



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

Mount Pleasant Town Hall
8590 Park Drive
Monday, September 13, 2010 7:00pm

1. Call to Order

2. Recognition of Quorum

3. Approval of Agenda

4. Approval of Minutes

6. Planning Board Cases

None

5. Board of Adjustment Cases

None

7. Other Business

(a) **Downtown Façade Grant Program**

Town Administrator presentation of information on a new façade grant program.

(b) **Manufactured Housing Overlay District Delineation**

Discussion of potential locations for applying the Manufactured Housing Overlay District.

(c) **Staff Report**

Presentation of Planning staff activities for the Month of August.

8. Adjourn



Founded in 1848

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MOUNT PLEASANT, NORTH CAROLINA 28124

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W. Del Eudy
Mayor

**Town of Mount Pleasant
Planning and Zoning Meeting
September 13, 2010
7:00 P.M.**

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

Member Absent: Margaret Strickland

Staff Present: Vagn Hansen of Benchmark, Joy Eudy Clerk,
Adrian Cox, Town Administrator.

Call to Order:

Chairman Murdock called the meeting to order.

Approval of Agenda:

Chairman Murdock asked for a motion to approve the agenda. Board member Whit Moose, Jr. made a motion to approve the agenda. Board member Shirley Freeman seconded the motion with all members in favor 5-0.

Approval of Minutes:

Chairman Murdock asked if there were any corrections to be made to the minutes. Whit Moose, Jr. stated in paragraph 3 on the second page, the gentlemen's name that spoke should be added to the minutes and also there was a misspelled word that should be corrected in paragraph 3 and 5.

Chairman Murdock wanted a comma added on page 3, in the first paragraph after the word property.

With those corrections made, Chairman Murdock asked for a motion to approve the minutes. Board member Whit Moose, Jr. made a motion to approve the minutes with corrections made. Board member James Senecal seconded the motion with all members in favor 5-0.

New Business: Façade Improvement Program:

Chairman Murdock asked Town Administrator Adrian Cox if he would explain the program to the board.

Adrian Cox, Town Administrator stated that this is a grant and all property/business owners within the corporate boundaries of the Town of Mount Pleasant can apply for the Façade Improvement Grant.

He stated to be eligible for this grant an improvement project must meet certain guidelines. Adrian Cox said the project is to be on the exterior front of a building and it must receive design approval from the Planning Board. The improvement must not alter the property's historic or architectural integrity unless, under such unique circumstances that are imperative for the successful improvement of the subject façade, and should conform to all applicable Mount Pleasant, Cabarrus County, and State codes including zoning and building codes.

Town Administrator Adrian Cox said there are types of eligible improvements, but they are not limited to the following.

- 1. Painting**
- 2. Removal of inappropriate alterations and additions that detract from the building.**
- 3. Masonry improvements**
- 4. Installation of fabric storefront awnings**
- 5. Exterior lighting**
- 6. Exterior sign improvement and plaque installation**
- 7. Storefront and window and door repairs or replacement**

Town Administrator Adrian Cox stated these grants will be made in the amount of 50% of the documented cost of a façade improvement project undertaken by the applicant within the following guidelines:

- 1: The maximum amount of funds that the town will reimburse is \$2,000.00 per building.**
- 2: The total project cost must be at least \$500.00.**

Adrian Cox asked the board what were their thoughts on this issue and serving as a review group.

Board member James Senecal asked if this was taxpayer's money that would be used for these projects and if it was only for businesses inside the town limits.

Adrian Cox Town Administrator said it would be using taxpayer's money and it would be inside the town limits. He stated that members would work with staff on these grants and it has not been presented to any business owners yet. If there is no interest in this issue, we will drop it and not pursue it any farther.

Board member Whit Moose, Jr. said he thought it was a great way to encourage the community and this is one of the things they had talked about in the Community Planning Committee. Board Member James Senecal said he was looking at it as a taxpayer and a non business owner. He said he personally could not see using taxpayer's money for these projects. He said he felt that a business should take care of their business.

Vagn Hansen of Benchmark stated he has seen this program in residential areas to give people an incentive to improve homes. He said some will do improvements and some will not, but I have seen very positive results from this. There is nothing you can do to make people improve their business, but the money will be there if this plan is approved.

Chairman Murdock asked the question, are you willing to serve as a review board if the Town Board approves this plan.

Board member Penny Suggs stated she is proud of our community and it would be nice to have a nice place to go and eat, get your hair fixed or whatever.

Chairman Murdock made a motion to recommend that the Planning Board serve as a Façade Improvement Review Board. Board member Penny Suggs seconded the motion with the vote 4-1. Board member James Senecal opposed the vote.

Old Business: Manufactured Housing Overlay District

Vagn Hansen stated that a recommendation has been forwarded to the Town Board and now it is time to begin finalizing the plan before applying the overlay district once it is adopted. He stated that because the application of the overlay district is dependent on the new regulations, it was decided that we should delay any contact with property owners until after the final regulations are in place.

It is proposed that the Planning board hold a public information meeting following the adoption of the new regulation.

This will give the Planning Board an opportunity to discuss the proposed overlay district with the potentially affected property owners. Staff feels it is prudent to contact adjoining property owners as well and invite them to the meeting.

Vagn Hansen of Benchmark stated there are 4 areas now that have manufactured homes. They are 1. Mt. Pleasant Road North. 2. Along Highway 49 near the lumber mill. 3. Dutch Road North, from the prison camp. 4. Mt. Pleasant Road West near Garmon/McGuire Road, which includes some vacant property.

Board member James Senecal asked if this decision with the overlay district is something the people will be pleased with. Board member Whit Moose, Jr. asked if the property could be used for something else if the overlay district is applied. Chairman Murdock wanted to know if it would be to the best of our interest to drop area 2, the area along Highway 49 near the lumber mill. Vagn Hansen said he had no problems with dropping that one.

Chairman Murdock asked the board, can we by consensus drop area 2 and the board agreed 5-0.

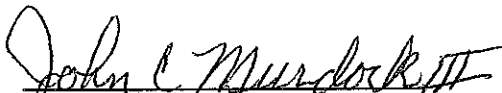
The Board decided they would like to meet and review letters or whatever they need to review, but wait until after the Town Board meets in October. That meeting will be an informational meeting only, so they may talk about each area that will be put in the overlay district.

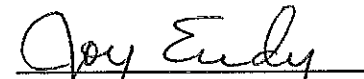
Staff Report:

Vagn Hansen of Benchmark gave the staff report and said in August there was a rezoning of property along Highway 49 and a Text Amendment concerning Manufactured Homes Overlay Districts. He said there was 1 code enforcement violation on East Franklin Street.

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


Chairman John Murdock III


Clerk to Board Joy Eudy