



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

Mount Pleasant Town Hall
8590 Park Drive
Monday, March 8, 2010 7:00pm

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Agenda**
4. **Approval of Minutes**
6. **Planning Board Cases**

(a) Review of Voluntary Annexation Petition 02-09-2010.

Review of a request for voluntary noncontiguous annexation by GMST Holdings, LLC for a 7.64 acre tract located at 6300 NC Highway 49, also known as Cabarrus County PIN 5660-13-8021.

5. **Board of Adjustment Cases**

None

7. **Other Business**

(a) Planning Staff Report

Presentation of Planning staff activities for the Month of February.

8. **Adjourn**



Founded in 1848

Troy W. Barnhardt
Mayor

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MOUNT PLEASANT, NORTH CAROLINA 28124
704-436-9803

**Town of Mt. Pleasant
Planning and Zoning Meeting
March 8, 2010**

Members Present: John Murdock III, James Senecal, Whit Moose, Jr.,
Penny Suggs, Shirley Freeman

Staff Present: Project Planner Vagn Hansen, Clerk to Board Joy Eudy
Town Administrator Adrian Cox

Members Absent: Margaret Strickland

CALL TO ORDER:

The meeting was called to order by Chairman Murdock.

QUORUM:

Chairman Murdock stated there was a full quorum present.

AGENDA:

Chairman Murdock entertained a motion to accept the agenda as presented or to make changes if needed. Board member Whit Moose, Jr. made a motion to accept the agenda as presented. Board member James Senecal seconded the motion with all members in favor 5-0.

MINUTES:

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

VOLUNTARY ANNEXATION PETITION 02-09-2010

Chairman Murdock asked Vagn Hansen of Benchmark Planning Services, if he would come and explain the Voluntary Annexation Petition 02-09-2010.

Vagn Hansen of Benchmark said that GMST Holdings, LLC has submitted a petition for voluntary annexation (noncontiguous) into the Town of Mt. Pleasant. The Town Board has requested that the request be reviewed, and a recommendation be made, by the Planning Board on this matter prior to a formal consideration by the Town Board.

Vagn Hansen said the property is located at 6300 NC Highway 49, which is located on the south side of the highway, west of the Town limits and outside of Mt. Pleasants' ETJ. He said the property has been developed for commercial use, and currently houses G-Max Automotive. This property is also located adjacent to the pump station that WSACC is constructing on Adams Creek. This land was formerly part of the property that is being offered for annexation.

Vagn Hansen of Benchmark said the property is approximately ½ mile outside of the Town's ETJ, 4/5 of a mile from the closest satellite annexation area which is the Food Lion Shopping Center on NC 49 and almost 1.5 miles from the Town's primary corporate limits.

Vagn Hansen said that Town water and sewer are not currently available to this property, and there is not yet a firm plan for the Town to provide those services in this area.

Vagn Hansen said that the property is currently zoned AO-SU by Cabarrus County, which is a special use designated Agricultural/Open Space zone. The property is surrounded by land which is zoned CR (Countryside Residential), which is a low density residential zoning district. If annexed, the Planning Board would be responsible for establishing Town zoning on this property. Vagn Hansen said this is a matter that is separate from the proposed annexation, but should be considered in terms of the ability of the Town to properly zone the area when making a decision on the recommendation to the Town Board on the proposed annexation.

Town Administrator Adrian Cox said he had met with property owners and the only opposition they have is the voluntary annexation. The property owners said they are willing to agree to some kind of annexation.

Board member James Senecal wanted to know what kind of problems this company was having with Cabarrus County. Town Administrator Adrian Cox said it was U-Haul vehicles and the storage of some vehicles. James Senecal also wanted to know how the Town would benefit from this annexation and Vagn Hansen said through taxes.

Chairman Murdock said it looks like voluntary annexation would be a plus for them. The question was asked if something was going on, more than meets the eye. Board member Whit Moose, Jr. wanted to know if we would be taking on someone else's problems. Board member Penny Suggs asked what other kind of problems the company is having. Town Administrator Adrian Cox said he believed it was with their buffer. Board member Whit Moose, Jr. asked if they would do any landscaping and Vagn Hansen of Benchmark said it would be a plus for the Town if they did and Board member Penny Suggs said it would increase the value of the property.

Chairman Murdock said he would make a positive recommendation to the Town Board and let Vagn Hansen look at the property before making any decision on zoning. Board member Whit Moose, Jr. said to make sure they are clear of restriction and to set some standards.

Chairman Murdock made a motion that the Planning and Zoning Board, after consideration, recommends to the Town Board that they favorably consider the Voluntary Annexation Petition 02-09-2010. The Planning and Zoning Board also strongly recommends an appropriate agreement for services, be executed that address all concerns of the annexations. Board member Penny Suggs seconded the motion with all members in favor 5-0.

STAFF REPORT:

Vagn Hansen of Benchmark said that two zoning permits had been issued. First permit is for a 286 square foot addition to an existing single family dwelling. The second permit is for the construction of a 1,900 square foot two story accessory garage and dwelling.

Town Board Cases:

Vagn Hansen said the Town Board of Commissioners held a Public Hearing on TA 2010-01 at their March meeting. Following the hearing, the Board discussed the amendment and voted to table their decision and hold a workshop immediately before their April meeting.

Updated Hazard Mitigation Plan:

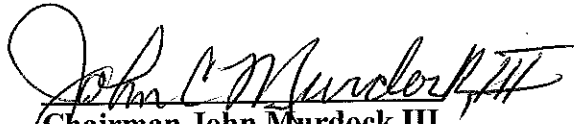
The Town is participating in the required 5 year review of the County Hazard Mitigation Plan.


Resolution of Consideration:

The Town Board of Commissioners adopted a Resolution of Consideration outlining potential future Town initiated annexation areas for the following two years. The Planning Board unanimously recommended approval of the Resolution of Consideration at its February meeting.

ADJOURNMENT:

With no other business to come before the Planning Board, Chairman Murdock entertained a motion to adjourn. Board member Penny Suggs made a motion to adjourn and Board member Shirley Freeman seconded the motion with all members in favor 5-0.


Chairman John Murdock III


Clerk to Board Joy Eudy