

# Mount Pleasant

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North Carolina

*Founded in 1848*

Town of Mount Pleasant  
Planning and Zoning Meeting  
Regular Meeting  
November 8, 2010  
7:00 P.M.

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

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

Visitors: Kay Scott, Dan Litaker, Linda Litaker, Tara Crayton, James Russell, Wayne Hatley, Tamera Hatley, Virginia Foil, William Foil, Sandra Hayes, Dennis Isenhour, Shelly Earnhardt, Archie Litaker, Ken Rowland, Fisher A. Dums, Steve Earnhardt, Beth Perneszi, Cole Earnhardt

## **Call to Order**

Chairman John Murdock called the meeting to order.

## **Approval of Agenda**

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

## **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. (5-0) (Board Member Penny Suggs arrived at 7:03 pm)

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8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

## **Other Business**

### **(A) Manufactured Housing Overlay District Public Information Meeting**

Vagn Hansen with Benchmark stated that this would be an information meeting only.

The owners of real property within, and adjacent to, the proposed locations for manufactured housing overlay districts have been invited to this public information meeting. Staff prepared a presentation that should give good understanding of the process that the Planning Board used and the purpose of the consideration of applying the overlay district to the proposed areas. The presentation also explained the current rules for manufactured housing and detailed three areas that have been proposed to have the overlay district applied to them. The presentation concluded with a brief explanation about the next steps in the process. The meeting was then turned over to the Planning Board to begin allowing comments and questions from the public.

### **Meeting Outline**

1. Explanation of the Planning Board's process.
2. Explanation of the purpose of the proposed overlay
3. Explanation of the current regulations
4. Presentation of the proposed areas.
5. Explanation of the future process.
6. Opportunity for comments and questions.

The process of the Manufactured Housing Overlay District began in April of 2010. It began with the development of the amendments. After this there was a formal adoption of ordinance to include these amendments. Next there had to be areas identified as an overlay district and revisions made to these areas. Finally, concluding with a public information meeting being held tonight.

The purpose is to maintain compliance with State laws regarding manufactured housing. There has to be a provision for opportunities for the replacement of a manufactured home. Through the overlay it can also enhance the development of standard for manufactured housing and provide opportunities for affordable housing. It can also direct new manufactured housing development to appropriate locations through public hearings.

The current regulations specifically allow locations through use of "overlay district". They must meet zoning district lot and setback standards and there can be no more than one manufactured home per lot. There can be no manufactured housing parks and the homes must be constructed to 1976 HUD standards. The homes must be oriented so that the long axis faces the street, continuous masonry curtain wall or foundation is required. There can be no more than 12 inches of foundation allowed to be exposed above adjacent grade, a minimum 3:12 roof pitch, a minimum 6 inch roof overhang and siding must be similar in appearance to typical single family dwellings. A deck or porch with a

minimum size of 32 square feet is required at each entrance and all wheels, axles, hitches and transportation lights must be removed prior to installation.

The three proposed areas for the Potential Manufactured Housing Overlay District are.

- Area 1- Mount Pleasant Road North
- Area 2- Dutch Road
- Area 3- Mount Pleasant Road West

The process moving forward will be to consider the public input that is received tonight. There will need to be decisions on which, if any, areas to move ahead with. We will need to notify the public and to have public hearings and to apply the overly district to the areas that are selected.

Vagn Hansen stated that for the Public Input that the meeting would start by taking the areas one at a time. He stated that anyone wanting to speak needed to state their name and their relationship to the proposed area.

#### **Area 1- Mount Pleasant Road North**

1. Kay Scott stated that her family owns land adjoining this area. She thinks that at some point in time this area should be considered for annexation. She envisions this area as a possible retail, manufacturing area. If the area is endorsed as a Manufactured Housing Overlay District it would devalue the property. Kay Scott asked if the person would have to own the lot to put a mobile home on it. She stated that at the beginning they would take pride with the upkeep of the property but after awhile it would deteriorate.

Vagn Hansen stated that most likely it would have to be an owner of the lot.

2. James Russell, 375 Mount Pleasant Road North, stated that he has lived at this address for 26 years. He is against this proposed overlay.

3. Tara Crayton- 590 Mount Pleasant Road North, stated that she lives in a doublewide mobile home and would invite anyone to come to see her home. She would also want to be able to replace it if anything ever happened to it.

4. Dan Litaker, Kay Scott's brother-in-law, stated that he is against the overlay

5. Wayne Hatley, 620 Mount Pleasant Road North, stated that he has concerns about a right-a-way behind his house. He has concerns that someone can put a mobile home behind his house.

Board Member Whit Moose, Jr. stated that the Board has had no inquires, that the Board is trying to be pro active.

