

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 March 10th, 2014

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
 - ✦ February 10th, 2014
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Planning Board Cases**
 - ✦ 2014-REZ-01
 - Southern Properties & Development LLC have submitted a request to have 8.0 +/- acres rezoned from RL (Low-Density Residential) to RV-CD (Residential Village – Conditional District) to allow the construction of a sixty-four (64) unit multi-family development. The property is located at 7820 NC Highway 73E and is specifically identified as parcel 5660-95-0440.
7. **Board of Adjustment Cases**
 - ✦ None
8. **New Business**
 - ✦ None
9. **Reports**
 - ✦ Planning Report for February 2014
10. **Planning Board Comment Period**
11. **Adjourn**

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Town of Mount Pleasant, North Carolina

Planning and Zoning Board Meeting

March 10, 2014

7:00PM

Members Present: John Murdock, Whit Moose Jr., Shirley Freeman, Margaret Strickland (alternate), Jeff Helmintoller, Mike Steiner

Members Absent: None

Staff Present: Vagn Hansen, Planner (Benchmark CMR); Andy Goodall, Planner (Benchmark CMR); Crystal Smith, Clerk to Board, Brittany Love, Town Attorney;

Community Members Present: Vernon & Marilyn Hill, Judy & Dale Starnes, Jane Creed, Dallas Aistrop, Alana Aistrop, Coy Edigson, Betty Talley, Steve & Sheila Wensil, Harvey Barringer, Tom Honeycutt, Linda Kay & Junior Bittle, Tim Hill, Sue Sullivan, Ed & Donna Creed, Randy Burris, Barbara Burris, Seth Burris, Jerry & Peggy Clontz, Marie Schnitz, Carl Allman, Joy & Robert Simpson, Pat Furr, Kirk Hanson, Robbie Styers, Dana Wilson, Bruce & Debbie Ferguson, Missy Jones, Lori Love; Randy Holloway, Mt. Pleasant Town Administrator

Call to Order: Chairman John 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 March 10, 2014 meeting. Whit Moose made a motion to approve the agenda. Second was made by Jeff Helmintoller. All members (5-0) were in favor.

Approval or Correction of the Minutes: Chairman Murdock entertained a motion to approve the minutes of the February 10, 2014 meeting. Jeff Helmintoller made a motion to approve the minutes as presented. Second was made by Whit Moose. All members (5-0) were in favor.

Public Comment: None

Planning Board Cases – 2014-REZ-01

Southern Properties & Development LLC have submitted a request to have 8.0 +/- acres rezoned from RL (Low-Density Residential) to RV-CD (Residential Village – Conditional District) to allow the construction of a sixty-four (64) unit multi-family development. The property is located at 7820 NC Highway 73E and is specifically identified as parcel 5660-95-0440.

Open Hearing: Chairman Murdock declared the Public Hearing open.

Staff Report: Andy Goodall, Planner (Benchmark). Rezoning will require a ¾ majority. The rezoning change is from RL (Low-Density Residential) to RV-CD (Residential Village – Conditional District) for multi-family development with 8 units per acre, with maximum 64 unit. This classification falls within the Town Residential classification is generally assigned to residentially developed areas within and adjacent to town limits. Goal is to preserve residential neighborhoods but do not infringe upon the residential character of the neighborhood. Main thoroughfare is Franklin Street. Current North Carolina Transportation plan that section of Franklin Street has an existing capacity of 12,200 trips per day. With development of the proposed multi-family development, trips per day would be raised to 13,800 (increase to 80%). Last recorded study, 2012, record 9300 trips per day in this section of Franklin Street. Applicant has applied for continuous voluntary annexation, which will be heard by the Town Board at their April 2014 meeting. Mr. Goodall reports Benchmark, Engineer and Developer are working on potential sewer concerns and also have discussed is water supply is sufficient. If approved, the staff recommends the Planning and Zoning Board, if approved, look at adding several conditions: 1) limiting the development to units to no more than 64; 2) to address water and sewer adequacies; 3) limit concerns regarding traffic.

Petitioner Comment: Mr. Tom Honeycutt, PO Box 504, Troy, North Carolina

Developer is proposing to develop sixty-four (64) single story units: one, two and three bedroom with each unit having washer/dryer hookups; complex would also include play areas, community building for use at birthday parties, etc; mail boxes would be on the front of the community building; onsite office; laundry facility for those needing these services; sidewalks, computer center;

Construction Materials: 30-40% brick on lower parts of the buildings; Vinyl siding, architectural shingles, front and back of the apartments looks the same;

Concerns about Development Being Section 8 Housing: Development is targeted at working families. However if someone brings application and meets criteria (minimal credit score (500 or above), criminal background check, check to see if applicants or those living in apartments are on Registered Sexual Offenders Registry, etc,) they cannot be turned down. Screening process will be in place.

