

Mount Pleasant

North Carolina

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**TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
January 28, 2019**

Members Present: John Murdock, Chairman; Whit Moose, Vice Chairman; Mike Steiner; Jeff Helmtoller; Shirley Freeman; Rick Burleyson, Alternate

Members Absent: None

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

Also Attended: None

Call to Order: Chairman John Murdock called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:00 pm.

Recognition of Quorum Chairman John Murdock stated a quorum was present with Rick Burleyson as a voting member until Mike Steiner came in at 6:05 p.m. Rick Burleyson was an alternate member.

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

Approval of Minutes: Chairman John Murdock entertained a motion to approve the January 28, 2018 minutes. Whit Moose made a motion to approve the minutes. Jeff Helmtoller seconded the motion. All members were in favor (5-0).

Public Comment: No public comment.

Planning and Zoning Board Cases:

TA 2019-01 Commercial and Recreational Vehicle Parking

Erin Burris presented the proposed amendments to Commercial and Recreation Vehicle Parking to Article 5 and Appendix A in order to make a recommendation to the Town Board of Commissioners. (Copies of the amendments and changes are enclosed in the packet).

Affected Sections of UDO: 5.2, 5.3, 5.12, 5.22, and Appendix A Definitions

The Town staff request the proposed text amendments to clarify the allowable uses and parking locations for commercial and recreational vehicles, primarily in residential areas. The proposed amendments would regulate parking based on the size of such vehicles and the size of the properties on which they are parked. It also clarifies that recreational vehicles are not to be used as dwellings or temporary living quarters, except on a very limited basis for up to 14 days per year for guests and for up to 6 months for construction or repair of a home with a valid building permit. Clarification is also added to the definitions for campground and recreational vehicle in Appendix A. Additionally, within

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Section 5.2, the minimum lot size for Rural Home Occupations is removed since the minimum lot size for the district is already established in Article 4.

Erin Burris said this will help the Code Enforcement officer that has had several issues involving Recreational Vehicles being parked on residential lots and to make it more clear in the ordinance.

John Murdock said there are a lot of larger vehicles that have 2 axles on residential lots. Erin Burris stated that it was mainly to prohibit tractor trailer trucks since a lot of residents have a typical box truck or work truck.

Whit Moose asked if the definition of a commercial vehicle was listed somewhere else. Erin Burris confirmed it was in Appendix A under *Vehicle, Commercial* that read with the manufacturer's chassis rating it would be greater than one ton.

Jeff Helmtoller asked about a tractor trailer being parked for storage. Erin Burris stated this was a violation and trailers cannot be used for storage. Erin Burris recommended adding this to Section 5.2 as follows: Trailers, pods, and storage containers will be prohibited for storage use as an accessory structure.

Jeff Helmtoller asked if this applied to lots that are 1 acre or less. Erin Burris confirmed this is what it says but we could increase this to 2 acres for rural home occupations if the Board wanted to. John Murdock recommended the increase and after discussion with the Board, it was decided to go ahead with the increase of the lot size to 2 acres. Erin Burris stated that 2 acres was the minimum lot size in AG District as well and would keep it the same for both.

In **Section 5.2.10.4**, Erin Burris stated this section was to keep residents from parking recreational vehicles in the front yard. Erin Burris reminded the Board that if you have a lot size less than 20,000 square feet you could not park recreational vehicles at all. Also, Erin suggested to add to the end of this section that recreational vehicles could be parked in an enclosed permitted accessory structure. This may be unlikely since it would have to be rather large structure but the option should be added.

In **Section 5.2.10.5**, Erin Burris recommended deleting "Residential Properties" from the title of section 5.2.10 since 5.2.10.5 includes both multi-family residential and non-residential property.

In **Section 5.22.4.5**, Erin Burris suggested removing "or camper" since the Town's definition includes camper or recreational vehicle. The Board requested that Erin Burris added a one-time, three-month extension due to extenuating circumstances.

In **Appendix A: Vehicle, Recreational**, Erin Burris suggested adding to the title "Use for Commercial Purposes", removing "own motive power", and adding "campers". Also, after discussion with the Board members, the length was left to exclude the trailer hitch and/or trailer tongue.

Jeff Helmtoller made a motion to **recommend approval** finding that the proposed amendments are not addressed by the Comprehensive Plan, but are not inconsistent with it. This amendment is intended to maintain the character of residential areas within

the Town's jurisdiction and minimize potential adverse impacts on adjacent property owners. Whit Moose seconded the motion. All were in favor (5-0).

Monthly Cases and Permits:

Erin Burris reviewed the Zoning Cases and Permit Report as listed on the chart in the packet.

Erin Burris stated that the Town Board did approve the text amendment that the Planning and Zoning Board recommended for fabricated metal products manufacturing to be allowed in the I-1 district. That has been updated in the ordinance online.

The Lentz Building also referred to as the former Mt.Pleasant Municipal Building began interior demolition for renovatin but does not have any plans yet. They have a Facebook page under The Old Mt. Pleasant Municipal Building Restoration you can follow on the progress.

College Street Residential Infill

Erin Burris is still waiting on final construction drawings. They are starting to put in silt fence and supposed to be putting down gravel to keep mud out of the road. They have started cleaning the path for the road and will do each house site individually.

Cantina 73 Mexican Restaurant

Weather has continued to slow down the paving. The front of the restaurant will be paved as soon as possible and the back will be allowed to be done later due to the circumstances. Erin Burris will give them a temporary COC until that is complete. The restaurant may open in the next few weeks.

Board Comments:

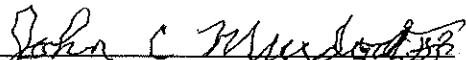
Rick Burleyson asked if the Town had an Ordinance against parking on the sidewalk. Erin Burris commented that Jeff Watts, Code Enforcement Officer is working on that. It should be the sheriff's department enforcing this Ordinance. After having a meeting with the sheriff, they have been more present in the last week. Also, several notices have been sent to out to residents to help with this issue.

Erin Burris wanted to share that the Town Board approved several resolutions regarding transportation projects to send to the MPO to put on the transportation improvement plan. There is one project that may be done by Division 10, without going on the transportation improvement plan, which is the improvement at the intersection of 73 & Main. Division 10 can move forward on this and would be moving on-street parking. The Town is looking for alternative parking in the area to accommodate for the change.

Jeff Helmtoller asked if this project included the power lines. Erin Burris said was not able to get an estimate from Duke Power and asked if anyone had a contact person to please let her know.

Adjournment:

With no further discussion, Chairman John Murdock entertained a motion to adjourn. A motion was made by Mike Steiner with a second by John Murdock. All members were in favor (5-0).



John C. Murdock, III, Chairman



Clerk to Board Jennifer Blake