

## Planning Board and Zoning Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday October 12, 2015

7:00 PM

1. **Call to Order**
2. **Recognition of Quorum**
3. **Approval of Minutes of Previous Meetings**
  - September 14, 2015
4. **Approval of Agenda**
5. **Public Comment Period**
6. **Planning Board Cases**
  - 2015-REZ-04  
Wesley Joyner has submitted a request to have .56 acres rezoned from RM-1 to RV-CD to allow for the construction of two (2) single-family dwellings. The property is located at 8560 E. Franklin Street and is specifically identified as parcel 5670-32-0608.
7. **Board of Adjustment Cases**
  - None
8. **New Business**
  - None
9. **Reports**
  - Planning Report for September 2015
10. **Planning Board Comment Period**
11. **Adjourn**

# Mount Pleasant

North Carolina

*Founded in 1848*

---

**TOWN OF MOUNT PLEASANT, NORTH CAROLINA**  
**Planning and Zoning Board Meeting**  
**October 14, 2015**

**Members Present:** John Murdock, Chair; Shirley Freeman, Whit Moose, Mike Steiner, Jeff Helmintoller

**Members Absent:** Rick Burleyson, alternate

**Staff Present:** Andy Goodall, Planner (Benchmark CMR), Erin Burris (New Town Planner from Benchmark)

**Call to Order:** Chairman John Murdock called the meeting of the Town of Mount Pleasant Planning and Zoning Board to order at 7:00 pm.

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

**Approval of Minutes:** Chairman Murdock entertained a motion to approve the September 2015 minutes. Motion was made by Whit Moose to approve the September minutes with second by Mike Steiner. All members were in favor (5-0).

**Approval of Agenda:** Chairman Murdock entertained a motion to approve the Agenda. Motion was made by Jeff Helmintoller and second was made by Whit Moose. All members (5-0) were in favor.

**Public Comment:** None

**Planning Board Case:** 2015-REZ-04: Mr. Wesley Joyner is requesting to have .56 acres rezoned from RM-1 to RV-CD to allow for the construction of two (2) single-family dwellings. Property is located at 8560 E. Franklin Street, Parcel 5670-32-0608.

Mr. Goodall stated the rezoning of this property would be in compliance with future land use. A community meeting was held September 21, 2015, and those attending had favorable feedback. All proper procedures have been followed for the rezoning (advertising in newspaper, mailing notices of public meeting to the adjacent and surround property owners, and sign posted on the property.) Mr. Goodall recommended approval of this request.

**Discussion:** Lori Love, from Remax Properties representing Mr. Joyner, commented how healthy the real estate market is in Mt. Pleasant. Mr. Joyner does quality work, and she already has interest in one of the two proposed homes.

Board Member Whit Moose asked what style of houses were being proposed. Mrs. Love said they would each be about 1400 sq ft and each have their own driveway.

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

With no further discussion, Chairman Murdock asked for the following Statement of Consistency to be adopted: "The requested rezoning, RM-1 (Residential Medium Density) to RV-CD (Residential Village Conditional District) is consistent with adjacent Town Resident future land use classification and would increase the acreage of the adjacent RV zoning districts." **Motion to accept the proposed statement of consistency was made by Mike Steiner with second by Jeff Helmintoller. All members were in favor (5-0).**

Chairman Murdock asked for the following Statement of Reasonableness to be adopted: "The requested rezoning, RM-1 (Residential Medium Density) to RV-CD (Residential Village Condition District), will allow the property owner to improve the property, which in turn will have a positive impact on surrounding properties and allows a use type (single family dwelling) that is permitted by right in the current zoning district." **Motion to accept the proposed statement of reasonableness was made by Whit Moose with second by Shirley Freeman. All members were in favor (5-0).**

Planning board members did have a discussion on why this rezoning does not constitute Spot Zoning:

- a. The site is large enough to construct two single family dwellings in accordance with the request rezoning.
- b. The rezoning is compatible with adopted future land use plan.
- c. The rezoning will positively impact the property owner as well as adjacent neighbors and community.
- d. The rezoning allows for construction of single-family dwellings as does the existing zoning.

With no further discussion, Chairman Murdock entertained a motion to approve the rezoning request as it does meet both Statement of Consistency and Statement of Reasonableness and is compliant with future land use classification. **Based on the stated two conditions, Jeff Helmintoller made a motion to accept rezoning of 2015-REZ-04. Second was made by Mike Steiner. All members were in favor (5-0).**

**Board of Adjustment Cases:** None

**New Business:**

Mr. Goodall shared with the Board he would be leaving the Town of Mount Pleasant and Erin Burris would be assuming the role as our Planner. Mr. Goodall will continue to assist Mrs. Burris on several projects (i.e. Barringer's Trace Apartment Complex, Nail Salon and Domino's Pizza and the Annexation of the new Mt. Pleasant Middle School and 55 acres adjacent to Mt. Pleasant High School.) Vagn Hansen will still be involved. Mr. Goodall thanked the Board for their service the past three years. Erin Burris shared she has a degree in Architecture and a master's in Planning, and she is excited to work with the Town as she is a new resident.

Text Amendment on LED Signs: Tabled until November meeting.

Mt. Pleasant Historic District is on the Historic Register.

**Staff Reports:** Mr. Goodall reviewed report included in Board packet.

**Board Comments:**

- Jeff Helmtoller reported Owl Fest seemed to be well received.
- Mike Steiner commented Domino's Pizza will be well received.
- All members welcomed Erin Burris and thanked and congratulated Andy Goodall on his new assignment.

**Adjournment:**

With no further discussion, Chairman Murdock entertained a motion to adjourn. Motion was made by Whit Moose with a second by Jeff Helmtoller. All members were in favor (5-0).

The meeting schedule for the remainder of 2015 is:

Monday, November 9, 2015 - 7 pm

Monday, December 14, 2015 - 7 pm

**The new meeting schedule for 2016 will be provided at the November meeting. We will begin our new meeting day and time January 2016 on the Fourth Monday of the month, 6 pm.**

  
Chairman/John Murdock, III

  
Clerk to Board Crystal Smith