Board Member Mike Steiner asked Mr. Honeycutt for examples of similar developments he had worked and how his developments had impacted the communities in which they are located.

Mr. Honeycutt has developed developments as such in North Carolina, South Carolina, Virginia, Tennessee, Alabama, Florida, and Georgia. Development similar to proposed Skyland Drive in Lumberton.

Board Member Whit Moose asked for property elevations. Mr. Honeycutt distributed photos of a similar development for the Board's review.

Mr. Honeycutt further explained target renters would be beginning teachers or police, families with one or two children just starting out; community members who are employed locally.

Public Comment: Chairman Murdock opened the floor for Public Comment. He encouraged all in the audience and those speaking to be courteous and limit their comments to three minutes.

Danny Wilson, 7847 Hwy 73E, Mt. Pleasant: *Traffic on Skyland, Hwy 73; renters do not care about property; how will property be maintained? What will it look like in 10 years?*

Robbie Styers, 7851 West Franklin, Mt. Pleasant: *Traffic and speeding concerns on Skyland Drive and Hwy 73; inadequate water and water pressure now. He has a family history in this area.*

Donna Creed, 1018 S. Skyland, Mt. Pleasant: *Traffic concerns; schools are already overcrowded; proper remediation of Barringer House (Asbestos) and how that will impact the Skyland community; garbage dump on property – how will all that trash be removed; Adam's creek – small natural spring on S. Skyland and Seneca; alignment of Skyland Drive and intersection of Hwy 73; Sewer Pump Station – will town have to build a new facility (water and sewer issues).*

Lori Love, 8197 Wood Street, Mt. Pleasant and Real Estate Broker: *This is a positive move for town possibly bringing 192 new people to Mt. Pleasant; Residential development is important, and from her experience Section 8 housing tends to be positive on the families living in the housing as well as the community.*

Steve Wensil, 1029 Skyland Drive, Mt. Pleasant: *He works in the construction industry and has concerns about Mt. Pleasant's existing infrastructure: no water pressure, sewer problem; turning left from Skyland onto Hwy 73; Skyland Drive is a small, dangerous road with multiple pot holes*

Joyce Simpson, 838 Skyland Drive, Mt. Pleasant: *resident thinks it is wrong that upgrades have not been made to water, sewer roads, sidewalks (but they did in the Oldenburg Community) and the Skyland Drive residents have been asking for upgrades for years. Concerns about apartments being only for transient families.*

Randy Burris, 700 N. Skyland Drive, Mt. Pleasant: *Gulley to Adam's Creek and flooding; need to do a traffic study; acre lot at corner – owner not selling; wants Mt. Pleasant to take care of what we have before building new.*

Ed Creed, 1018 Skyland Drive, Mt. Pleasant: *Integrity of neighborhood (currently 1 house per acre and going to 8 unit apartments per acre; traffic issues with new apartments and over burdening the road and the turning off Hwy 73 at the curve – where will the entrance be?*

Linda Bittle, 845 N. Skyland Drive, Mt. Pleasant: Skyland Drive is already a cut-through from Hwy 73 to Hwy 49 – lots of speeders; the ditches and the road floods; there are only two street lights on the road, and the Town of Mt. Pleasant will not provide additional street lights; dangerous curve; currently students have to walk to Hwy 73 to the bus stop, which is dangerous; if Apartments are to attract working people, there are no jobs in Mt. Pleasant so where will they work?

Judy Starnes, 1112 Skyland Drive, Mt. Pleasant: How can people take care of property and pride of the neighborhood; MP has bad infrastructure already; bad water lines – she has black ice cubes; Skyland Drive itself is not safe and too much traffic at curve; Why haven't they been annexed?

Marie Schnitz, 8753 Oldenburg, Mt. Pleasant: She moved here for the peace and quiet; She and her husband relocated to this area for his work at Philip Morris. They wanted to live in a small town, just about everyone who lives in Mt. Pleasant has to drive to their job; growth is the answer to bring in new people and places to work.

Tim Deal, 1300 Sullivan, Mt. Pleasant: The curve is a nightmare; concerned with Section 8 housing there is crime so we will need more law enforcement; Renters – more people live there than on the list; Management Company changes frequently and new managers have different set of restrictions; Schools – overcrowded elementary school; he moved to Mt. Pleasant because of the small town and peacefulness.

