



**Town of Mount Pleasant  
Planning Board and Zoning Board of Adjustment Agenda**

Mount Pleasant Town Hall  
8590 Park Drive  
Monday, March 14, 2011 - 7:00pm

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Agenda**
4. **Approval of Minutes**
6. **Planning Board Cases**

**(a) REZ 2011-01 – Public Hearing**

The proposed zoning map amendment will apply the MH-1 Manufactured Housing Overlay District to properties along Dutch Road, north of the NCDOT maintenance yard.

**(b) REZ 2011-02-- Public Hearing**

The proposed zoning map amendment will apply the MH-1 Manufactured Housing Overlay District to properties along Mount Pleasant Road West in the vicinity of Garmon-McGuire Road.

**(c) REZ 2011-03 – Public Hearing**

The proposed zoning map amendment will apply the MH-1 Manufactured Housing Overlay District to properties along Mount Pleasant Road North, north of Fisher Road.

5. **Board of Adjustment Cases**

None

7. **Other Business.**

**(a) Staff Report**

Presentation of Planning staff activities for the Month of February

8. **Adjourn**

# Mount Pleasant

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North Carolina

*Founded in 1848*

**Town of Mount Pleasant  
Planning and Zoning Meeting  
March 14, 2011  
7:00 P.M.**

**Members Present:** James Senecal, Penny Suggs, Shirley Freeman,  
Whit Moose, Jr., Margaret Strickland, John Murdock.

**Staff Present:** Vagn Hansen of Benchmark, Adrian Cox, Town Administrator  
Joy Eudy, Clerk to Board.

**Visitors Present:** Claudia Lowder, Robert Furr Jr., James W Campbell,  
Judith Kroll, Brian Clay, Howard Dennis Isenhour,  
Wayne Hatley.

**Call to Order:**

Chairman Murdock called the meeting to order.

**Recognition of Quorum:**

Chairman Murdock stated a quorum was present.

**Approval of Agenda:**

Board Member Shirley Freeman made a motion to approve the agenda. Board Member James Senecal seconded the motion with all members in favor 5-0.

**Approval of Minutes:**

Board Member Penny Suggs made a motion to accept and approve the minutes as presented. Board Member Whit Moose, Jr. seconded the motion with all members in favor 5-0.

**Old Business:**

**Proposed Zoning Map Amendment: REZ 2011-01**

**Vagn Hansen of Benchmark made a general statement about the 3 areas that was**

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considered having the Manufactured Housing Overlay District applied. Vagn Hansen stated there were 4 areas considered, but it had been narrowed down to 3 areas. He stated the first area was along Dutch Road, and said the proposed Zoning Map Amendment will apply the MH-1 Manufactured Housing Overlay District to properties along Dutch Road, north of the NCDOT maintenance facility. There is a total of 16 properties located within the area proposed for the application of the overlay district.

The application of the overlay district will not affect the underlying RL (Residential Los Density) zoning of the property, it will however allow property owners with existing manufactured homes to replace them with manufactured homes that meet the standards of the Town's revised ordinances, or install new manufactured homes that meet the requirements of the ordinance.

Vagn Hansen of Benchmark stated the proposed zoning map amendment was presented to the property owners in the area at a neighborhood meeting held at Town Hall in November. Vagn Hansen stated this meeting was well attended, and there was no opposition to the proposed application of the overlay district to this particular area voiced by those property owners who attended this meeting.

Approval of the proposed amendment would help move the Town toward full compliance with State Statutes related to the exercise of zoning regulations on Manufactured Housing. By exercising regulations proactively, the Town is making a determination on the appropriate location for manufactured housing in its jurisdiction, rather than having to react to a future proposal or potential legal challenge to the Town's regulations.

Vagn Hansen of Benchmark stated that advertising was done through the newspaper and also letters were sent to property owners. Zoning signs were also posted in the area subject to the Zoning Map Amendment.

Chairman Murdock opened up the Public Hearing and asked if anyone would like to speak.

Brian Clay came forward and stated his name and address at 400 Dutch Road. Brian stated he had seen the zoning signs up and he did not know what was going on. He just needed some information.

Vagn Hansen of Benchmark stated this amendment to the ordinance was just to apply the overlay district to the area. Vagn Hansen stated without the overlay district, if something was to happen to your mobile home, you would not be allowed to replace it, but with the overlay district applied, you will be able to replace your mobile home or bring it up to standards accordingly to the ordinance.

Judith Kroll came up to speak and she wanted Vagn Hansen to describe what a mobile home is and how is an overlay district different from a standard district?

