

Mount Pleasant

North Carolina

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA Planning and Zoning Board Meeting September 26, 2016

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

Members Absent: Mike Steiner, Jeff Helmtoller

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. Chairman Murdock also recognized Rick Burleyson would have full voting rights.

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

Approval of Minutes: Chairman Murdock entertained a motion to approve the August 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: None.

Planning Board Cases:

*REZ 2016-05 & TA 2016-03 Nonconforming Situations and Land Use Plan Consistency
Proposal to revise the zoning map to be consistent with Land Use Plan in area north of Fisher Road, clean up district lines to follow parcel lines, and reduce the number of existing nonconforming uses. Amend the text of the UDO to reduce the number of nonconformities within the Town's jurisdiction while maintaining district integrity. Property Location and Proposed Zoning: Various locations (see proposed zoning map revisions), Cabarrus County Parcel Number(s): Multiple numbers to be provided for public hearing when set (anticipated at October meeting.)*

Erin Burris, Town Planner, led the Planning and Zoning Board in a discussion of proposed changes to the text in Articles, 4, 5, and 13.

In Article 4, the RM-1 and RM-2 districts were combined into one RM Residential Medium Density district. There is currently no RM-2 zoning on the map and the districts are very similar with the only difference being that RM-2 permits 1 more dwelling unit per acre. It is proposed that the density of the

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RM district be 4 dwelling units an acre to accommodate the infill development most likely to occur in Mount Pleasant. Members discussed the graduation of densities between district from 1 dwelling unit per 2 acres (AG) to 1 dwelling unit (RE) an acre to 2 (RL), 4 (RM), and 8 (RH) dwelling units an acre, and agreed that this made sense.

The RC Residential Compact, B-1 Neighborhood Commercial/Office, PID Public Interest District, TND Traditional Neighborhood Development, and TOD Transit Oriented Development districts have all been removed since they are not on the zoning map, can be accommodated by other existing districts, and have a little likelihood of fitting the development pattern of Mount Pleasant.

The Permitted Uses Table (4.6-1) has been reviewed for nonconforming uses, and amendments are proposed to accommodate existing uses, where such uses are not directly contradictory to the intent of the district in which they are located. "Services, other" and "Retail uses outside of a fully enclosed building" have been added, primarily as conditional uses, to accommodate uses not otherwise listed in the table. The Dimensional Table (4.7-1) has been amended to remove the unnecessary districts, establish a maximum density of four (4) dwelling units per acre for the RM district, and remove maximum lot width, and minimum and maximum lot depth. Lot size and development patterns can easily be established and maintained with maximum densities, minimum lot sizes, and minimum lot widths without the additional constraints that often stifle infill development. Minimum setbacks for the I-1 district have also been reduced because of the multiple I-1 properties in the jurisdiction that already have significantly smaller setbacks. Nonresidential accessory structure setbacks have been added along with a multiplier to slightly increase minimum lot size for duplexes and triplexes (where permitted).

In Article 5, staff proposes amending Section 5.22.7 to provide more flexibility for businesses to have outdoor promotional events. Staff proposes that up to two (2) days at a time, up to 12 times and 24 days a year, businesses can apply for a temporary use permit to hold promotional events with the display of merchandise. Many businesses have already been following the pattern of having promotional events once a month. This would make the practice permissible under the Ordinance.

In Article 13, Section 13.1.1 has been amended to apply only to Nonconforming Uses and not include Nonconforming structures. The timeframe for discontinuance has been shortened from six (6) months to 60 days.

Propose zoning map amendments to reduce nonconforming uses and introduce district consistency were also discussed. All properties north of Fisher Road in the extraterritorial jurisdiction are proposed to be zoned AG Agricultural to reflect the Agricultural Land Use designation on the adopted Land Use Plan map. Approximately a dozen parcels on the north edge of Oldenburg are either split-zoned or have a different zoning designation than the rest of the development. All parcels will now have an RL Residential Low Density designation like the rest of the development. Parcels with school facilities, institutional uses, or religious uses currently located on them are proposed to be O-I Office and Institutional to ensure district consistency for this type of use. The NAPA Auto Parts parcel is currently zoned RL Residential Low Density even though it has a viable retail use located on it. C-1 Light Commercial Zoning is proposed to remedy this nonconformity. North Main and Jackson Street Duplex lots-To make the existing nonconforming uses conforming, RH Residential High Density (formerly RV) zoning is proposed for lots with existing duplexes adjacent to the light commercial area on Highway 49 along North Main Street and Jackson Street.

RH Zoning is proposed for two existing nonconforming higher density residential developments at Page and Wood Streets. One of these uses is an existing residential care facility (Mount Pleasant House) that is not permitted in the current RM zoning designation. Two residential lots on North Skyland within the town limits inexplicably have a different designation (RL) than the surrounding RM lots. This has been corrected. Given the uses of the property at the G-Max Automotive location, I-1 zoning is more appropriate than C-2 zoning. The members discussed the zoning of the town storage facility on Jackson Street and determined that the I-1 district more accurately reflects the use, which is adjacent to an existing I-1 sawmill, than RM. All parcels that had a split-zoning designation without definable geographic reasoning, have been changed to reflect the predominant zoning of the rest of the parcel.

Mrs. Burris agreed to contact Mr. Steiner and Mr. Helmtoller and bring them up to speed on the proposed changes.

Whit Moose made a motion to recommend approval of the proposed text amendments with the statement of consistency and to set a Public Hearing for October 24 at 6 pm for the map amendments. Rick Burleyson seconded the motion. All were in favor.

Statement of Consistency: "The proposed text amendments are consistent with the stated intents of the land use designations as stated in the Mount Pleasant Future Land Use Plan, reduce the number of nonconforming uses, and apply zoning districts more consistently for existing uses."

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

Board Comments: None

Mrs. Burris shared Tough Mudder would be November 5 & November 6, and the Town would be participating in a Fall Festival and Polar Pig BBQ Cook Off November 12.

Adjournment:

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

The Planning and Zoning Board will meet on Monday, October 24, 2016, 6 pm.



John C. Murdock, III, Chairman



Clerk to Board Crystal Smith