

Mount Pleasant

North Carolina

Founded in 1848

Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday January 12, 2015

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
 - ✦ November 10, 2014
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Planning Board Cases**
 - ✦ **2015-REZ-01**

Donnie Hemphill of HDH Capital LLC has submitted a request to have 4.24 +/- acres rezoned from I-1 (Light Industrial) to C-2 (General Commercial). The property is located at 8455 NC Highway 49N and is specifically identified as parcels 5670-28-6132 and 5670-27-6798.
 - ✦ **2015-REZ-02**

Planning Staff has submitted a request to have 1.17 +/- acres owned by Mr. Vern Lambert rezoned from I-1 (Light Industrial) to RM-1 (Residential – Medium Density). The property is located at 232 Jackson Street and is specifically identified as parcel 5670-28-5363.
7. **Board of Adjustment Cases**
 - ✦ None
8. **New Business**
 - ✦ None
9. **Reports**
 - ✦ Planning Report for November / December 2014
10. **Planning Board Comment Period**
11. **Adjourn**

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting
January 12, 2015

Members Present: John Murdock, chair; Shirley Freeman, Rick Burleyson (alternate), Whit Moose, Mike Steiner, 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 7:00 pm.

Installation of Alternate Board Member: Rick Burleyson, alternate member, was sworn in by Del Eudy, Mayor.

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

Approval of Minutes: Chairman Murdock entertained a motion to approve the minutes of the November 10 meeting. Motion was made by Whit Moose to approve the minutes. Second was made by Shirley Freeman. All members (5-0) were in favor.

Approval of Agenda: Chairman Murdock entertained a motion to approve the agenda with modification of Rick Burleyson's swearing in as second item. Jeff Helmtoller made the motion to approve the agenda. Second by Whit Moose. All members (5-0) were in favor.

Public Comment: No comments

Planning Board Case 2015-REZ-01: Rezone parcels 5670-28-6132 and 5670-27-6798 from I-1 (Light Industrial) to C-2 (General Commercial).

Chairman Murdock opened the meeting for Public Hearing.

Don Hemphill, current owner of mil property, will be selling property to White Owl (new owner Rodney Miles).

Rodney Miles: 455 Spring Street NW. White Owl Antique Mall currently located in Concord. White Owl was voted #1 Antique Mall in Cabarrus County. Mt. Pleasant is looking to grow, and so is White Owl.

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

Currently White Owl is in a 66,000 sq ft building. They have become very successful in the past 1 ½ years of operation. Mr. Miles feels White Owl becoming part of the community will be beneficial to the growth of Mt. Pleasant. White Owl serves the County as well being a sponsor of 20+ charities, largest donator to the Toys For Tots drive in Cabarrus County, etc. They currently have 330+ vendors at the Spring Street location, and 125 of these vendors have committed to relocating to Mt. Pleasant. Target date for opening is Sunday, March 1. In the next few weeks, the building will be brought up to a C-2 Standard fire code with new fire alarms and emergency lighting systems being installed.

Mr. Moose: will there be any changes to the exterior of the building?

Mr. Miles: We will be taking down shrubs that are damaging the exterior of the building and landscaping to approve appearance. Signs showing the White Owl Antiques and Design Center will also be added. In the future, a food court will be available with possibly three or so restaurants for eating. Auctions will be held on Friday nights. Possibility of rental front office space. Current sidewalks and streets will be improved, hopefully working in conjunction with the Town of Mount Pleasant on this aspect of the project. Handicap ramps will be installed.

With no other comments or discussion, Chairman Murdock closed the Public Hearing.

Chairman Murdock proposed the following Statement of Consistency:

"The request is consistent with the commercial land use classification and its goal to facilitate the development and redevelopment of community oriented retail and service uses."

Chairman Murdock entertained a motion to accept the Statement of Consistency. Board member Mike Steiner made the motion to accept with a second by Board member Whit Moose. All members (5-0) were in favor by show of right hands.

Chairman Murdock proposed the following Statement of Reasonableness:

"The request is reasonable because it is compatible with the adopted land use map and classifications and because the permitted uses (less intense) in the C-2 zoning district would have a reduced impact on surrounding properties in comparison to the uses permitted in the existing I-1 zoning district."

Chairman Murdock entertained a motion to accept the Statement of Consistency. Board member Whit Moose made the motion to accept with a second by Board member Mike Steiner. All members (5-0) were in favor by show of right hands.

Chairman Murdock entertained a motion to approve the rezoning. A motion was made by Board Member Whit Moose with the second by Board Member Jeff Helmtoller. All members were in favor (5-0).

PLANNING BOARD CASE 2015-REZ-02: Rezone Parcel 5670-28-5363 to have 1.167 +/- acres owned by Mr. Vern Lambert rezoned from I-1 (Light Industrial) to RM-1 (Residential-Medium Density).

Chairman Murdock opened the floor for discussion. With no comments, public hearing was closed.

Chairman Murdock proposed the following Statement of Consistency:

"The request is consistent with the Town Residential land use classifications and its expected uses (single-family residential) as well as the surrounding RM-1 zoning district."

Chairman Murdock entertained a motion to accept the Statement of Consistency. Board member Jeff Helmintoller made the motion with a second by Board member Shirley Freeman. All members (5-0) were in favor by show of right hands.

Chairman Murdock entertained a motion to approve the rezoning. A motion was made by Board Member Whit Moose with the second by Board Member Jeff Helmintoller. All members were in favor (5-0).

Board of Adjustment Cases: none


New Business: none

Staff Reports: Mr. Goodall discussed reports from November 2014 and December 2014. Also members discussed the possible rezoning of properties on Franklin Street. Mr. Goodall has reviewed criteria for C-1 and C-2 classifications, and has asked board Members to do the same noting the key differences. Mr. Goodall will provide a map to Board members for review showing current zoning of these businesses. Mr. Goodall also reported the Town of Mount Pleasant did approve the changes to the Sign ordinances. Mr. Goodall will be working with Ms. Brittany Love, Town Attorney, on shaved ice ordinance and updating all changes on the town website.

Board Comments: Welcome to Rick Burleyson as alternate member to the Planning and Zoning Board. We look forward to having him as part of our Board.

Adjournment:

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


Chairman John Murdock, III


Clerk to Board Crystal Smith