

Mount Pleasant

North Carolina

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Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday December 9th, 2013

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
 - ✦ October 14th, 2013
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Recognition of Joy Eudy**
7. **Planning Board Cases**
 - ✦ 2013-REZ-04
Planning Staff have submitted a request to have a 6.02 acre portion of the Piedmont Hardwood Lumber Inc. property located at 9000 NC 49N rezoned from *RL* to *I-1* and .25 acres of the neighboring properties rezoned from *I-1* to *RL*.
 - ✦ 2013-REZ-05
Planning Staff have submitted a request to have the .81 acre Town property located at 1493 S. Main Street rezoned from *RM-1* to *CC* and 1.25 acres of residential properties at the corner of W. Franklin Street and S. College Street rezoned from *CC* to *RV*.
8. **Board of Adjustment Cases**
 - ✦ None
9. **New Business**
 - ✦ None
10. **Reports**
 - ✦ Planning Report for November 2013
11. **Planning Board Comment Period**
12. **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, North Carolina
Planning and Zoning Board Meeting
December 9, 2013
7:00PM**

Members Present: John Murdock III, Whit Moose Jr., Shirley Freeman

Members Absent: Margaret Strickland, Mike Steiner

Staff Present: Andy Goodall, Planner (Benchmark CMR), Crystal Smith, Clerk to Board

Call to Order: Chairman Murdock called the meeting of the Town of Mount Pleasant, NC Planning and Zoning Board to order at 7:00PM.

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

Approval of Agenda: Chairman Murdock entertained a motion to approve the agenda for the December 9, 2013 meeting. Vice Chairman Whit Moose Jr. made a motion to approve the agenda. Board Member Shirley Freeman seconded the motion. All members (3-0) were in favor.

Approval or Correction of the Minutes: Chairman Murdock entertained a motion to approve the minutes of the October 14, 2013 meeting. Whit Moose, Jr. made a motion to approve the minutes as presented. Shirley Freeman seconded the motion. All members (3-0) were in favor.

Recognition of Joy Eudy: Chairman Murdock recognized Joy Eudy for her years of faithful service as Clerk to the Planning and Zoning Board. Mrs. Eudy was presented with a plaque, and she thanked everyone for their support and work.

Public Comment: Steve Ashby addressed the Board and thanked each member for helping him get acquainted with "politics" during his time as Planning and Zoning Board member. Steve has resigned from the Planning and Zoning Board as he is a new Commissioner for the Town of Mt. Pleasant. Chairman Murdock thanked Steve for his work on the Board.

Planning Board Case: 2013-REZ-04

Andy Goodall (Benchmark CMR), Planner for the Town, presented case **2013-REZ-04** (Piedmont Hardwood Lumber Inc – RL to I-1 / Neighboring Properties – I-1 to RL) to the Board.

Max Kirk, adjacent property owner asked if property taxes would increase. Andy Goodall replied changes would be reported to Cabarrus County Tax Office and adjustments should have little or no effect.

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With no further discussion or comments, Chairman Murdock entertained a Statement of Consistency for the request to rezone the 6.02 acre portion of parcel 5670-58-4503 from RL to I-1.

Motion was made by Whit Moose, Jr. to adopt the following Statement of Consistency: The request is consistent with the decision made by the Town Board on June 3, 1991 to rezone the subject area from R-20 (Residential) to M-1 (Industrial) and with how the property was subsequently developed and is currently being used (wood products). Second was made by Shirley Freeman. **The Board voted (3-0) to adopt the Statement of Consistency.**

Motion was made by Whit Moose, Jr. to approve the rezoning of the 6.02 acre portion of parcel 5670-58-4503 from RL to I-1. Second was made by Shirley Freeman. **The Board voted (3-0) to approve the rezoning.**

Chairman Murdock entertained a Statement of Consistency for the request to rezone the .04 acre portion of parcel 5670-69-2023 and parcel 5670-59-6290 from I-1 to RL.

