

Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday February 9, 2015

7:00 PM

1. Call to Order
2. Recognition of Quorum
3. Approval of Minutes of Previous Meetings
 - ✦ January 12, 2015
4. Approval of Agenda
5. Public Comment Period
6. Planning Board Cases
 - ✦ None
7. Board of Adjustment Cases
 - ✦ None
8. New Business
 - ✦ E. Franklin Street Zoning (C-1 / C-2) Discussion
 - ✦ 2015 Goals and Projects
9. Reports
 - ✦ Planning Report for January 2015
10. Planning Board Comment Period
11. Adjourn

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www.TownofMountPleasantNC.org

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting
February 9, 2015

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

Members Absent: Whit Moose. Rick Burleyson acted as voting member.

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 with Corrections: Chairman Murdock entertained a motion to approve the minutes of the January 10 meeting with the following corrections:

- Under Planning Board Case 2015-REZ-01: Add Chairman Murdock opened for meeting for Public Hearing.
- Don Hemphill: paragraph should read: Don Hemphill: current owner of mill property, will be selling property to White Owl (new owner Rodney Miles).

Motion was made by Jeff Helmtoller with corrections to approve the minutes. Second was made by Rick Burleyson. 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: Mr. Vagn Hansen, Benchmark, address the Board. Mr. Hansen wanted to make members aware of proposed legislature (House Bill 51) which would eliminate ETJ for all Municipal Powers. Mr. Hansen encouraged Board members to contact their House delegation from Cabarrus County and express interest in keeping as is. Mr. Hansen will also contact Mt. Pleasant Mayor and Commissioners as well as the Town Administrator. ETJ benefits all members of the community as small towns all have a vested interest in and outside the town limits.

Board of Adjustment Cases: none

New Business: East Franklin Street (C-1/C-2) Discussion. Mr. Goodall led a discussion of the differences and similarities between the two classifications. Most business located on East Franklin are C-1 with exception of Mini-Warehouse and adjacent property (which are C-2). This area is still tied to neighborhoods, and it was discussed whether we should pursue as project or leave current zoning. If rezoned to C-2, businesses would be opened to wholesale trade category. Mr. Goodall suggested, upon further investigation, that we do not pursue changing the zoning as if simply is not a good fit for this section of Town. Chairman Murdock agreed C-1 is a good fit for this section which transition residential to commercial. Mr. Helmtoller agreed rezoning would not be beneficial, and suggested we relook in the future if needed.

Consensus was to leave as is.

2015 Goals and Projects: Mr. Goodall suggested we continue to review how businesses in Mt. Pleasant are zoned. One possible case to review is Rick's as it is zoned three ways. We will review in April. Another area for consideration is North of Fisher Road with discussions on rezoning to Agriculture.

Ordinances: Board members also discussed looking at each section and what would be significant for Mt. Pleasant. Mr. Goodall suggested review the ones most used by Mt. Pleasant.

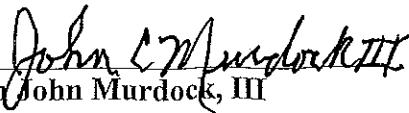
Mock Board of Adjustment Case: We discussed in 2014 of having a mock board of adjustment case. All agreed, and we this will be scheduled for the March 2015 meeting.

Staff Reports: Mr. Goodall reviewed January Staff Report

Board Comments: Chinese Restaurant is coming to the new Family Dollar buildings. There has not been any interest in the former Family Dollar site. Eagle Gun did remove the metal shed and understands if they wish to add a building for bait it must be compliant with current building guidelines and located behind.

Adjournment:

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


Chairman John Murdock, III


Clerk to Board Crystal Smith