

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 October 14th, 2013

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
 - ✦ September 9th, 2013
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Planning Board Cases**
 - ✦ None
7. **Board of Adjustment Cases**
 - ✦ None
8. **New Business**
 - ✦ Board Discussion of *Zoning Map Revisions (CC District)*
9. **Reports**
 - ✦ Update on *Tough Mudder* Event
 - ✦ Planning Report for September 2013
10. **Planning Board Comment Period**
11. **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
October 14, 2013
7:00 PM**

Members Present: Steve Ashby, Michael Steiner, Whit Moose Jr.,
Margaret Strickland, John Murdock III.
Absent: Shirley Freeman

Staff Present: Andy Goodall of Benchmark Planner, Joy Eudy Clerk to Board.

Call to Order: Chairman Murdock called the meeting of the Planning and Zoning Board to order.

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

Approval of Agenda: Chairman Murdock entertained a motion to approve the agenda for the October 14, meeting.

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

Approval or Correction of the Minutes: Chairman Murdock entertained a motion to approve the minutes of the September 9, 2013 meeting.

Board Member Steve Ashby made a motion to approve the minutes as presented. Board Member Whit Moose Jr. seconded the motion with all members in favor. (5-0)

Planning Board Cases: None

Board of Adjustments Cases: None

New Business: Board Discussion of Zoning Map Revisions (CC District)

Chairman Murdock turned the meeting over to Andy Goodall of Benchmark, Planner for Mt. Pleasant.

Andy Goodall stated he got a call about a couple of properties and the first one he wanted to talk about was the white house across the street from the Fire Department. He stated a lady had called him and said her daughter is a teacher at the Middle School in Mt. Pleasant and she is looking at buying the house. She said

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they were talking about how the commercial zoning may or may not have something to do with the increase of taxes on the property. Andy Goodall stated he was not sure where to go with this particular one. The map shows commercial zoning, but it can still be used as a house.

Andy Goodall stated if they ever wanted to do an addition or expand we can't issue a permit because it is not permitted in that district to have a house.

Andy Goodall stated the family wanted him to ask the Board whether or not the Board would be in favor of a change in the zoning.

Andy Goodall of Benchmark stated he has a couple other properties he wanted to talk about. They are West Franklin Street and College Street. This property on West Franklin Street came up recently. That family wants to put in a pool and a pool is an accessory to a resident. You are not supposed to have a resident in a commercial district. Would it be better moving that property to RV with the surrounding zoning or leaving it as commercial and it would be their tough luck as far as using that property for anything else other than what they have now. I included the corner property because they will have the same problem. Part of that property is on RV but the other part is CC zoned.

The last one to look at is the property recently purchased by the Town zoned RM. The request would be to move it to CC. That property is commercial type property instead of residential. Andy Goodall stated he would like to get the Board's opinion on these 3 properties. We can just let them go as is or we can look at them farther when we do the Town property and fix that district.

Board Member Steve Ashby stated the property on North Main he had looked into and there is some historical house there. He had talked with someone in the historical society about the house and according to them that house needs to be gutted and taken down. One of the main water line inside the house broke and pretty much flooded everything, and pretty much everything in the house and under the house rotted and deteriorated and whoever buys the house is going to have a problem with the property staying at CC. The house will have to be gutted and taken down so they will just really be buying the property. Steve Ashby stated it is his understanding the house has got to come down.

Andy Goodall of Benchmark stated there is not a whole lot of room on West Franklin for commercial growth, but there is on Main Street. Andy Goodall stated he has a problem with changing the zoning to residential and someone buys the house and wants it changed back to CC.

With a little more discussion on the house, Chairman Murdock made a statement to drop the issue and leave it as it is. All members of the Board agreed.

The next property is on West Franklin Street. That family is asking for a setback so they can put in a pool, but we can't do that in a CC Zone. Those houses are cleaned up and not falling apart, so they may be in for a long while. That may be a conflict

with the Future Land Use Map. That is a good corner, but I don't see anyone buying those houses now and putting a business there.

Board Member Whit Moose Jr. stated he thinks it would send a message that we are looking for younger couples like that to stay around and not sell them. The house on the corner has been there forever in the same family. It may not be consistent with the Future Land Use Map now but it will be. Everything around the house is RV so it's not like it will be sticking out in the middle of nowhere. Whit Moose Jr. stated it seems like we would not be serving anything by leaving it in CC and if we changed it the family could do their pool like they requested and they would not have any other restrictions.

Andy Goodall of Benchmark stated no if it were changed to RV, except it would have to be 7 feet off the line. The lot being smaller than 2 acres it has to be a certain percentage of the backyard and other than that they will be fine.

Board Member Whit Moose Jr. asked if it would be more costly or if there were any cost to rezone the two properties to residential and Fifth Third being split zoned to rezone that property to CC.

Andy Goodall of Benchmark stated yes there would be, one for advertizing and one for rezoning, a cost of around \$180.00 to \$200.00. Attaching on any other rezoning would be about \$20.00 each and since it is an Administrative rezoning we will have to pick up the cost of it.

Andy Goodall stated that Fifth Third property is a difficult one and I don't want to tackle that one right now.

Board Member Whit Moose Jr. asked about the property on West Franklin that wants a pool. He wanted to know would they be requesting a rezoning change and would they be responsible for this?

Andy Goodall of Benchmark asked the Board if they would be comfortable with the change. Board Member Steve Ashby state he would be comfortable, but if you are going to do the change I would look into doing the cemetery to see what it may be changed too.

Board Members decided to leave North Main as it is and changing the two properties on West Franklin Street. It was decided to look into the Town property and also the cemetery at the corner of West Franklin and College Street.

Staff Report:

Andy Goodall of Benchmark stated one Zoning Permit was issued for an addition to a SF Dwelling at 763 N. Main Street.

2013-REZ-03

There was a rezoning for the Buffalo Creek Preserve from RL to AG.

2013-SP-01

Town Engineer, Planning Staff, Public Works Director, Town Administrator, and representatives of Premier Builders and Development Company LLC met on August 30, 2013 to discuss the Site Plan and Elevations for the new Family Dollar store to be located at 7590 NC 73 East.

NC 49 Project

NCDOT reported that the NC 49 Project is 70% complete and remains on schedule.

Farmers Market

One new vendor signed up for the Farmers Market in September bringing the vendors up to 18 this season.

Tough Mudder Event Coordination

Staff has continued to work with the Tough Mudder representatives to finalize plans for the event. Town staff has developed traffic control plans for the event and is working with local public safety officials to finalize staffing and contingency plans for the event. We expect to issue the event permit within the next two weeks. Current estimates for attendance are between 8 to 10 thousand combined participants and spectators.

Board Members express their gratitude to Joy Eudy as clerk to the Board upon her retirement in November.

Adjournment:

With nothing else to come before the Board, Chairman Murdock entertained a motion to adjourn. Board Member Michael Steiner made a motion to adjourn. Board Member Margaret Strickland seconded the motion with all members in favor. (5-0)


Chairman John Murdock III

Clerk to Board Joy Eudy

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