

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 Mt. Pleasant
Planning and Zoning Meeting
June 14, 2010
7:00 P.M.**

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

STAFF PRESENT: Vagn Hansen of Benchmark, Adrian Cox, Town Administrator, Joy Eudy, Clerk to Board.

CALL TO ORDER:

The meeting was called to order by Chairman Murdock.

QUORUM:

Chairman Murdock stated we had a quorum present.

APPROVAL OF 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 Shirley Freeman seconded the motion with all members in favor 5-0.

APPROVAL OF MINUTES:

Chairman Murdock entertained a motion to approve or make corrections to the minutes of the April meeting. Board member Shirley Freeman made a motion to approve the minutes as presented. Board member James Senecal seconded the motion with all members in favor 5-0.

OLD BUSINESS:

Continued discussion of manufactured homes

Vagn Hansen of Benchmark said at the April Planning meeting, information was presented on manufactured housing in Mt. Pleasant. He said he had put together a

list of manufactured homes, so that you might look at these homes and decide whether to raze them out or leave them along.

Vagn Hansen said items that were discussed included the amount of homes, the location and predominant types of manufactured housing in the Town and its zoning jurisdiction, zoning regulations concerning manufactured housing and applicable NC General Statutes pertaining to how local governments can regulate manufactured housing.

Vagn Hansen said one of the issues brought up at the April meeting was the difference between mobile homes and modular homes. Both are technically "manufactured housing." He said this discussion is focused on mobile homes only. The primary difference between the two types of manufactured housing is that mobile homes are built to national standards that are set forth by the US Department of Housing and Urban Development while modular homes are constructed to the standards of the North Carolina Residential Building Code. Because modular homes are constructed to the same standards as "stick-built" homes, they are considered to be equal for the purposes of zoning regulations.

Board member James Senecal said he had visited some of the homes and parks and the one on Kirk Drive is very nice, but the one on Washington Street is run down and I feel something should be done there.

Vagn Hansen of Benchmark said that Dutch Road has a mobile home park. We need to do something in our ETJ area where we can replace some of these homes.

Board member Penny Suggs wanted to know if a more consecrated area could be picked. She wanted to know if Vagn Hansen had any ideas. Vagn Hansen said Dutch Road, Mt. Pleasant West, Mt. Pleasant Road North around Fisher Road and Kirk Drive could be some areas.

Board member Whit Moose, Jr. asked again if there was a size for mobile home parks. Vagn Hansen of Benchmark said around 20 acres, but you don't have to have a size any where.

Board member James Senecal wanted to know if you could buy some property on Mt. Olive Road and put a manufactured home on it. Vagn Hansen said you could with an Overlay District.

Chairman Murdock wanted to know what we have to offer property owners that are adjacent to these home parks. Could we offer higher standards? Chairman Murdock asked if a draft could be made and identify these areas and present something to home owners.

Vagn Hansen of Benchmark said he would work on something and present it at the July meeting.

Chairman Murdock asked Town Administrator Adrian Cox about having some conversation with the Town Board on the subject of mobile home parks. Town Administrator Adrian Cox said he would take Vagn Hansen's report and present it to the Town Board or maybe have a joint meeting.

Chairman Murdock said if the Commissioners wanted to meet that would be fine, but we need to know what directions the commissioners want us to take. Adrian Cox said he would present it to the Town Board with a brief overview.

Whit Moose, Jr. said if the Board does not want to stand behind us, then we should drop it now.

Chairman Murdock said we need a clear statement of purpose, not encouraging parks, but individual manufactured home.

Chairman Murdock asked if there were any more questions or statement. It was the consensus of the Planning Board to move forward with the meeting until packages are ready.

REPORTS:

Vagn Hansen of Benchmark gave his report. He said he had issued 3 permits, 2 for swimming pool and 1 for construction of a 12'x12' addition and 24'x30' carport. Vagn Hansen said the Town Board unanimously approved a text amendment to the UDO that removed Article 15- Overlay Districts, including the Thoroughfare Overlay District, from the Ordinance.

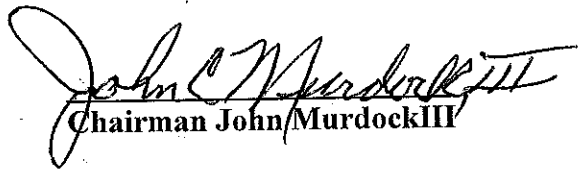
CODE ENFORCEMENT:

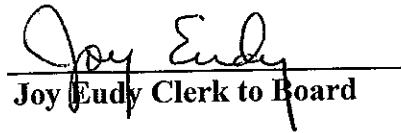
Vagn Hansen of Benchmark reported there were 4 Code Violations for the April/May 2010 period. He said the Code Enforcement Officer was successful in working with the property owner at 9050 East Franklin Street to have the substandard dwelling demolished.

Chairman Murdock said with the Board's approval he would like to add to the agenda just before the adjournment, a statement asking if anyone would like to make a statement or comment.

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


Chairman John Murdock III


Joy Eudy Clerk to Board