

# Mount Pleasant

North Carolina

*Founded in 1848*

## TOWN OF MOUNT PLEASANT, NORTH CAROLINA

### Planning and Zoning Board Meeting

April 25, 2016

**Members Present:** Whit Moose, Vice-Chair, Shirley Freeman, Mike Steiner, Jeff Helmtoller, Rick Burleyson, Alternate

**Members Absent:** John Murdock, Chair

**Staff Present:** Erin Burris, Town Planner; Crystal Smith, Clerk to Planning Board

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

**Recognition of Quorum:** Vice Chair Moose stated a quorum was present. Mr. Moose also stated Rick Burleyson would have full voting privileges due to Chairman Murdock's absence.

**Approval of Minutes:** Vice Chair Moose entertained a motion to approve the March 2016 minutes. Motion was made by Jeff Helmtoller to approve the minutes with second by Shirley Freeman. All members were in favor (5-0).

**Approval of Agenda:** Vice Chair Moose entertained a motion to approve the Agenda. Motion was made by Jeff Helmtoller and second was made by Rick Burleyson. All members (5-0) were in favor.

**Public Comment:** None

#### **Planning Board Case: REZ 2016-02 Violet Solar Farm**

*Applicant, National Renewable Energy Corporation, request that a 35 acre portion of the 419.41 acre parcel be rezoned to Conditional District Agricultural zoning (CD AG) to allow for a 4.5 megawatt solar farm electric power generation use. Property Location 1105 B Street, (B Street Terminus). Cabarrus County Parcel Number: 5670652566. Current Zoning: RL Residential Low Density. Proposed Zoning: CD AG Conditional District Agricultural.*

**Vice Chair Moose called the Rezoning to order and opened the floor for public comments.**

Mr. Phil Snyder, representative from NARENCO, discussed history of company and partnership with Duke Energy on the solar panels. Energy from solar panels will be inserted into energy grid and sold to Duke Energy. NARENCO is the #6 solar farm developer in the United States. Currently farms are in North Carolina, South Carolina and Florida. Mr. Snyder also explained there would be a 50' exterior fence around property. Mr. Snyder also stated solar farm would not change energy rates currently regulated by Duke Energy.

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Property Owner, Mrs. Virginia Foil, addressed the Planning Board. She stated she had researched NARENCO, and she felt this would be a benefit for the Town, herself as the property owner, and NARENCO. She felt this is the right direction and decision.

Rick Burleyson stated he would like to be recued from voting as he is a current employee with Duke Energy.

**With no further discussion Vice Chair Moose closed the Public Comments.**

Vice Chair Moose entertained a **Statement of Consistency**. Mike Steiner stated the request is not consistent with the intent of the Eastern Growth Area as stated in the Mount Pleasant Future Land Use Plan. However, the proposed AG Agricultural district designation is consistent with the historic use of the property for agricultural purposes. Second by Jeff Helmintoller.

Vice Chair Moose called for the vote by showing of right hands. **Statement of Consistency was unanimously approved (4-0).**

Vice Chair Moose asked for a **Statement of Reasonableness**. Jeff Helmintoller proposed the use is reasonable in that while the new 35 acre Agricultural district will be surrounded by existing RL Residential Low Density, the agricultural designation is consistent with the historic use of the property for agricultural purposes. While the proposed solar electric power generation use does not necessarily fit the vision of the Eastern Growth Area in that it does create residential development, it will create minimal traffic and will not create a burden on infrastructure any greater than the current use of the property for agricultural purposes. Second by Mike Steiner.

Vice Chair Moose called for the vote by showing of right hands. **Statement of Reasonableness was unanimously approved (4-0).**

Vice Chair Moose entertained a motion for Rezoning of stated Property. Motion was made by Mike Steiner. Second by Jeff Helmintoller. **Rezoning was unanimously approved (4-0).**

**Planning Board Case: REZ 2016-03 Mount Pleasant United Methodist Church Properties**

*Applicant, Mount Pleasant UMC, request that two parcels under its ownership adjacent to its main church property be rezoned to O-I Office and Institutional. Property Locations 1251 N. College Street and 8280 W. Franklin Street. Cabarrus County Parcel Numbers: 5670-13-7812 & 5613-3629. Current Zoning: CC Center City and RV Residential Village. Proposed Zoning: O-I Office and Institutional.*

**Vice Chair Moose called the Rezoning to order and opened the floor for public comments.**

Bruce Gwyn, Pastor, Mount Pleasant UMC, stated he would like for the Planning Board to consider rezoning the classifications allowing the church to make property more available to the community.

Dr. Dennis Orr, owner Mount Pleasant Animal Hospital (adjacent property owner) asked if the rezoning would allow expansion of their property for additional parking. Mrs. Erin Burris, Town Planner, stated they would have to move their parking lot, and Hospital would need to provide a site plan review, land swap, etc because their facility is currently considered Center City. Mrs. Burris asked Dr. Orr to speak with the Pastor and herself for a solution.

**With no further discussion Vice Chair Moose closed the Public Comments.**

Vice Chair Moose entertained a **Statement of Consistency**. Jeff Helmtoller stated the proposed O-I zoning is consistent with the intent of the Town Center and Town Residential land use designations as stated in the Mount Pleasant Future Land Use Plan. It is also consistent with existing adjacent O-I zoning and existing religious institution uses and with the current use of the properties for religious institution functions and cemetery. Second by Rick Burleyson.

Vice Chair Moose called for the vote by showing of right hands. **Statement of Consistency was unanimously approved (5-0).**

**Statement of Reasonableness is not required.**

Vice Chair Moose called for the vote by showing of right hands. **Statement of Consistency was unanimously approved (4-0).**

Vice Chair Moose then entertained a motion for rezoning. Motion was made by Jeff Helmtoller with a second by Rick Burleyson. Rezoning was approved, (5-0), by showing of right hands.

**Staff Reports:** Mrs. Burris reviewed the staff report and permit report included in Board packet.

**Board Comments:** None.

**Adjournment:**

With no further discussion, Vice Chair Moose entertained a motion to adjourn. Motion was made by Mike Steiner with a second by Shirley Freeman. All members were in favor (5-0).



Vice Chair Whit Moose



Clerk to Board Crystal Smith