Dale Starnes, 1112 S. Skyland Drive, Mt. Pleasant: Section 8 – he needs more information on “low income – are they considered poverty level?”; Town will guarantee 64 units have updated water and sewer lines but not neighborhood who has been asking for updates for years; Questioned why they pay double rates and on the same old water line since 1970's? Questioned how much money was in the “escrow account” for water and sewer line updates? Concerned about how much chlorine they are putting in water to keep water safe but is that poisoning people?

Betty Talley, 1029 Skyland Drive, Mt. Pleasant: Look at photo of neighborhood and it is the same 40 years later; concerned about traffic and water concerns; concerned about flooding of the road; She has had issues with water pressure for 40+ years; no draining in their yard.

Jerry Bost, 1012 S. Skyland Drive, Mt. Pleasant: his property borders South side of new property; concerned about caliber of people moving in; traffic; would like to see new restaurants and shops in Mt. Pleasant but is concerned infrastructure cannot handle them; need stop light at intersections of Skyland and Hwy 73 and Hwy 49; too many pot holes on Skyland for more traffic.

Vernon Hill, 1023 Skyland Drive, Mt. Pleasant: He is all for progress but not this; we do need houses – just somewhere else; if average rent is \$650/month, we do not want this kind of people here – they need to live in trailer parks; need sidewalks and developer should put them in; road is too narrow for school buses; no stripes on road and expect more 80% more traffic; dangerous to turn; road is not even big enough for fire trucks; need to do more investigation on impact of these apartments on neighborhood; is there

a requirement for how many people can live in each apartment and how will it be enforced; concerned about low credit score and low rent; if this was going beside where you live would you vote for?

Jane Creed, 12 Seneca Road, Mt. Pleasant: resident lives in house behind Family Dollar and is concerned about since this area has been developed, she has flooding in her yard; concerned about water run off.

Randy Burris, Skyland Drive, Mt. Pleasant: How will apartments affect property values?

Chairman John Murdock addressed the attendees. He will recommend water and sewer issues be reviewed by the town. Chairman Murdock also stated the proposed apartments are not Section 8 housing; DOT is responsible for road maintenance and concerns but we can place conditions of rezoning. DOT and Town of Mt. Pleasant could ask developer to have upgrades to be part of Skyland Drive: Also recommending North Skyland be reviewed for upgrades by the Town and South Skyland from DOT.

Chairman Murdock also stated if attendees had concerns other than the ones previously mentioned to please speak.

Danny Wilson, Mt. Pleasant: Will there be a fence around the property and what about trees?

Vernon Hill, Mt. Pleasant: Where will the entrance be into the apartments?

Chairman Murdock asked Town Administrator, Randy Holloway, to address water and sewer concerns and general questions. Mr. Holloway stated S. Skyland has a 2" water line and needs to be addressed. S. Skyland residents need at a minimum a 6" to 8" water line. S. Skyland is not in the town city limits. There is adequate water supply to support the apartment complex especially since several manufacturing plants have closed in the past few years. A water study has been conducted the past year and findings will be presented at the April Town Board meeting. Also the Summer Street Pump Station is concerning to whether or not there is capacity. Mr. Holloway met two weeks ago with Engineering Firm and there is capacity. However, we will continue to study how additional development will affect the Summer Street station. Mr. Holloway shared how at a recent Board Meeting it was discussed to lower the .505 cent tax rate by a penny a year for the next few years. To do that you need growth.

Without further questions, comments or concerns, Chairman Murdock closed the Public Hearing.

Case Discussion: Parcel 5660-95-0440

Board member Whit Moose asked if discussion had taken place on removal of old home place: Several issues had been brought up by attendees regarding asbestos, removal of trash and generalized cleanup of this area, and storm water runoff, and if Family Dollar should have fences up for silt runoff. Mr. Goodall responded Family Dollar was still in the development stage but proper fencing should be in place. Storm Water: when this plans goes to be engineered storm water runoff will have to be addressed at that time. There will have to be an adequate retention basin on the site to control volume. Clean up will be substantial not only on the home place but surrounding woods.

Board member Whit Moose stated he wants what is best for community but he wants to ease his concerns and surround neighbors as well: traffic, particularly cutting through to Hwy 49; Enough valid concerns have been brought up he would like really like have answered before making a decision. Mr. Moose stated he does want to see the community grow, and if there are meetings with WSAAC and others about sewer and water then he would like to see reports on their findings.

Mr. Goodall also stated he did not recommend asking the developer to be responsible for street upgrades as that is the responsibility of DOT. Mr. Goodall replied water and sewer and street issues would be discussed at the next Town Board meeting when developer is requesting annexation, and if the Planning and Zoning Board wanted to table voting until after the April Town Board meeting to see if request for annexation is approved, that was a possibility.