Motion was made by Whit Moose, Jr. to adopt the following Statement of Consistency: The map amendment (I-1 to RL) to the neighboring properties (0.25 acres) is consistent with the current zoning (19.65 out of 19.9 acres zoned RL) and usage of the properties (residential). Second was made by Shirley Freeman. **The Board voted (3-0) to adopt the Statement of Consistency.**

Motion was made by Whit Moose, Jr. to approve the rezoning of the .04 acre portion of parcel 5670-69-2023 and parcel 5670-59-6290 from I-1 to RL. Second was made by Shirley Freeman. **The Board voted (3-0) to approve the rezoning.**

Planning Board Case: 2013-REZ-05

Andy Goodall (Benchmark CMR), Planner for the Town, presented case **2013-REZ-05** (Parcel 5670-22-3913 from RM-1 to CC and parcels 5670-13-5602 & 5670-13-6517 from CC to RV) to the Board.

Stephanie Street commented she shares a driveway with the adjacent Town Property scheduled for rezoning. The property line lies in the middle of the driveway. Andy Goodall stated the easement would have to be reviewed by the Town and a resolution would be obtained.

Andy Goodall also stated at a neighborhood meeting on November 18, 2013, there were questions concerning the existing buildings currently on 1493 S. Main Street property. At present, the buildings will remain intact.

With no further discussion, Chairman Murdock entertained a Statement of Consistency for the request to rezone parcel 5670-22-3913 from RM-1 to CC.

Motion was made by Whit Moose, Jr. to adopt the following Statement of Consistency: The request is consistent with the Town Center future land use classification and would increase acreage to the adjacent CC zoning district. Second was made by Shirley Freeman. **The Board voted (3-0) to adopt the Statement of Consistency.**

Motion was made by Whit Moose, Jr. to approve the rezoning of Parcel 5670-22-3913 from RM-1 to CC. Second was made by Shirley Freeman. **The Board voted (3-0) to approve the rezoning.**

Chairman Murdock entertained a Statement of Consistency for the request to rezone parcels 5670-13-5602 & 5670-13-6517 from CC to RV.

Motion was made by Whit Moose, Jr. to adopt the following Statement of Consistency: The request is consistent with the adjacent Town Residential future land use classification and would increase acreage to the adjacent RV zoning district. In addition, the request would better reflect the current (subject residences) conditions in and around Downtown Mount Pleasant. Second was made by Shirley Freeman. **The Board voted (3-0) to adopt the Statement of Consistency.**

Motion was made by Whit Moose, Jr. to approve the rezoning of parcels 5670-13-5602 & 5670-13-6517 from CC to RV. Second was made by Shirley Freeman. **The Board voted (3-0) to approve the rezoning.**

Board of Adjustments Cases: None

New Business: None

Reports: Andy Goodall discussed the November 2013 Planning Staff Report.

Zoning Permits issued were for:

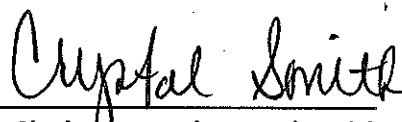
1. Single Family Residence on Ruth Street
2. Addition to Family Residence on Bilverlor Ct.
3. Tough Mudder Event, Washington Street
4. Construction Trailer, N. Main Street

Andy Goodall also spoke about the new a Family Dollar store and how the issuance of the Zoning Clearance Permit will occur when Staff receives the NCDOT commercial driveway permit.

Andy Goodall also stated the NC 49 project was approximately 74% complete and remains on schedule for completion in June of 2014.

Adjournment: With nothing else to come before the Board, Chairman Murdock entertained a motion to adjourn. Shirley Freeman made a motion to adjourn. Whit Moose, Jr. seconded the motion. All members (3-0) were in favor.


Chairman John Murdock III


Clerk to Board Crystal Smith

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