a change to the Pedestrian Connection Map that has an on-street multi-use path. She said it would be a good idea to have another option to pick up a greenway spur at Adam's Creek connection that would lead to Irish Potato Road. This would allow the Town another option since we don't know how the future growth will affect the on-street plan. This change will affect three of the maps included in the Comp Plan; the road improvement map, the land use map, and the pedestrian connection map.

Whit Moose asked what DOT called an on-street path. Erin Burris said the multi-use path runs adjacent to the road and is considered an on-street facility. She said what is being proposed is a multi-use path that would run parallel to the road on Mt. Pleasant Road, South. The on-street facility will be fine but it would be better to have an additional plan for a greenway along Adams Creek for any potential future growth in those areas.

John Murdock, Chair, asked if the greenway would be comparable to the McEachern Parkway that runs parallel Branchview Drive. Erin Burris responded it would be similar the McEachern Greenway and weave through any future development that would occur.

Erin Burris requested to discuss strategy DT-2 (Downtown Strategy 2). Erin Burris recommended removing bike lanes from the proposed cross section since the street right-of-way width is only 60 feet through the downtown area. She stated most people would want turn lanes instead of bike lanes, since there isn't room for both. This would likely cause the roads to be shared roads by bikes and vehicles. Del Eudy, Mayor said the narrow streets were discussed at the last town meeting.

Erin Burris also mentioned making one small change to the economic development section of the draft Comprehensive Plan. She requested removing the Green Acres Circle and 73 and Main Restaurant sites from the opportunity sites map, since they are already in the process of being developed. She added two new opportunity sites; the service station site at N. Main and Highway 49, and the old theatre building on S. Main St.

In the Downtown section of the draft Comprehensive Plan, Jeff Helmintoller asked if the town would be able to get the decorative traffic light post and lights. Erin Burris stated that the Town is already looking into that and found that it is too expensive to bury the utility lines, so the Town was looking at relocating the lines behind the buildings at a significantly smaller price.

Also, Whit Moose commented on the pedestrian trail being proposed for Mt. Pleasant Road South all the way to Malibu Road and not into Oldenburg development. Erin Burris stated that the Oldenburg neighborhood was not open for the trail to go thru their development, so it has been proposed to go around the development and continue onto Mt. Pleasant Road, South as an alternate plan.

In the resources section of the Comp Plan John Murdock, Chair asked why there wasn't a finance plan included. Erin Burris stated that the Comprehensive Plan comes before the Capital Improvements Plan, which is developed separately.

Whit Moose made a motion to recommend approval of the Comprehensive Plan, as revised, to the Town Board of Commissioners. Jeff seconded the motion. All members were in favor (5-0).

A copy of the Comprehensive Plan draft is included in the Planning and Zoning minutes.

Monthly Report:

Erin Burris discussed monthly report as presented with addition of the municipal parking lot will be finished the first week of December, and there was a request for annexation of CM Black Property.


Board Comments:

No board comments.

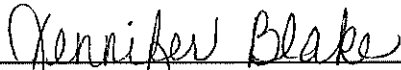
Adjournment:

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

The Planning and Zoning Board will not meet in December. Next meeting will be on Monday January 22, 2018, 6 pm at Town Hall.



John C. Murdock, III, Chairman



Clerk to Board Jennifer Blake