



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

Mount Pleasant Town Hall
8590 Park Drive
Monday, August 9, 2010 7:00pm

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Agenda**
4. **Approval of Minutes**
6. **Planning Board Cases**
 - (a) **PUBLIC HEARING REZ 2010-01:** Establishment of initial zoning (C-2) on property located at 6300 NC Highway 49 North.
 - (b) **TA 2010-02:** Amendments to Article 4.15 to modify standards for the Manufactured Housing Overlay District.
5. **Board of Adjustment Cases**

None
7. **Other Business**
 - (a) **Manufactured Housing Discussion – Continued**

Discussion of potential locations for applying the Manufactured Housing Overlay District.
 - (b) **Staff Report**

Presentation of Planning staff activities for the Month of July.
8. **Adjourn**



Founded in 1848

W. DEL EUDY
Mayor

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**Town of Mount Pleasant
Planning and Zoning Meeting
August 9, 2010
7:00 P.M.**

Members Present: Chairman John Murdock, James Senecal, Penny Suggs, Shirley Freeman, Whit Moose, Jr., and Alternate Margaret Strickland.

Staff Present: Vagn Hansen – Benchmark Planner
Adrian Cox - Town Administrator
Clerk to Board – Joy Eudy

Visitors Present: Glenn Jones, Tammy Jones, G.S. Moose, Jim McCarty
Mark Rowell, Mike Mills, Susan Schneider,
Larry McCarver

Call to Order

Chairman Murdock called the meeting to order.

Approval of Agenda

Board Member Whit Moose, Jr. made a motion to approve the agenda. Board Member Shirley Freeman seconded the motion with all board members in favor 5-0.

Recognition of Quorum

Chairman Murdock stated that a quorum was present.

Approval of Minutes

Board Member Penny Suggs made a motion to approve the minutes as presented. Board Member James seconded the motion with all members in favor 5-0.

Public Hearing

Chairman Murdock opened the Public Hearing REZ 2010-01.

Vagn Hansen of Benchmark explained that the REZ 2010-01 was the establishment of initial zoning on property voluntarily annexed by GMST Holdings, LLC on NC

Highway 49. Vagn Hansen stated that notices were mailed to property owners and was advertised in the newspaper.

Chairman Murdock asked if anyone would like to speak.

Mr. Glenn Jones the owner came forward and said he had talked to DOT and WSACC and he is ready to go and wants his business to grow. Board member James Senecal asked Mr. Jones what his plans were. Mr. Jones said he had been so busy that he had not really sat down and made a lot of plans yet.

Mr. George Moore across the creek said his property joins the property that is to be rezoned and his concerns are about the business affecting his property. He said he has a beautiful home on his property and he feels he is losing the protection of his home.

Susan Schneider said she was on the other side of the property and there is a steep slope down to the creek. She said GMST, LLC has had numerous violations and she wanted to know if they run a clean shop. Susan Schneider said it looks like a parking lot there, so she said she was asking the board to vote no on the rezoning of this property.

Mr. Jones said we work on cars and we have not done a thing to the creek. That is what WSACC has done. We do have U-Hauls there but we don't make much money off of those. We have a letter from the county and we have done everything the county has told us to do.

After general discussion Chairman Murdock closed the Public Hearing.

Chairman Murdock asked Vagn Hansen of Benchmark to comment. Vagn Hansen said regardless of what decision you make tonight the business will still operate. He said the decision tonight will be the type of usage for and around the business. Vagn Hansen said this is a difficult decision to make. He said there is no legal bounding source to bind the business as to what they do with there with business. He said anything they have been doing under the zoning they have now, they can still do.

Chairman Murdock said that he understands it is our duty to zone the property to the best of our ability and what use is best for the property.

After some general discussion with Vagn Hansen and the board members about the C2 zoning Chairman Murdock entertained a motion to rezone the property of GMST, LLC.

Board Member Whit Moose, Jr. made a motion with a statement of consistency, stating the Planning Board finds that the zoning map amendment to apply the proposed C-2 General Commercial District to the subject property is consistent with the general plans and policies of the Town of Mount Pleasant. Specifically, the

Board believes this action is consistent with the Town's goal of encouraging commercial growth in the area of the subject property's, anticipation of planned utility service expansions in the area, and the scheduled widening of NC 49 to a four lane divided highway through the area.

Board member James Senecal seconded the motion with all members in favor 5-0.

Old Business

Text Amendment TA 2010-02

UDO Text Amendment to amend the standards for the Manufactured Housing Overlay District in Article 4.15.

Vagn Hansen of Benchmark explained the proposed text amendment will update the existing Manufactured Housing Overlay District. Some of the changes will include some technical modifications to update the ordinance, improve appearance standards for manufactured homes and the removal of provisions for manufactured home parks.

Vagn Hansen stated these amendments were previously presented to the Planning Board at the July meeting. At that time standards for manufactured home parks were included, but have been removed at the direction of the Planning Board. He said these modified standards will provide the Town with better tools with which to accommodate and regulate manufactured housing in its zoning jurisdiction. The adoption of these standards is the first step in the process approved by the Planning Board to apply Manufactured Housing Overlay Districts within the Town's jurisdiction.

Vagn Hansen stated that if approved by the Town Board, the Planning Board will continue with implementation plan, the next step of which is to hold informational meeting with property owners in potentially affected areas.

Vagn Hansen said to improve the looks of manufactured home, that porches or decks, and foundations will be added. All wheels, axles, transporting lights, and towing apparatus will be removed.

After some general discussion about potential locations, close to making any kind of decision, and looking at the month of October for the Town Board to approve the Text Amendment, Chairman Murdock entertained a motion to recommend to the Town Board TA 2010-02 regarding the proposed UDO Text Amendment.

Board Member Penny Suggs made a motion to recommend to the Town Board, TA 2010-02. Board Member James Senecal seconded the motion with all board members in favor 5-0.

Reports

Vagn Hansen of Benchmark gave the staff report for the month of July. He said he had issued 2 zoning permits, 1 for a temporary office at Mount Pleasant United Methodist Church and 1 for a sign panel replacement for the Circle K store.

Vagn Hansen said there was 1 code violation at 8059 West Franklin Street.

Before the meeting was adjourned Chairman Murdock asked Vagn Hansen to give a report on the Public Hearing. After his report Town Attorney Christy Wilhelm said to always make the best decision you can make and it is good to ask about the different zonings. She said you need to ask a lot of questions.

Adjournment

Chairman Murdock entertained a motion to adjourn. Board Member Penny Suggs made a motion to adjourn. Board Member Shirley Freeman seconded the motion with all members in favor 5-0.


Chairman John Murdock III


Clerk to Board Joy Eudy