

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 November 10th, 2014

7:00 PM

1. Call to Order
2. Recognition of Quorum
3. Approval of Minutes of Previous Meetings
 - * October 13th, 2014
4. Approval of Agenda
5. Public Comment Period
6. Planning Board Cases
 - * 2014-REZ-02
GMST Holdings LLC has submitted a request to have 7.64 +/- acres rezoned from AG (Agricultural) to C-2 (General Commercial). The property is located at 6300 NC Highway 49N and is specifically identified as parcel 5660-13-8021.
 - * 2014-ZTA-01 (*Wall Signs, Ground Signs NC 49, Shaved Ice Stands*)
7. Board of Adjustment Cases
 - * None
8. New Business
 - * None
9. Reports
 - * Planning Report for October 2014
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

www.TownofMountPleasantNC.org

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**Town of Mount Pleasant, North Carolina
Planning and Zoning Board Meeting
November 10, 2014
7:00PM**

Members Present: John Murdock, Chair; Shirley Freeman, Whit Moose, Mike Steiner

Members Absent: Jeff Helmtoller

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

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 November 10, 2014 meeting. Whit Moose made a motion to approve the agenda. Second was made by Shirley Freeman. All members (4-0) were in favor.

Approval or Correction of the Minutes: Chairman Murdock entertained a motion to approve the minutes of the October 2014 meeting. Whit Moose made a motion to approve the minutes as presented. Second was made by Shirley Freeman. All members (4-0) were in favor.

Public Comment: Mike Threadgill, Owner of the new gun shop/tackle shop in Mount Pleasant shared he was advised he could not have an out building (where he sells bait) due to the 2004 Conditional Rezoning. Accessory Buildings must meet Standards, and since the building is metal it must be moved. Mr. Threadgill asked the Board to amend the current standard. Since Mr. Threadgill rents the building, the owner must apply or amendments. Right now, the building must be moved by the end of November. Building must match current building, which is cinder block.

Planning Board Case: 2014-REZ-02 GMST Holdings: Rezone from AG to C-2.

This area is in the Western growth area of Hwy 49-73 which is a primary corridor. A Neighborhood meeting was held on October 22 and was not highly attended. Neighborhood meeting was advertised in the Independent Tribune, signs were posted in front of GMAX, and neighbors received letters stating the meeting date and time.

Speaker: Mr. Glenn Jones (one of the owners). Mr. Jones states GMAX employees 13 people. They have a good community business and are looking forward to possible expansion in the future. Currently they have several large contracts with Cabarrus

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County and they are running out of room. They hope expansion will bring more business on their 7 acres, and they do have a tap with WSACC if needed.

Speaker: George Moose - owns property across Adam's Creek, at guardrail on Harrisburg side of GMAX. Mr. Moose said GMAX is a good neighbor, but he is against the rezoning. His property value will decrease if rezoned to commercial. When he built his house 28+ years ago, he said that area was to be protected.

Since there were no further public comments, and Chairman Murdock closed the Public Hearing.

Action: Chairman Murdock and Board Members reviewed the Statement of Consistency provided by Mr. Goodall to address the relationship between the request and any applicable adopted plans (i.e. Land Use Map & Classifications.) All board members were in agreement. Chairman Murdock and Board members reviewed the provided Statement of Reasonableness stating this rezoning request would be considered a "small scale rezoning".

After review, Chairman Murdock entertained a motion to accept the rezoning request of Parcel Number 5660-13-8021 from AG to C-2. Motion was made by Mike Steiner, and second by Whit Moose. All members were in favor (4-0). Request for Rezoning will be presented at the Town Board meeting.

Planning Board Case: 2014-ZTA-01 (Wall Signs, Ground Signs NC 49, Shaved Ice Stands) Continuation from October...

Chairman Murdock asked Mr. Goodall what are the reasons we need to go from Pole signs to Pylon signs. Mr. Goodall replied one of the main reasons was safety. Cars/trucks going fast trying to see a small signs would jeopardize the safety of others. Also conformity. Board member Whit Moose asked are the current signs in compliance (Hardees, Circle K are currently C-1). In the future as Hwy 49 is widened further perhaps rezone these businesses to C-2. Discussion on a suggested height (from October meeting) was 20 feet, which would be the maximum height allowable.

Public Comment: Glenn Jones, GMAX: Mr. Jones addressed the board stating GMAX current sign is currently in the right of way. GMAX had to relocate their fence and now you cannot see their smaller sign. GMAX is concerned with safety of their patrons trying to find their business and not being able to see current sign behind the fence.

Chairman Murdock entertained a motion to recommend UDO changes of allowing 20' signs , change of eliminating sub division entrance signs and going from 64' to 128

maximum sign area (wall signs), and recommended text amendments to Shaved Ice/Ice Cream ordinance change, which will be taken to the Town Board. Motion was made by Whit Moose, and second by Mike Steiner. All were in favor (4-0).

Board of Adjustments Cases: None

New Business: None

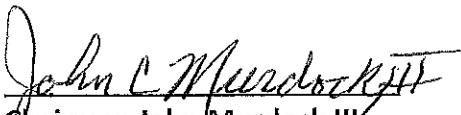
Staff Report: Mr. Goodall reported reviewing the site plan for minor expansion of Cox Mini Storage. Plans to add additional storage building to the front of the property on existing paved surface. Mr. Goodall also reported the developer of the new Family Dollar buildings have begun the masonry work on the building. Mr. Goodall also anticipating the plan submittal and review of Barringer's Trace at the beginning of 2015. Mr. Goodall reported Tough Mudder went well.

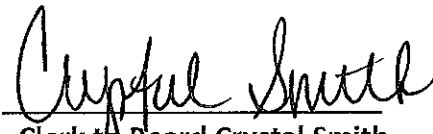
Planning and Zoning Board Vacancy (Alternate).

Rick Burleyson completed the application for alternate member of the Planning and Zoning Board. Town Administrator, Randy Holloway, did contact Cabarrus County for approval and to see if since Mr. Burleyson is a resident within Town city limits if he can fill the current vacancy, which was ETJ. Cabarrus County did give approval. Mr. Burleyson was asked to attend the January 2015 Town Board meeting for approval.

Adjournment:

With nothing else to come before the Board, Chairman Murdock entertained a motion to adjourn. Mike Steiner made a motion to adjourn. Shirley Freeman seconded the motion. All members (4-0) were in favor.


Chairman John Murdock III


Clerk to Board Crystal Smith

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