

Mount Pleasant

North Carolina

Founded in 1848

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, June 25, 2018

6:00 PM

1. Call to Order
2. Recognition of Quorum
3. Approval of Agenda
4. Approval of Minutes of Previous Meetings
 - April 23, 2018
5. Public Comment Period
6. Planning and Zoning Board Cases
 - None
7. Board of Adjustment Cases
 - Approval of Orders for the following case:

CUP 2018-01 Mount Pleasant Sporting Goods & Pawn Shop
Applicant requests Conditional Use Permit to operate a retail store with a pawn shop component within an existing building. Pawn shops require the issuance of a Conditional Use Permit within the C-1 Light Commercial Zoning District. *Location:* 7991 W. Franklin Street. *Cabarrus County Parcel Number:* portion of 5670-05-1430. *Zoning:* C-1 Light Commercial
8. Other
9. Reports
 - Planning Report for May and June 2018
10. Planning and Zoning Board Comment Period
11. Adjourn

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

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting
June 25, 2018

Members Present: John Murdock, Chair; Shirley Freeman, Jeff Helmintoller, Rick Burleyson; Alternate

Members Absent: Whit Moose, Vice Chairman, and Mike Steiner

Staff Present: Erin Burris, Town Planner; Jennifer Blake, Clerk to Planning Board; John Scarbrough, Town Attorney.

Call to Order: Chairman Murdock called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:15 pm upon his late arrival.

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

Approval of Minutes: Chairman Murdock entertained a motion to approve the April 23, 2018 minutes. Motion was made by Jeff Helmintoller to approve the minutes with second a second by Rick Burleyson. All members (3-0) were in favor.

Approval of Agenda: Chairman Murdock entertained a motion to approve the Agenda. Motion was made by Rick Burleyson and second was made by Jeff Helmintoller. All members (3-0) were in favor.

Public Comment: No public comment.

Planning and Zoning Board Cases: None

Board of Adjustment Cases:

- **Approval of Orders for the following case:**

CUP 2018-01 Mount Pleasant Sporting Goods & Pawn Shop

Applicant requests Conditional Use Permit to operate a retail store with a pawn shop component within an existing building. Pawn shops require the issuance of a Conditional Use Permit within the C-1 Light Commercial Zoning District. *Location:* 7991 W. Franklin Street. *Cabarrus County Parcel Number:* portion of 5670-05-1430. *Zoning:* C-1 Light Commercial

John Scarbrough stated that any decision made by the Board of Adjustments is not final and effective until it is signed and filed by the Clerk. There was evidence brought before us at the last meeting, April 23, 2018 to approve the permit. The Board of Adjustments did find evidence to justify the issuance of the permit. Mr. Scarbrough reviewed the findings-of-fact and the conditions that were met from the previous meeting in April as follows:

The following findings were made by the Board of Adjustment:

1. The proposed conditional use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.
2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
3. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
4. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
5. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
6. Compliance with any other applicable Sections of this Ordinance.

A motion to approve Finding #6 was made by Jeff Helmintoller with a second by Mike Steiner.

Since a motion was to approve the Conditional Use Permit all of the findings-of-fact were met with the following conditions agreed upon by the applicant:

1. Provide a parking plan indicating number, dimensions, and location of parking striping.
2. Indicate the intended method and materials for screening the solid waste storage area in accordance with Section 11.1.2.2.1 (3).
3. Provide a signage plan and sign permit application indicating compliance with Article 12.
4. Provide planters at the building entrance as substitute for street yard and building yard landscaping.
5. Consult the Cabarrus County Sherriff's Department for adequate safety measures and lighting.

Mr. Scarbrough stated that the final decision is effective upon the distribution to all the parties and filing with the Clerk of the Board of Adjustments. Chairman, Murdock would sign on behalf of the Board of Adjustments. If anyone wants to appeal, they can petition the Superior Court of Cabarrus County.

Chairman, John Murdock called for a motion to approve the permit. Motion was made by Jeff Helmintoller with a second by Rick Bureson. All were in favor (3-0).

Monthly Permits:

Erin Burriss discussed and reviewed the permit reports included in the June permit report.

Erin did mention that next month there would be a rezoning request for South Skyland Drive and a major subdivision preliminary plat. Also, we will have another Conditional Use Permit request.

Board Comments:

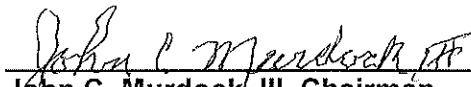
Jeff Helmintoller asked about construction at the corner of Crestwood and Pine Street.

Erin Burris knew of three lots that we sold and has issued a building permit to Todd Key at 236 Pine Street.


Jeff Helmintoller asked about Walker Road. Erin Burris stated that she knew of a property for sale on Walker Road but no one has contacted her as of yet.

Adjournment:

With no further discussion, Chairman Murdock entertained a motion to adjourn. Motion was made by Rick Burleyson with a second by Jeff Helmintoller. All members were in favor (3-0).



John C. Murdock, III, Chairman



Clerk to Board Jennifer Blake