

Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday October 13th, 2014

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
 - ✦ September 8th, 2014
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Planning Board Cases**
 - ✦ 2014-ZTA-01 (*Wall Signs, Shaved Ice Stands UDO Amendments*)
7. **Board of Adjustment Cases**
 - ✦ None
8. **New Business**
 - ✦ None
9. **Reports**
 - ✦ Planning Report for September 2014
10. **Planning Board Comment Period**
11. **Adjourn**

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mount Pleasant, North Carolina
Planning and Zoning Board Meeting
October 13,, 2014
7:00PM**

Members Present: John Murdock, Whit Moose Jr., Mike Steiner, Shirley Freeman, Jeff Helmintoller

Members Absent: None

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 October 13, 2014 meeting. Jeff Helmintoller 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 September 8, 2014 meeting. Whit Moose made a motion to approve the minutes as presented. Second was made by Jeff Helmintoller. All members (5-0) were in favor.

Public Comment: None

Planning Board Cases: Glen and Mark at GMAX would like to place a new sign in front of the business. The NC 49 project in this area has recently been completed and their current sign is now located in the NCDOT R/W. Other related topics:

- GMAX would like to rezone to Commercial from Agricultural.
- Neighbor moved who caused problems with rezone request several years ago.
- GMAX is a highway business.
- NCDOT wants current sign out of R/W.
- Since fence had to be moved back to parking lot, GMAX needs higher sign.

Discussion: Would the Town continue to use monument signs or allow pole signs along NC 49. Would have to be open for other highway businesses to be able to have pole signs as well. During discussion it was asked if GMAX had thought about a wall sign. Also it was discussed about different pole signs (new Hendrick's sign at Concord Mills).

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Topic will be addressed at November meeting when GMAX comes in for rezoning. Board members were asked to think about changing to specify if pole sign is to be 20' or higher, or a monument sign with a maximum height of 12'.

Solution: Board could specify maximum height and business would have to be zoned C-2 and be located on NC 49. Board members could see where this could be requested in the future.

Shaved Ice Stands

It is proposed to add a Shaved Ice Ordinance (Article 5: 5.22.3.4) as follows:

- Zone C-1 or C-2
- Permitting for 180 days (such as April - September/October)
- Must have proper inspections from Health Department

Board agreed to discuss at the November meeting with all cases going to the December Town Board meeting for a public hearing to be set.

Board of Adjustments Cases: None

New Business: None

Staff Report:


Mr. Goodall reported he had received a site plan from Self Storage on East Franklin. They are hoping to build an "L" shaped building on existing pavement. In 2004, self-storage property was conditionally rezoned with a site plan (CU-C2). Current zone is at maximum now and with this addition should the Board consider rezoning to C-2. Andy also said he feels comfortable handling the site plan review administratively, but there could be a chance of an appeal. It was also discussed if any other business property should be rezoned to C-2. Entire block of five (5) lots could be done at one time. Going from C-1 to C-2 is better for the owner (larger signs, etc.) Currently, neighboring property to self-storage is zoned commercial in front and residential in the rear. Board agreed it is a good idea to clean up zoning discrepancies with all those properties to be consistent and perhaps proceed with rezoning Rick's at the same time (2015.) Andy will contact all the business for a rezone meeting sometime in January 2015.

Planning and Zoning Board Vacancy (Alternate).

Rick Burleyson has expressed an interest in being considered for the P&Z vacancy. Rick would be an alternate, and bring a lot of experience to the table. Crystal Smith will give Rick an application. Crystal Smith will also contact Cabarrus County to inform them of Margaret Strickland's resignation in June.

Adjournment:

With nothing else to come before the Board, Chairman Murdock entertained a motion to adjourn. Whit Moose made a motion to adjourn. Jeff Helmtoller seconded the motion. All members (5-0) were in favor.


Chairman John Murdock III


Clerk to Board Crystal Smith

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