Mr. Goodall stated the decision at hand for the Planning and Zoning Board was whether or not RV zoning is applicable for this property.

Chairman John Murdock asked Andy Goodall, Planner (Benchmark) stated since DOT issues and annexation water/sewer issues are out of the Planning and Zoning Board's control, we would go ahead with voting this evening.

Board member, Mike Steiner, thanked citizens for their concerns, and commented and said he had kept a tally and the traffic was the most commented concern. Mr. Steiner asked if the Planning and Zoning Board could place a condition with regard to the traffic issue. Mr. Steiner also said the most effective way to control traffic was with speed bumps. And some neighborhoods in other communities do use them. Is there any way the Planning and Board can address this issue. Chairman Murdock did not know of any basis we could use to require or ask DOT to review realigning the intersection and upgrading the stoplights. Mr. Murdock thought this was beyond the responsibility of this Board.

Board member, Jeff Helmtoller, asked if a condition to place a fence separating apartments from current residences in lieu of landscaping could be placed. According to Mr. Goodall, a fence could be provided by the developer in lieu of landscaping. Board member, Whit Moose, commented on the amount of trees on the drawing. Mr. Goodall stated the drawing was preliminary, and the amount of trees would be resolved at the technical phase of the Landscape review. Chairman Murdock commented the Planning and Zoning Board has been working on the Town's landscape requirements for some time, and he feels the concerns would adequately be addressed.

With no further discussion, Chairman Murdock proposed the following statement of consistency:

"The proposed rezoning is consistent with the adjacent RV zoning district and with the goals and recommended uses in the Town Residential future land use classification. These include but not limited to, facilitating compatible infill development on undeveloped properties with similar densities and intensities as surrounding development such as the RV district and multi-family residential development as an expected use."

Chairman Murdock entertained a motion to accept the Statement of Consistency. Board member Whit Moose recommended accepting the Statement of Consistency as presented, and a second was given by Board member Jeff Helmtoller.

Board member, Mike Steiner, asked for clarification between current zoning RL (low density residential) and RV (residential village which would allow 8 units per acre.)

All members were in favor (5-0) to accept the Statement of Consistency.

Chairman Murdock proposed the following Statement of Reasonableness:

"The proposed rezoning is reasonable, in the fact that it is compatible with the Future Land Use Map and Classifications, is adjacent to RV zoning district and is located within a short distance, 100 yards of a major thoroughfare, West Franklin Street. Based on the statistics from the Draft Cabarrus-Rowan 2040 Metropolitan Transportation Plan, and the 2012 North Carolina Department of Transportation Average Annual Daily Traffic Count, West Franklin can accommodate additional volume while staying below design capacity."

Chairman Murdock entertained a motion for the Statement of Reasonableness with modification. Board member Mike Steiner recommended accepting the Statement of Reasonableness with modifications. Second was given by Whit Moose. All members were in favor (5-0).

Chairman Murdock entertained a motion to accept the Conditions of Rezoning as follows:

1. Development limited to no more than sixty-four multi-family units.
2. The Town of Mt. Pleasant must certify sufficient water and sewer capacities before any development activities occur on the property and certify that added demand from this development will not adversely affect existing surrounding development water service.
3. That a North Carolina Department of Transportation driveway connection permit be obtained for the proposed development before the submittal of development plans for the Town of Mt. Pleasant for technical review.
4. A 6' tall privacy fence be installed in addition to landscape, along sections of preliminary site plan.
5. Include detailed storm water evaluation addressing the impact off the project site with submittal of development plans.

Board member Whit Moose made a motion to accept the Conditions of Rezoning as stated. Second was made by Jeff Helmtoller. All members were in favor (5-0).

Chairman Murdock made a motion to Approve the Rezoning, conditioned upon the five (5) highlighted conditions being followed based upon the Adopted Statements of Consistency and Statements of Reasonableness, I, (Chairman John Murdock), moves to approve the rezoning conditioned upon the previously adopted five (5) conditions. Second was given by Whit Moose. All members were in favor (5-0).

New Business: None

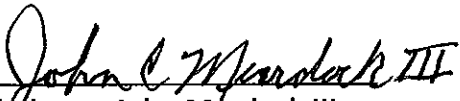
Staff Reports:

Work on Family Dollar progressing. Work on Hwy 49 is at 76% with target finishing June 2014.

Planning Board Comment Period: None

Adjournment:

With nothing else to come before the Board, Chairman Murdock entertained a motion to adjourn. Jeff Helmsmiller made a motion to adjourn. Second was made by John Murdock. All members (5-0) were in favor.


Chairman John Murdock III


Clerk to Board Crystal Smith

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