

# Mount Pleasant

North Carolina

*Founded in 1848*

## TOWN OF MOUNT PLEASANT, NORTH CAROLINA

### Planning and Zoning Board Meeting

March 28, 2016

**Members Present:** John Murdock, Chair; Shirley Freeman, Mike Steiner, Jeff Helmtoller, Rick Burleyson, Alternate

**Members Absent:** Whit Moose

**Staff Present:** Erin Burris, Town Planner; Crystal Smith, Clerk to Planning 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:** Chairman Murdock entertained a motion to approve the February 2016 minutes. Motion was made by Jeff Helmtoller to approve the October minutes with second by Rick Burleyson. All members were in favor (5-0).

**Approval of Agenda:** Chairman Murdock entertained a motion to approve the Agenda. Motion was made by Mike Steiner and second was made by Jeff Helmtoller. All members (5-0) were in favor.

**Public Comment:** None

**Planning Board Case:** REZ 2016-01 Mount Pleasant Middle School Property

*Following annexation into the Town Limits, Cabarrus County requests that three parcels totaling 54.35 acres be zoned Mount Pleasant O-I Office and Institutional. Location: Walker Road adjacent to Mount Pleasant High School. Cabarrus County Parcel Numbers: 5650-87-4724, 5650-98-0713, & 5650-98-2166. Current Zoning: Cabarrus County CR Countryside Residential district. Proposed Zoning Mount Pleasant O-I Office and Institutional.*

Chairman Murdock called the Rezoning to order. Erin Burris, Town Planner, stated at the past Town Board meeting (March 14) the middle school was voluntarily annexed into the Town with an effective date of March 15. Erin Burris also stated a neighborhood meeting was held Monday, March 21 at 5:30 pm with three neighbors in attendance. All attending were in favor of the rezoning. Mrs. Burris also stated a 3/4 majority of the Board is required to vote in favor of either approval or denial of the proposed zoning request (amendment) for it to take effect. If the motion approving or denying the proposed zoning request (amendment) achieves less than a 3/4 vote in favor, then the request will be forwarded to the Town Board for final disposition.

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

Chairman Murdock opened the floor for public comments. Mr. Tim Lowder, Executive Director of Operations for Cabarrus County Schools, commented how excited CCS was for the new middle school.

Chairman Murdock asked if any Planning Board members had questions or comments. Rick Burleyson asked if the high school was currently annexed into the Town. At this time no, but perhaps in the future. Mrs. Burris then commented she is already reviewing the site plans for compliance with the UDO.

With no further questions or comments, Chairman Murdock asked for a **Statement of Consistency**. Mike Steiner stated the request is consistent with the adopted Land Use Map, Western Growth Area Classification, and the proposed use of the site will contribute to mixed growth in the area as proposed in the Land Use Map. The existing adjacent areas are residential as also proposed in the Land Use Map. The site is adjacent to the existing high school, and therefore; proposed we accept as presented. A second was made by Jeff Helmintoller. Chairman Murdock called for the vote by showing of right hands. **Statement of Consistency was unanimously approved (5-0).**

Chairman Murdock asked for a **Statement of Reasonableness**. Jeff Helmintoller proposed the Statement because the site is adjacent to the existing high school. The site is also compatible with the adjacent residential zoning. Second was made by Rick Burleyson. Chairman Murdock called for the vote by showing of right hands. **Statement of Reasonableness was unanimously approved (5-0).**

The rezoning of the site would not be spot zoning. The tract is a medium size, is compatible with the adopted Land Use Map, should be no negative impact to the landowner since the site was acquired without legal action, and the site is adjacent to the existing high school.


Chairman Murdock asked for a motion to approve the Rezoning of Cabarrus County Parcel Numbers: 5650-87-4724, 5650-98-0713, & 5650-98-2166. Current Zoning: Cabarrus County CR Countryside Residential district. Proposed Zoning Mount Pleasant O-I Office and Institutional. Motion was made as presented by Jeff Helmintoller with a second by Shirley Freeman. Chairman Murdock called for the vote by showing of right hands. **Rezoning was unanimously approved (5-0).**

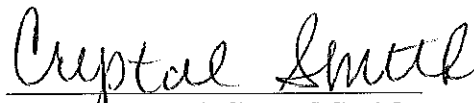
**Staff Reports:** Mrs. Burris reviewed the staff report and permit report included in Board packet.

**Board Comments:** None.

**Adjournment:**

With no further discussion, Chairman Murdock entertained a motion to adjourn. Motion was made by Rick Burleyson with a second by Shirley Freeman. All members were in favor (5-0).

  
Chairman John Murdock, III

  
Clerk to Board Crystal Smith