

# Mount Pleasant

North Carolina

*Founded in 1848*

## Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, March 26, 2018

6:00 PM

1. Call to Order
2. Recognition of Quorum
3. Approval of Minutes of Previous Meetings
  - February 26, 2018
4. Approval of Agenda
5. Public Comment Period
6. Planning and Zoning Board Cases
  - TA 2018-01 Building Design Standards (review of revised text)  
Administrative text amendment to update building design standards. Applicable Sections of UDO: Article 5, Article 11, Appendix A, Appendix E & Appendix F
7. Board of Adjustment Training
8. Other
9. Reports
  - Planning Report for March 2018
10. Planning and Zoning Board Comment Period
11. Adjourn

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**TOWN OF MOUNT PLEASANT, NORTH CAROLINA**  
**Planning and Zoning Board Meeting**  
**March 26, 2018**

**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; Jennifer Blake, Clerk to Planning Board

**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 February 26, 2018 minutes. Motion was made by Whit Moose to approve the minutes with second by Jeff Helmintoller. All members (5-0) were in favor.

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

**Public Comment:** No public comment.

**Planning and Zoning Board Cases:**

- **TA 2018-01 Building Design Standards (review of revised text)**  
Description: Administrative text amendment to update building design standards. Applicable Sections of UDO: Article 5, Article 11, Appendix A, Appendix E & Appendix F.

Erin Burris stated that the Planning & Zoning Board had already made a recommendation regarding this amendment, but that the Town Board public hearing had not occurred yet. She began the discussion with the UDO, Article 11.4.12.2 regarding gas station canopies to see if the Town wanted to include side-yard canopies with brick columns to the ordinance.

The Planning and Zoning Board had questions and discussion about other Towns that have this ordinance, keeping the appearance of Mt. Pleasant and/or having issues with the site plans, if companies are able to request a variance or alternative design if needed, and if this would increase costs.

After much discussion, the Board agreed to recommend the addition of the gas station canopy provisions to the Building Design Standards text amendment recommendation that was made at last month's meeting. A motion was made by Mike Steiner with a

second made by Whit Moose to include the gas station canopy provisions with the Building Design standards recommendation. All members (5-0) were in favor.

Erin reviewed the UDO Article 11.5.10.6 on color that was discussed previously to show the changes regarding murals that were added as recommended.

Erin Burris reviewed the slides on the Board of Adjustment training to prepare us for the anticipated April 23, 2018 public hearing. There was a lot of discussion and questions about the slides such as; who needs to be sworn in at the hearing, the number of attorney's present for the hearing, needing proof of hardship including an engineer, conflict, bias and ex-parte communication, if the Board is allowed to ask questions directly to the speakers, and the Variance process requiring 4/5 majority vote compared to Conditional Use Permit process having a simple majority vote.

**Monthly Report and Permits:**

Erin Burris reviewed the monthly report and permits included in the March report in the packets.

**Board Comments:**

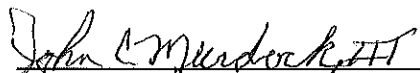
Mike Steiner asked about The Fit Connection moving spots. Erin said that she also heard they were moving but has not received anything from them yet.

Whit Moose commented about a new laundromat being open in Town. Erin confirmed that we do have a new laundry mat that is currently open.

Jeff Helmtoller commented about the newspaper article on the Mount Pleasant Middle School and the bid upset. Whit Moose wanted to know how long the bidding lasted. Erin Burris stated that the bidding lasted for 10 days, and if someone bid again it would start the process over and could continue for an extended period of time before someone buys the property.

**Adjournment:**

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

  
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John C. Murdock, III, Chairman

  
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Clerk to Board Jennifer Blake