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P.O. BOX 787
MOUNT PLEASANT, NORTH CAROLINA 28124
704-436-9803

Troy W. Barnhardt
Mayor

**Town of Mt. Pleasant
Planning & Zoning Meeting
October 12, 2009
7:00 P.M.**

Members Present: James Senecal, Whit Moose, Jr., Penny Suggs, Shirley Freeman

Staff Present: Adrian Cox Town Administrator, Vagn Hansen Benchmark Planner, Joy Eudy Clerk to Board, John Murdock Chairman, (Chairman Murdock came in 15 minutes late.)

Members Absent: Margaret Strickland

Visitors Present: Larry & Linda Miller, Troy Miller, Herman W. Almond, Crista Schronk

Call to Order:

Whit Moose, Jr. called the meeting to order.

Quorum:

Whit Moose, Jr. stated there was a full quorum present.

Approval of Agenda:

Whit Moose, Jr. asked if there were any changes to be made to the agenda. With no changes to be made, Whit Moose, Jr. entertained a motion to accept the agenda as presented. Board member Penny Suggs made a motion to accept the agenda. Board member James Senecal seconded the motion with all members in favor 4-0.

Approval of Minutes:

Whit Moose, Jr. asked if any changes needed to be made to the minutes of the September 14, 2009 meeting? With no changes to make, Whit Moose, Jr. entertained a motion to accept the minutes as presented. Board member James Senecal made a motion to accept the minutes as presented. Board member Shirley Freeman seconded the motion with all board members in favor 4-0.

Public Hearing:

Whit Moose, Jr. opened the Public Hearing and ask if anyone would like to speak. Vagn Hansen of Benchmark came forward and gave a brief overview of the Zoning Map Amendment – REZ 2009-03 for the visitors present.

Vagn Hansen of Benchmark stated that the Town Board of Commissioners approved the voluntary annexation of two parcels of land on the south side of NC Highway 73 at their August meeting. Following the annexation the Town initiated this zoning map amendment to establish Town zoning on the subject properties as required by the NC General Statutes.

Vagn Hansen of Benchmark stated these parcels of land are located directly across from the previously annexed Green Acres mobile home park on the north side of NC 73. This property is zoned RL – Residential Low Density, which allows two dwelling units per acre. Surrounding the corporate limits is land zoned CR- Countryside Residential, by Cabarrus County, which allows a similar residential density, but also allows certain nonresidential uses that are not allowed in the Town's RL district.

Vagn Hansen of Benchmark stated that property owners were mailed notices, newspaper advertisement were published and a sign advertising the public hearing was placed in front of the property stating there would be a public hearing on October 12, 2009.

Linda Miller of 5550 Highway 73 E came forward to speak and said that their property joins the property that is to be rezoned. She asked the board to explain the difference between RL and CR zoning, also why you would rezone the property if the owner has no plans to develop the property. Linda Miller stated if the property is developed she would like to ask that a buffer be placed between the properties.

Linda Miller explained that the Green Acres mobile home park has been an eye sore for years and she would like to see it condemned. Linda Miller had pictures of the mobile home park and passed them around for the board to look at. She also had a petition signed by people that live around the mobile home park stating they did not want a mobile home park on the property.

Vagn Hansen of Benchmark and the Planning Board explained to Linda Miller, the difference between RL and CR zoning and why the property had to be rezoned, and also about the mobile home park.

Crista Schronk stated her name and her address as 5500 Highway 73 E and said that the owner of the newly annexed property contacted her and wanted to buy her property, stating he did not know there was a house on the property. Crista Schronk wanted to know if her property was in the town limits now, since Mr. Zeidenberg's property had been annexed.

Crista Schronk wanted to know where the sewer lines would go in the property. Vagn Hansen of Benchmark stated he was sure the lines would be on the owner's

side of the property. Vagn Hansen stated that the Town can not voluntary annex your property.

Herman W. Almond of 481 Oriole Lane was next to speak and he stated that his property was at the bottom of the property and he wanted to know why would the owner want to annex this property. He stated there was a creek that ran through the property and he just could not see why the owner would want this property annexed into the Town. Herman Almond wanted to know what he needed to do to be annexed into the town. He had several questions about the sewer line going through the property and also the annexation.

Chairman Murdock stated if putting in the sewer line takes place, then the surface water will be taken care of and it should improve the quality of the creek.

Troy Miller of 3200 Cold Springs Road said he owns 4 acres next to the 6 acres that was annexed and he wanted to know if he could hook on to the sewer.

There was no one else to speak and the Public Hearing was closed.

New Business:

1. Planning Board Cases

- (a) REZ 2009- 03 Zoning Map Amendment to establish initial zoning on Parcels voluntarily annexed by Green Acres Realty, LLC at 5510 NC Highway 73 E.

Whit Moose, Jr. turned the meeting over to Vagn Hansen of Benchmark to explain about the rezoning map amendment.

Whit Moose, Jr. entertained a motion to the Planning Board to vote to approve or deny the proposed zoning map amendment. He stated that a statement of consistency with the motion had to be provided, and that statement should be that the Planning Board finds that the zoning map amendment REZ 2009-03 is consistent with the plans and policies of the Town of Mount Pleasant.

Board member Penny Suggs made a motion to approve the proposed zoning map amendment REZ 2009-03, stating it is consistent with the plans and policies of the Town of Mount Pleasant. Board member Shirley Freeman seconded the motion, with all board members in favor 5-0.

Reports:

Planning Services Report for September 2009

Vagn Hansen of Benchmark stated that 2 zoning permits had been issued. Property located at 701 North Skyland Drive, consisting of approximately 0.92 acres of land was subdivided, splitting the property into two parcels, each containing four

previously platted lots. This subdivision was exempt per the NC General Statutes due to the size of the property and number of lots created.

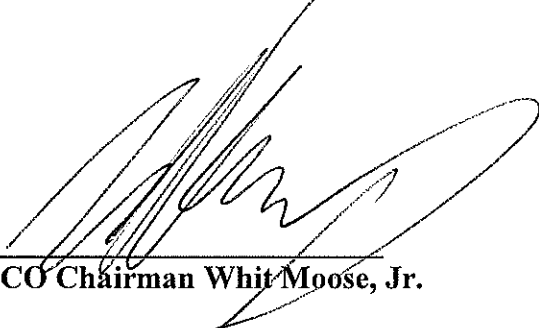
Vagn Hansen of Benchmark stated there were 2 Text Amendments in September.

(1.) TA 2009-05 to delete the River Stream Overlay District in Article 4.15 and establish a new riparian buffer regulation in Article 9.


(2.) TA 2009-06 to move the requirement for the construction of curb and gutter and sidewalks from Article 8, which regulates off street parking, to Article 10, which regulates street improvement.

Adjournment:

With nothing else to come before the Planning Board, Whit Moose, Jr. entertained a motion to adjourn. Board member Penny Suggs made a motion to adjourn. Board member Shirley Freeman seconded the motion with all members in favor 5-0.



CO Chairman Whit Moose, Jr.



Clerk to Board Joy Rudy