

Mount Pleasant

North Carolina

Founded in 1848

Town of Mount Pleasant
Planning Board and Zoning Board of Adjustment Agenda
Mount Pleasant Town Hall
8590 Park Drive
Monday, January 24, 2011
7: 00 P.M.

1. Call to Order

2. Recognition of Quorum

3. Approval of Agenda

4. Approval of Minutes

5. Board of Adjustment Cases

None

6. Planning Board Cases

None

7. Other Business

(a) **Manufactured Housing Overlay District Discussion**

Final discussion on the proposed application of the Manufactured Housing Overlay District and decision on which area(s) to move forward with.

(b) **Staff Report**

Presentation of Planning Staff activities for the Months of November and December.

8. Adjourn

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

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**Town of Mount Pleasant
Planning and Zoning Meeting
January 24, 2011
7:00 PM**

Members Present: John Murdock, Jim Senecal, Shirley Freeman,
Whit Moose, Jr., Penny Suggs
Alternate Member Margaret Strickland was absent.

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

Visitors: Don Scott, Kay Scott, Lindy Dums, Archie Litaker,
Mrs. Honeycutt

Call to Order: Chairman Murdock called the meeting to order.

Recognition of Quorum: Chairman Murdock stated a quorum was present.

Approval of Agenda: Chairman Murdock entertained a motion to approve the agenda. Board Member Penny Suggs made a motion to approve the agenda. Board Member Whit Moose, Jr. seconded the motion with all members in favor 5-0.

Approval of Minutes: There were no minutes to approve at this time.

Planning Board Cases: None

Board of Adjustments: None

Other Business;

Manufactured Housing Overlay District Discussion:

Vagn Hansen of Benchmark stated at the last meeting residents were invited to come and speak or ask questions.

Vagn Hansen stated this is the final discussion on the proposed application of the Manufactured Housing Overlay District and it is time to make a decision on which

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areas to move forward with. He said once the areas have been chosen, the formal process of notifying the property owners and holding a public hearing will begin.

Vagn Hansen stated the three areas under consideration are located along Mount Pleasant Road North, Dutch Road and Mount Pleasant West. He stated the area along Mount Pleasant Road West has been readjusted to its original configuration from a smaller area that was shown at the meeting. The owner, whose property had previously been removed from the area, requested that her land, which contains a manufactured home, be included in the area.

A Public Hearing was scheduled for the March meeting.

Chairman Murdock opened the floor for discussion. He stated he had received some phone calls about area 1 and maybe changing the boundary on existing area.

Chairman Murdock and Board Member Whit Moose, Jr. stated it was not about the size of the area, and wanted to know about the replacement or upgrade on homes that were in these parks now.

Vagn Hansen of Benchmark stated they would have to be based on today's standards.

Chairman Murdock asked if there were any questions or comments.

These are some of the questions asked by the Board Members. Jim Senecal stated he could go either way with the decision. Board Member Whit Moose, Jr. asked the question, if an individual did not want to replace a mobile home, would they have to come before the board for a variance? Chairman Murdock asked how you would draw the line if the two areas were divided.

Archie Litaker wanted to know how many lots are in area 1. Chairman Murdock stated there were 9 lots. Kay Scott made the statement "as our ordinance is today, if a homeowner wanted to sell, could they replace it with a modular home." Vagn Hansen of Benchmark said yes they could.

Kay Scott stated she would like to ask the Board to consider eliminating area 1. Archie Litaker stated with all that has been said, he would go along with Kay Scott and also ask that area 1 be eliminated. Mrs. Honeycutt stated there was a watershed along that area also.

Lindy Dums stated if you are looking at new homes and businesses to come into Mount Pleasant, I think you need to take a look at area 1. Lindy Dums stated "right now it is neat and clean and I think we want to keep Mount Pleasant a neat little town."

Chairman Murdock entertained a motion to move forward with the application of the Manufactured Housing Overlay District.

Board Member James Senecal made a motion to proceed with the zoning map amendment to apply the Manufactured Home Overlay District to Area 1 as modified, and Areas 2 and 3 as presented.

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

Staff Report:

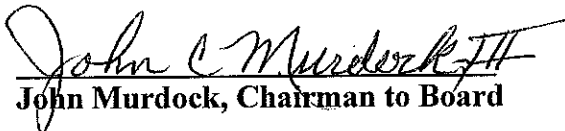
Zoning Permits Issued:

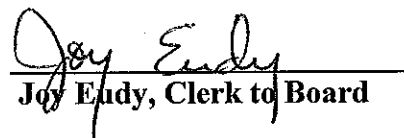
Vagn Hansen of Benchmark stated he had issued a zoning permit to Chad Allmon for a 16'x20' (320s.f. accessory structure at 7890 NC Highway 49 North. He stated this building would be used to store supplies.

Vagn Hansen stated there have been 8 cases of Zoning Violations resolved and 2 cases of unresolved violations.

Adjournment:

With nothing else to come before the Board, Board member Penny Suggs made a motion to adjourn. Board member Shirley Freeman seconded the motion with all members in favor 5-0.


John Murdock, Chairman to Board


Joy Eudy, Clerk to Board

