

Mount Pleasant

North Carolina

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA

Planning and Zoning Board Meeting

June 27, 2016

Members Present: John Murdock, Chair; Whit Moose, Vice-Chair; Shirley Freeman, Rick Burleyson, Alternate

Members Absent: Mike Steiner, Jeff Helmintoller

Staff Present: Erin Burris, Town Planner; Crystal Smith, Clerk to Planning Board

Call to Order: Chairman Murdock called the meeting of the Town of Mount Pleasant Planning and Zoning Board to order at 6:00 pm.

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

Approval of Minutes: Chairman Murdock entertained a motion to approve the May 2016 minutes. Motion was made by Whit Moose to approve the minutes with second by Rick Burleyson. All members were in favor (4-0).

Approval of Agenda: Chairman Murdock entertained a motion to approve the Agenda. Motion was made by Rick Burleyson and second was made by Whit Moose. All members (4-0) were in favor.

Public Comment: Daniel Upton, Dutch Road Mount Pleasant, NC addressed the Board. He stated he is new to the community, and he wanted to become familiar with the Town and what was going on at the Prison. Mrs. Burris, Town Planner, stated briefly the Prison would be developed into Southern Grace Distillery, and brief highlights would be discussed in the Rezoning case. Mr. Upton said he looked forward to hearing of the plans.

With no further speakers, Chairman Murdock closed the Public Comment.

Planning Board Case: TA 2016-02 Uses and Supplemental Regulations

Administrative rezoning of the former Cabarrus Correctional Facility property and current NCDOT maintenance facility to reflect the current and potential uses of those properties.

Property Location: 9655 NC HWY 73E, 130 and 150 Dutch Road. Cabarrus County Parcel Number(s): 5670-92-3765 and 5670-92-3765. Current Zoning: RL Residential Low Density. Proposed Zoning: L-I Light Industrial.

Chairman Murdock opened the Public Hearing.

Mrs. Burris, Town Planner, stated the Board would need to adopt a Statement of Consistency and Statement of Reasonableness, and need a 3/4 majority to approve the rezoning. Applicant is the Town of Mount Pleasant, and a Standard Rezoning of 59 acres is being requested. Requested rezoning is compliant with approved Land Use Map and location is where growth is encouraged. Chairman Murdock opened the Rezoning for Public Comment. With no one speaking, the Public Comment was closed.

Chairman Murdock entertained a motion for Statement of Consistency for the proposed rezoning: *"The proposed I-1 zoning is consistent with the current use of the properties for state NCDOT maintenance facilities and the potential reuses of the former correctional facility. I-1 rezoning is also not inconsistent with purposes of the Eastern Growth Area designation as described in the Land Use Plan and show on the Future Land Use Map."* Motion was made by Whit Moose to accept the proposed Statement of Consistency with a second made by Shirley Freeman. All were in favor (4-0).

With no further discussion, Chairman Murdock entertained a motion for Statement of Reasonableness: *"The proposed use is reasonable in that while the new approximately 58 acre I-1 Light Industrial district is adjacent to existing RL Residential Low Density, C-1 Light Commercial and Cabarrus County AO Agricultural/Open Space zoning, the light industrial designation is consistent with the historic use of the property as a State of North Carolina road maintenance facility and Correctional Institute. While the proposed district does not create residential development, it will establish a zoning designation that is more appropriate for the current use of the property and potential reuse of the vacant correctional facility on the property."* Motion was made by Rick Burleyson to accept the proposed Statement of Reasonableness with a second by Whit Moose. All were in favor (4-0).

Having adopted the Statement of Consistency and the Statement of Reasonableness, Chairman Murdock entertained a motion for the approval of the Rezoning. Motion was made by Whit Moose with a second by Rick Burleyson. All were in favor (4-0).

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

Board Comments: Mrs. Burris stated she would be on vacation during the scheduled meeting time, and several other members would also be out of town. Mrs. Burris gave a reminder that the July meeting would be cancelled. **The Planning and Zoning Board will meet on Monday, August 22, 2016, 6 pm.**

Adjournment:

With no further discussion, Chairman Murdock entertained a motion to adjourn. Motion was made by Rick Burleyson with a second by Whit Moose. All members were in favor (4-0).


John Murdock, Chairman


Clerk to Board Crystal Smith