

Mount Pleasant

North Carolina

Founded in 1848

TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting
April 13, 2015

Members Present: John Murdock, chair; Shirley Freeman, Rick Burleyson, Whit Moose, Mike Steiner, Jeff Helmtoller

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 Planning and Zoning Board to order at 7:00 pm.

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

Approval of Minutes:

Motion was made by Whit Moose to approve the minutes. Second was made by Jeff Helmtoller. All members (5-0) were in favor.

Approval of Agenda: Chairman Murdock entertained a motion to approve the agenda. Mike Steiner made the motion to approve the agenda. Second by Shirley Freeman. All members (5-0) were in favor.

Public Comment: None

Planning Board Case: 2015-REZ-03 - Rezone from RM-1/RV to C-1

Chairman Murdock called the Public Hearing to order. Discussion was held on the rezoning of Parcel 5670-05-1430 (Rick's.) A community meeting was publicized and held on March 9, 2015 with no attendees. No attendees were present at tonight's meeting. Since there has been no opposition, Chairman Murdock recommended approval of rezoning. Chairman Murdock closed the public meeting.

Chairman Murdock entertained a Statement of Consistency: Whit Moose made a motion to accept the following into record:

"The request is consistent with the Commercial land use classification and the goal of facilitating the development and redevelopment of community-oriented retail and service uses within the W. Franklin Street commercial area."

A second was made by Jeff Helmtoller to accept the Statement of Consistency. Since there was no further discussion, the Statement of Consistency was approved (5-0) by showing of right hands.

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Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday April 13, 2015

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
 - ✦ March 9, 2015
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Planning Board Cases**
 - ✦ *2015-REZ-03*
Planning Staff has submitted a request to have a 1.35 acre portion of the property owned by Alma T. Ward Life Estate rezoned from RM-1/RV to C-1. The property is located at 7985 W. Franklin Street and is specifically identified as parcel 5670-05-1430.
7. **Board of Adjustment Cases**
 - ✦ None
8. **New Business**
 - ✦ Discussion about Article 12 – Sign Standards
9. **Reports**
 - ✦ Planning Report for March 2015
10. **Planning Board Comment Period**
11. **Adjourn**

Chairman Murdock entertained a Statement of Reasonableness: Mike Steiner made a motion to accept the following into record:

"The request to rezone the 1.35 acre is reasonable, in the fact that is it compatible with the Commercial land use classification of the adopted Land Use Map and Classifications, adjoins an existing C-1/C-2 non-residential zoning district (6.75 acres +/-) and would have minimal impact on surrounding properties due to the subject property already being in non-residential use."

A second was made Whit Moose to accept the Statement of Reasonableness. Since there was no further discussion, the Statement of Reasonableness was approved (5-0) by showing of right hands.

Having approved both the Statement of Consistency and Statement of Reasonableness, Jeff Helmtoller made a motion to approve the rezoning of parcel 5670-05-1430 from RM-1/RV to C-1. Second was made by Whit Moose. Since there was no further discussion, the rezoning was approved (5-0) by showing of right hands.

Board of Adjustment Cases: None

New Business: Article 12 - Sign Standards

On March 2, 2015, the Town Board voted to ask the Planning and Zoning Board to look at LED Signs in the UDO. According to current UDO, signs have LED lighting up to 50% of the sign. As technology has improved, the Town Board wants to revise UDO for full LED lighting for messages, etc. Most signs have capability to adjust the brightness and delay of the message for motorists to be able to read. After much discussion on the pros and cons of LED signs, the Planning and Zoning Board is in agreement to revise the

UDO. It was also discussed to, perhaps, limit the use of LED signs to highway use (Hwy 49) to keep the integrity of the historic district of Mount Pleasant. Mr. Goodall will draft a new category and proposed text change for LED lighting in the UDO and will present to the Planning Board at the June meeting.

Staff Reports: Mr. Goodall reviewed March Staff Report

Board Comments: None.

Cancellation of May Meeting: Chairman Murdock cancelled the May meeting due to Mr. Goodall and Mr. Moose both being out of town. The next meeting is scheduled for June 8.

Adjournment:

With no further discussion, Chairman Murdock entertained a motion to adjourn. Motion was made by Whit Moose with second by Jeff Helmtoller. All members (5-0) were in favor.

Chairman John Murdock, III


Clerk to Board Crystal Smith