**Vagn Hansen explained these 2 questions to her and then Judith Kroll wanted to know if the mobile homes that are in these areas now will have to be brought up to meet the new overlay district standards.**

**Chairman Murdock stated the mobile homes that are there now, will not have to be brought up to the standards of the overlay district if it is applied, but without it if your mobile home burns you will not be able to replace it.**

**With no one else to speak Chairman Murdock closed the Public Hearing for the Dutch Road REZ 2011-01.**

**Chairman Murdock opened the Public Hearing for the Proposed Zoning Map Amendment REZ 2011-02, Mount Pleasant Road West in the vicinity of Garmon-McGuire Road.**

**Chairman Murdock asked if anyone from this area would like to speak.**

**With no one coming forward to speak, Chairman Murdock closed the Public Hearing for the Mount Pleasant Road West in the vicinity of Garmon-McGuire Road.**

**Chairman Murdock opened the Public Hearing for the Proposed Zoning Map Amendment REZ 2011-03, Mount Pleasant Road North. North of its intersection with Fisher Road.**

**Chairman Murdock asked if anyone from this area would like to speak.**

**With no one coming forward to speak, Chairman Murdock closed the Public Hearing for the Mount Pleasant North, north of its intersection with Fisher Road.**

**Chairman Murdock asked if there was any discussion on any of these areas. Board Member James Senecal stated he would like to thank the board and Vagn Hansen of Benchmark for the remarkable job they had done on these amendments. He stated there had been some long hours and long meeting on the subject and he felt everything was done to the best of interest to the Town and community.**

**Chairman Murdock asked the Board to consider these amendments and vote to accept and apply them to these areas or reject them.**

**Chairman Murdock entertained a motion to approve REZ 2011-01 Proposed Zoning Map Amendment.**

**Board Member Penny Suggs made a motion to approve the zoning map amendment, REZ 2011-01 stating the proposed amendment would help move the Town toward full compliance with State Statutes related to the exercise of zoning regulations on manufactured housing. This action is in keeping with the Town's regulations, policies**

**and practice of being proactive in exercising regulations by determining the appropriate location for manufactured housing within its jurisdiction.**

**Board Member Penny Suggs also stated the proposed amendment is based upon a visual and map survey of the Town's jurisdiction to determine the location of existing manufactured housing. An evaluation of those areas was conducted to determine the most desirable location for manufactured housing. This action will allow the owner of existing manufactured housing to replace them with manufactured homes that meet the standards of the Town's revised ordinances, or install new manufactured home that meet the requirements of the ordinance.**

**Board Member James Senecal seconded the motion with all members in favor 5-0.**

**Chairman Murdock entertained a motion to approve REZ 2001-02 Proposed Zoning Map Amendment.**

**Board Member Whit Moose, Jr. made a motion to approve the zoning map amendment, REZ 2011-02 stating the proposed amendment would help move the Town toward full compliance with State Statutes related to the exercise of zoning regulations on manufactured housing. This action is in keeping with the Town's regulations, policies and practice of being proactive in exercising regulations by determining the appropriate location for manufactured housing within its jurisdiction.**

**Board Member Whit Moose, Jr. also stated the proposed amendment is based upon a visual and map survey of the Town's jurisdiction to determine the location of existing manufactured housing. An evaluation of those areas was conducted to determine the most desirable location for manufactured housing. This action will allow the owner of existing manufactured housing to replace them with manufactured homes that meet the standards of the Town's revised ordinances, or install new manufactured homes that meet the requirements of the ordinance.**

**Board Member James Senecal seconded the motion with all members in favor 5-0.**

**Chairman Murdock entertained a motion to approve REZ 2011-03 Proposed Zoning Map Amendment.**

**Board Member James Senecal made a motion to approve the zoning map amendment, REZ 2011-03 stating the proposed amendment would help move the Town toward full compliance with State Statutes related to the exercise of zoning regulations on manufactured housing. This action is in keeping with the Town's regulations, policies and practice of being proactive in exercising regulations by determining the appropriate location for manufactured housing within its jurisdiction.**

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most desirable location for manufactured housing. This action will allow the owner of existing manufactured housing to replace them with manufactured homes that meet the standards of the Town's revised ordinance, or install new manufactured homes that meet the requirements of the ordinance.

Board Member Whit Moose, Jr. seconded the motion with all members in favor 5-0.

**Staff Report:**

Vagn Hansen of Benchmark gave the staff report and stated that a zoning permit had been issued to the residents of 2280 Bilverlor Court and they now have a 24'x40' (960 square foot) addition to the existing single family dwelling (garage).

**Text Amendment:**

Vagn Hansen stated at the February meeting, the Planning Board reviewed a proposed Text Amendment (TA 2011-01) that will remove the current exemption from the design requirements of the UDO for accessory structures that are smaller than 400 square feet. The Planning Board made a positive recommendation on the proposed amendment to the Town Board, which will hold a public hearing on the matter at its March meeting.

**Code Enforcement Report for February 2011**

There were 3 Code Enforcement zoning violations that were resolved. All three were illegal temporary signs violations.

Vagn Hansen of Benchmark stated the staff and several members of different committees met with Wic Neal about the old mill on West Franklin Street. Vagn Hansen stated it was a very productive meeting.

**Adjournment:**

With no other business to come before the Planning Board, Chairman Murdock 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.

  
Chairman John Murdock III

*Whit Moose, Jr*

  
Clerk to Board Joy Eudy