## **Area 2- Dutch Road**

1. William Foil, 10000 Foil Road, stated that they would want something in writing stating that this would not be a rental style trailer park

## **Area 3- Mount Pleasant Road West**

1. Sandra Hayes asked if you were going to replace a singlewide mobile home would you have to replace it with a doublewide mobile home.

Vagn Hansen stated that it would be based on individual cases.

2. Dennis Isenhour, Garman-McGuire Road, asked if he upgraded his home if he could put a singlewide mobile home on his property.

Unless this overlay goes into effect Mr. Isenhour would not be able to replace his singlewide mobile home with a singlewide mobile home. If the overlay goes into effect and the Planning Board approves, Mr. Isenhour would be able to replace his singlewide mobile home with a singlewide mobile home. The Board wants input from citizens. They do not want to make a hardship on anyone. Vagn Hansen with Benchmark wanted to clarify that this overlay does not affect modular homes or stick built homes.

3. Ken Rowland has 10 acres of property at 1175 Mt. Pleasant Road West. He asked if the overlay district would effect how he develops his land. The answer is no.
4. Shelly Earnhardt, 1001 Mt. Pleasant Road West, has a rental home at this location. There was a doublewide mobile home on the property when she purchased it. She asked if something happened to it, could she get another doublewide mobile home. She is just outside of the shaded area that is to be the overlay district. She is asking to be included in the overlay district.
5. Dan Litaker stated that what he was hearing was that the majority of the citizens would like the ability to replace their existing manufactured homes without approving the overlay district. He asked if this was possible. Vagn Hansen stated that it was, but that it would be very expensive and encompass the entire ETJ. He also stated that State laws would not be kept.
6. James Russell wanted to know who enforces the beautification of the present mobile homes. Vagn Hansen stated that any existing mobile home that was on a lot prior to adoption of any ordinance by the Town was called prior conforming use and there was nothing the Town could do about them, especially if they are outside of the city limits.
7. Ken Rowland asked that in Area 3 theatrically someone owned all the land and wanted to put in a mobile home park, would the Town have to provide water and sewer to the park. Chairman John Murdock, Jr. replied that a mobile home park

could only exist with individual lots and they would have to be a certain size. The water and sewer issue would have to be negotiated between the developer and the Town of Mt. Pleasant. Town Administrator Adrian Cox stated that this area was pretty far out of the service area of the Town of Mt. Pleasant.

Whit Moose, Jr. asked Ms. Crayton if her mobile home was in the shaded area. It is.

James Senecal asked Kay Scott if she still has concerns and she does. She is concern about the mobile homes on Mt. Pleasant Road North and the condition that they are in. She is impressed with what she has heard tonight. She agrees that there are plenty of stick built houses that are also in bad condition.

Archie Litaker asked if the street number correlate with existing homes that are on Mt. Pleasant Road North. Vagn Hansen replied that the addresses were from Cabarrus County Planning Services data base. He stated that they enter their property on the 900 block which was across from Ms. Crayton's whose address is 590 Mt. Pleasant Road North. Vagn Hansen stated that theses addresses are for E911.

Linda Litaker stated that she wanted to thank the Board for what they are doing. She stated that she was proud of the Town of Mt. Pleasant.

Chairman John Murdock, Jr. stated that the Board was trying to be proactive. Notices will be sent out there will be a Public Hearing.

### **Staff Report**

Vagn Hansen gave the Staff Report for October 2010.

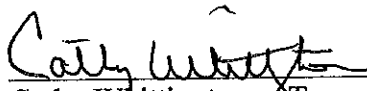
Chairman John Murdock, Jr. asked if there was anything that could be done about the trailers that were mentioned tonight. Vagn Hansen stated that there was nothing that could be done unless there were children involved or an elderly person living alone in horrible condition. He stated Cabarrus County was not going to do anything about someone living in bad conditions. He also stated that the Town of Mt. Pleasant does not have a regulation about this.

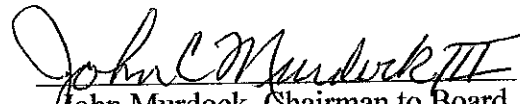
The residents at 2730 Tabitha Lane talked about problems that they have with animals and children. Someone was also shooting a gun that was coming near their property. Vagn Hansen stated that this area was subdivided at sometime and there wasn't any subdivision regulations at the time. The only way to do something is to approve a minimum housing ordinance and this would be very expensive to enforce. Town Administrator Adrian Cox explained the steps it would take to adopt the housing ordinance. James Senecal asked if the County did not have something in place about this. Vagn Hansen stated that if someone was in the house that they did not do anything about it because if was a long process and they did not want to be bothered with it.

Chairman John Murdock, Jr. advised these residents to call the North Carolina Wildlife Commission about the shooting. He stated to tell them that they are shooting within 500 feet of your residents.

**Adjournment**

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

  
Cathy Whittington, Town Clerk

  
John Murdock, Chairman to Board

