

Mt. Pleasant, North Carolina

Founded in 1848

W. DEL EUDY
Mayor

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

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

Planning and Zoning Members Present: Chairman John Murdock, Whit Moose Jr., Shirley Freeman, James Senecal, Alternate Member Margaret Strickland and Penny Suggs arrived at 7:03 pm

Staff Present: Vagn Hansen- Benchmark
Cathy Whittington- Clerk to the Board
Adrian Cox - Town Administrator

Visitors: None

Call to Order

Chairman John Murdock called the meeting to order.

Approval of Agenda

Board Member Whit Moose, Jr. made a motion to approve the agenda. Board Member James Senecal seconded the motion with all board members in favor. (4-0)

Recognition of Quorum

Chairman John Murdock stated that a quorum was present.

Approval of Minutes

Board Member Whit Moose, Jr. made a motion to approve the minutes as presented. Board Member James Senecal seconded the motion with all board members in favor. (4-0)
(Board Member Penny Suggs and Alternate Margaret Strickland arrived at 7:03 pm)

Other Business

(A) Manufactured Housing Discussion-Continued

This is a continued discussion of manufactured housing issues in Mount Pleasant from June. Staff was given direction to develop further information regarding the potential establishment of manufactured home overlay districts within the Town's zoning jurisdiction. Four areas were chosen and are labeled 1-4 . The first area is located on Mt. Pleasant Road North of Fisher Road adjacent to the Town's northern ETJ limits, and consists of +/-47 acres of land. Area 2 is located along NC Highway 49, east of the Town limits, and consists of +/-20acres of land. Area 3 is located along Dutch Road, north of the prison camp, and consist of +/- 53 acres of land. The final area, Area 4 is located along the south side of Mt. Pleasant Road West in the Garmon McGuire Road Area and consist of +/- 22 acres of land. Each of these locations were chosen based on the presence of existing manufactured housing in the area, as well as their location outside of the Town limits in more rural areas that are more likely to have demand for manufactured housing.

There was discussion on the emergency shelters on 4.15.8.1.13 and discussion about the timeline of August 2010 through December 2010 for amending and implementing the plan of action.

Board Member Whit Moose, Jr. asked about taking the emergency shelter out of the UDO and Chairman John Murdock asked if there was a problem with taking Mobile Home Parks out of the UDO. Vagn Hansen stated that there has to be a section for Mobile Homes.

Chairman John Murdock asked for a motion to delete Section 4.15.7 & 4.15.8.1 and Board Member Whit Moose, Jr. asked to add hitches to Section 4.15.8.2.6. With these deletions and addition Board Member Whit Moose, Jr. made a motion to approve. Board Member Penny Suggs seconded the motion with all board members in favor. (5-0)

Board Member James Senecal made a motion to approve the potential Overlay District for further review. Board Member Shirley Freeman seconded the motion with all board members in favor. (5-0)

It was the consensus of the board to use the timeline as a guidance.

Initiation of Rezoning for GMST Holdings LLC Annexation

Vagn Hansen stated that the Planning and Zoning Board need to Establish Initial Zoning for Voluntary Annexation 02-09-2010. The Town Board adopted the property owned by GMST Holdings, LLC located at 6300 NC Highway 49 effective June 30, 2010. The Planning and Zoning Board has 60 days for the effective date to establish initial zoning on the subject property. The property is currently zoned AO-SU (Agriculture and Open Space-Special Use) by Cabarrus County, and is surrounded by the County's CR (Countryside Residential) zoning district, which is low density rural zoning district that is somewhat comparable to the Town's RL district. The property was zoned AO-SU by the

County at the request of the property owners so that they could establish an automotive business on the property. This business is currently in operation.

If Board chooses to go forward with the proposed commercial zoning, Staff will be required to hold a neighborhood meeting since the Board will be initiating a zoning map amendment that will "increase density or intensity" as required by Section 3.1.9.5 of the UDO. Staff will need to be able to speak for the Board in this case since the UDO does not allow member of the Board to attend required neighborhood meetings for zoning map amendments and the Town will be the 'applicant' for this amendment.

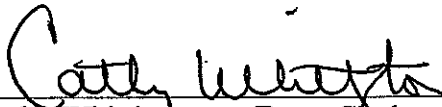
Board Member Penny Suggs made a motion to initiate rezoning of the GMST Holdings, LLC to C-2 and for Vagn Hansen to speak for Planning and Zoning at a neighborhood Public Hearing. Board Member Shirley Freeman seconded the motion with all board members in favor. (5-0)

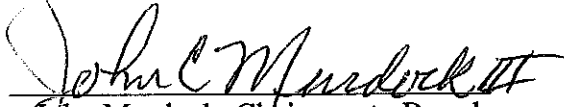
Staff Report

Vagn Hansen gave the Staff Report for June 2010.

Adjournment

With no other business, Board member Penny Suggs made a motion to adjourn. Board Member James Senecal seconded the motion with all board members in favor. (5-0)


Cathy Whittington, Town Clerk


John Murdock, Chairman to Board

Seal