



**Town of Mount Pleasant
Planning Board and Zoning Board of Adjustment Agenda**

Mount Pleasant Town Hall
8590 Park Drive
Monday, April 12, 2010 7:00pm

1. **Call to Order**

2. **Recognition of Quorum**

3. **Approval of Agenda**

4. **Approval of Minutes**

6. **Planning Board Cases**

None

5. **Board of Adjustment Cases**

None

7. **Other Business**

(a) Manufactured Housing Discussion

Presentation and discussion of manufactured housing issues in Mount Pleasant.

(b) Planning Staff Report

Presentation of Planning staff activities for the Month of March

8. **Adjourn**

The Town of
Mt. Pleasant



Mt. Pleasant, North Carolina

Founded in 1848

Troy W. Barnhardt
Mayor

P.O. BOX 787
MOUNT PLEASANT, NORTH CAROLINA 28124
704-436-9803

**Town of Mount Pleasant
Planning and Zoning Meeting
April 12, 2010
7:00 P.M.**

MEMBERS PRESENT: James Senecal, Shirley Freeman Whit Moose Jr.
Penny Suggs, Chairman John Murdock III
Alternate Margaret Strickland

STAFF PRESENT: Town Administrator Adrian Cox, Project Planner Vagn Hansen
Assistant Clerk to Board Joy Eudy

CALL TO ORDER:

Chairman Murdock called the meeting to order.

QUORUM:

Chairman Murdock stated that a quorum was present.

AGENDA:

Chairman Murdock entertained a motion to approve or make changes to the agenda.
Board member Penny Suggs made a motion to accept the agenda as presented. Board
member James Senecal seconded the motion with all members in favor 5-0.

MINUTES OF MARCH MEETING.

Chairman Murdock entertained a motion to approve or make corrections to the minutes of
the March meeting.
Board member Whit Moose Jr. made a motion to approve the minutes as presented.
Board member James Senecal seconded the motion with all member in favor 5-0.

OTHER BUSINESS:

Manufactured Housing Discussion

Vagn Hansen of Benchmark said in response to some recent questions by property
owners in the Town's zoning jurisdiction and a previous discussion during a Planning
Board meeting, he had prepared some information regarding manufactured housing to
discuss to see if the Board thinks there is any action that needs to be taken or further
studies initiated regarding this issue.

Vagn Hansen said the Town of Mount Pleasant currently has approximately 100 manufactured housing units within its zoning jurisdiction. He said that 80% of those homes are in the ETJ area, and 20% within the Town limits. Most of the home are located in the RL (Residential Low Density) zoning district.

Vagn Hansen said most of the manufactured home are single section homes. Single section homes are classified as Type II, while multisection homes are classified as Type I manufactured homes in the UDO.

Vagn Hansen of Benchmark said manufactured homes are not allowed as a use by right in any of the Town's general use zoning districts. The Town currntly has three overlay zoning disticts which may be applied to property to allow manufactured housing as a permitted use.

The three overlay districts set forth in Article 4.15 of the UDO are MH-1, MH-2 and MHP overlay districts. The MH-1 district allows both single section and multisection manufactured homes, while the MH-2 district allows single section homes only, and the MHP district allows all manufactured housing types as well as manufactured home parks. All manufactured housing must meet the minimum design standards set forth in Article 4.15 and manufactured home parks are required to meet additional design standards, as established in the UDO.

Vagn Hansen of Benchmark stated the the primary concern from the Planning Department is not the lack of existing regulations, but the lack of the application of those by not providing a location for manufactured housing to go as a use by right on the Town's Zoning map.

Vagn Hansen said these are some of the zoning regulations for manufactured homes according to 160-383.1

(a) The General Assembly finds and declares that manufactured housing offer affordable housing opportunities for low and moderate income residents of this State who could not otherwise afford to own their own home. It is the intent of the General Assembly in enacting this section that cities reexamine their land use practices to assure compliance with applicable statues and case law, and consider allocationg more residential land area for manufactured homes based upon local housing needs.

(b) For purposes of this section, the term "manufactured home" is defined as provided in G.S.143-145(7).

(c) A city may not adopt or enforce zoning regulations or other provisions which have the effect of excluding manufactured homes from the entire zoning jurisdiction.

(d) A city may adopt and enforce appearance and dimensional criteria for manufactured homes. Such criteria shall be designed to protect property values, to preserve the character and integrity of the community or individual neighborhoods within the community, and to promote the health, safety and welfare of area residents. The criteria shall be adopted by ordinance.

(e) In accordance with the city's comprehensive plan and based on local housing needs, a city may designate a manufactured home overlay district within a residential district. Such overlay district may not consist of an individual lot or scattered lots, but shall consist of a defined area within which additional requirements or standards are placed upon manufactured homes.

(f) Nothing in this section shall be construed to preempt or supersede valid restrictive covenants running with the land. The term "mobile home" and "trailer" in any valid

restrictive covenants running with the land shall include the term "manufactured home" as defined in this section.

Vagn Hansen of Benchmark said if the Board chooses to undertake an action to apply an overlay district to a portion of the Town's jurisdiction to accommodate manufactured housing, it may be prudent to also study the existing overlay districts to ensure that they provide reasonable regulations and achieve the Town's goals regarding the regulation of manufactured housing.

Vagn Hansen of Benchmark wanted to know if the Board wanted to take any steps to apply an overlay district. He stated that it would have to be a minimum of 50 acres. He asked if there was any interest to go forward or do anything.

Chairman Murdock asked if there were any questions.

Board member Penny Suggs asked if the manufactured home is grandfathered in and they remove the home, can it be replaced.

Board member Whit Moose Jr. asked where the 50 acres came from.

Board member Shirley Freeman wanted to know if you have your own land why can't you put a trailer on it. Vagn Hansen of Benchmark said you can if the overlay district applies to your property.

Board member James Senecal asked if Vagn Hansen had a recommendation.

There was also some discussion about a mobile home park. The statement was made that we need to know where the most heavy populated parks are, excluding Green Acres.

Chairman Murdock asked the Board what they wanted to do about a decision.

It was decided before a decision was made, the Board needed to visit some home parks and identify those areas, and then proceed with the overlay district pertaining to manufactured homes.

STAFF REPORT:

Zoning Permits

Vagn Hansen of Benchmark said he had issued a permit Z-10-003 for the construction of the fellowship hall and associated improvements to the parking lot at the Mount Pleasant United Methodist Church.

Voluntary Annexation Petition 02-09-2010

Vagn Hansen of Benchmark stated the Planning Board was presented information on voluntary annexation of property at 6300 NC Highway 49 which currently houses GMAX Automotive. The Planning Board made a unanimous favorable recommendation to the Town Board in response to the request for annexation.

CODE ENFORCEMENT REPORT:

Code Violations Cases Initiated

PN 10-08 - 8560 East Franklin Street

ADJOURNMENT"

With no other business to come before the Board Chairman Murdock entertained a motion to adjourn. Board member Penny Suggs made a motion to adjourn. Board member Whit Moose Jr. seconded the motion with all members in favor 5-0.


Chairman John Murdock III


Clerk to Board Joy Eudy