

# Mount Pleasant

North Carolina

*Founded in 1848*

## Planning Board and Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, March 27, 2017

6:00 PM

1. Call to Order
2. Recognition of Quorum
3. Approval of Minutes of Previous Meetings
  - February 27, 2017
4. Approval of Agenda
5. Public Comment Period
6. Planning and Zoning Board Cases
  - **TA 2017-02 Subdivision Regulations**  
Continued discussion regarding administrative text amendments to change cluster development option to conservation development option, update open space standards, and provide infrastructure options based on proposed development density. Affected Sections of UDO: Sections 4.7 and 4.8, Article 6, Article 10, Appendix C, and Appendix D.
7. Other
8. Reports
  - Planning Report for February 2017
9. Planning and Zoning Board Comment Period
10. Adjourn

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

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## TOWN OF MOUNT PLEASANT, NORTH CAROLINA

### Planning and Zoning Board Meeting

March 27, 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; Cathy Whittington (former Town Clerk taking minutes)

**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 February 27, 2017 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 Whit Moose and second was made by Mike Steiner. All members (5-0) were in favor.

**Public Comment:** None.

#### Planning and Zoning Board Cases:

##### **TA-2017-02 Subdivision Regulations:**

*Continued discussion regarding administrative text amendments to change cluster development option to conservation development option, update open space standards, and provide infrastructure options based on proposed development density. Affected Sections of UDO: Sections 4.7 and 4.8, Article 6, Article 10, Appendix C, and Appendix D.*

Erin Burris lead discussion.

**Extension of Guarantee (6.4.15.14)** was added stating "*Upon application, the developer may apply for an extension a minimum of 60 days prior to the expiration of the guarantee. The guarantee shall be extended or a new guarantee issued for an additional agreed upon period until such time that the improvements are complete, if the developer is acting in good faith to complete the improvements and has met agreed upon milestones.*"

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**Removed Maintenance Guarantee (6.4.16 Section).**

**Performance Guarantee Section 6.4.15.5** revised to add "one of the following" and an "or" on bullet points 1 & 2 to read as follows:

*Whenever the Director of Public Works or their designee permits an applicant to enter into a Subdivision Improvement Agreement, the applicant shall be required to provide sufficient security to ensure completion of the required public improvements. The security shall be in the form of one of the following:*

- *Surety bond issued by any company authorized to business in the State of North Carolina or*
- *Letter of credit issued by any financial institution authorized to do business in the State of North Carolina or*
- *Other form of guarantee that provides equivalent security to a surety bond or letter of credit (i.e. cash escrow or trust agreement)*

**Lot Design Standards: Section 6.6:**

6.6.6.1.3 - changed to read as follows "*The pole portions of the lot shall have maximum length not exceeding the following for each district:*"

Also Tables 6.6-3 and 6.6-2 need to be switched (Page 6-40)

**Conservation Developments: Section 6.7**

Erin Burris read Section 6.7 to the Board. No further discussion

**Other:** Jeff Helmtoller asked for follow up from Town Council on whether or not the Planning Board would still have Public Hearings on rezonings. Erin Burris stated there was so much on last month's agenda it was not discussed.

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

**Board Comments:**

Mike Steiner discussed the conservation matter. With the subdivisions it apply. Erin Burris stated it would not.

Whit Moose talked about progress with the new bakery and coffee shop. Mr. Moose also asked about the progress on the Dobson project at the corner. Erin Burris stated the Town has sold the property to Dr. Dobson, and he hopes the restaurant will be open by December 2017.

Whit Moose also talked about Southern Grace Distilleries and wanted to know if they have plans to expand.

John Murdock, Chairman, asked who was on the Steering Committee.

**Adjournment:**

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

The Planning and Zoning Board will meet on Monday, April 24, 2017 in the Lions Club Building.

*John C. Murdock, III*  
John C. Murdock, III, Chairman

*Crystal Smith*  
Clerk to Board Crystal Smith