

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Town Hall- Commissioners Meeting Room
Monday, November 14, 2016 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Scott Barringer
Commissioner Warren Chapman
Commissioner Steve Ashby
Commissioner Justin Simpson (Excused absence)
Town Administrator Randy Holloway
Town Attorney Brittany Love
Town Clerk Amy Schueneman

Also Present: Deputy Stephen Wagner, Erin Burris, Bobby Hartsell, Timbs Fulghum, Charles W. Rhodes, MD, and Steven Glenn.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Bruce Gwyn thanked the Town and staff for all they do to help the citizens. Then, he prayed for the Town Board and the community.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

1. Public Forum

Dr. Charles W. Rhodes, Timbs Fulghum, and Steven Glenn of CMC Northeast would like to partner with the Town and Cabarrus Family Medicine Mt. Pleasant office for a community day Saturday, April 8th. Screenings would be available for adults and games, hands-on activities, bounce house for kids to help them cope with doctor and hospital visits. CMC- Northeast would like assistance bringing in local food & craft vendors. The Board thought it was a great idea.

2. Absence of Commissioner Justin Simpson Addressed

Following the Public Forum Mayor Eudy stated that Commissioner Justin Simpson sent an email requesting to be excused from the meeting. A motion

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

was made by Commissioner Ashby with a second by Commissioner Barringer to excuse Commissioner Simpson from the meeting. The Board was in favor. (4-0; Commissioner Simpson was excused from the meeting.)

3. Approve Agenda

Mayor Eudy and the Board made adjustments to the Agenda:

- A. An Annual Audit Extension was added as #3
- B. Roof Repair to the Mount Pleasant Water Treatment Plant was added as #4
- C. The Closed Session was removed

A motion to approve the Amended Agenda was made by Commissioner Furr with a second by Commissioner Chapman.

All Board Members were in favor.

(4-0; Commissioner Simpson was excused from the meeting.)

4. Consent Agenda

- A. Minutes for October 10, 2016 Board Meeting
- B. Minutes for October 24, 2016 Special Called Meeting
- C. Transfer of trailer title (removed; placed on New Business #2)
- D. Christmas Party scheduled for Tuesday, Dec. 6

Commissioner Barringer asked about the transfer of the trailer title and it was removed from the Consent Agenda to #2 on New Business. This changed the New Business topic numbers in the lineup. Commissioner Barringer made a motion to accept the Consent Agenda as amended with a second by Commissioner Ashby.

All Board Members were in favor. (4-0; Commissioner Simpson was excused from the meeting.)

5. Reports

- A. Police
- B. Fire Chief-Jerry Taylor
- C. Finance Officer-Crystal Smith
- D. Project/Events Coordinator- Samantha Fisk
- E. Town Clerk- Amy Schueneman
- F. Public Works- Bobby Hartsell
- G. Planning/Code Enforcement- Erin Burris
- H. Town Attorney- Brittany Love
- I. Town Administrator- Randy Holloway
- J. WSACC- Troy Barnhardt

6. Public Hearings

TA 2016-03 Nonconforming Situations and District Consistency

Proposal to amend the text of the Unified Development Ordinance to reduce the number of nonconforming uses and structures within the Town's jurisdiction while maintaining district integrity, remove unused zoning districts (RC, B-1, TND, TOD, PID), combine the RM-1 and RM-2 districts, make residential district names match the density of the district, allow up to 12 outdoor promotional events per year for businesses, and reduce the time period for nonconforming use discontinuance. Affected Sections of UDO: Article 4, Section 5.22, and Article 13.

No one present wanted to speak at the Public Hearing.

Erin Burris, Town Planner, discussed the changes made to these sections of the UDO by the Town Planning & Zoning Board. They are as follows:

Article 4

- The RM-1 and RM-2 districts were combined into one RM Residential Medium Density district. There is currently no RM-2 zoning on the map and the districts are very similar with the only difference being that RM-2 permits 1 more dwelling unit per acre. The current density of RM-1 zoned properties is 3 dwelling units an acre. It is proposed that the density of the RM district be 4 dwelling units an acre to accommodate the infill development most likely to occur in Mount Pleasant.
- The RC Residential Compact, B-1 Neighborhood Commercial/Office, PID Public Interest District, TND Traditional Neighborhood Development, and TOD Transit Oriented Development districts have all been removed since they are not on the zoning map, can be accommodated by other existing districts, and have a little likelihood of fitting the development pattern of Mount Pleasant.
- The Permitted Uses Table (4.6-1) has been reviewed for nonconforming uses, and amendments are proposed to accommodate existing uses, where such uses are not directly contradictory to the intent of the district in which they are located. "Services, other" and "Retail uses outside of a fully enclosed building" have been added, primarily as conditional uses, to accommodate uses not otherwise listed in the table.
- The Dimensional Table (4.7-1) has been amended to remove the unnecessary districts, establish a maximum density of four (4) dwelling units per acre for the RM district, and remove maximum lot width, and minimum and maximum lot depth. Lot size and development patterns can easily be established and maintained with maximum densities, minimum lot sizes, and minimum lot widths without the additional constraints that often stifle infill development. Minimum setbacks for the I-1 district have also been reduced because of the multiple I-1 properties in the jurisdiction that already have significantly smaller setbacks. Nonresidential accessory structure setbacks have been added along with a multiplier to slightly increase minimum lot size for duplexes and triplexes (where permitted).

Article 5

Staff proposes amending Section 5.22.7 to provide more flexibility for businesses to have outdoor promotional events. Staff proposes that up to two (2) days at a time, up to 12 times and 24 days a year, businesses can apply for a temporary use permit to hold promotional events with the display of merchandise. Many businesses have already been following the

pattern of having promotional events once a month. This would make the practice permissible under the Ordinance.

Article 13

Section 13.1.1 has been amended to apply only to Nonconforming Uses and not include Nonconforming structures. The timeframe for discontinuance has been shortened from six (6) months to 60 days.

All UDO Articles

Removed districts, district name or abbreviation changes, and section number changes referenced in Articles 4, 5, and 13 will all be reflected in the other Articles of the UDO upon adoptions.

Map Amendments

At its October 24 meeting, the Planning and Zoning Board unanimously approved REZ 2016-05, correlating map amendments intended to reduce nonconforming uses and introduce district consistency.

A motion to approve TA 2016-03 Nonconforming Situations and District Consistency was made by Commissioner Barringer with a second by Commissioner Chapman. All Board Members were in favor. (4-0; Commissioner Simpson was excused from the meeting.)

A complete copy of the affected sections with all revisions and additions of the UDO: Article 4, Section 5.22, and Article 13 are in the Minutes.

7. Old Business

No Old Business

8. New Business

1. Consider awarding the low bid of \$44,000 to D. W. Castleberry Asphalt Paving for the repairs / pavement of Jackson, Foil, and Circle Streets.

The Town Administrator and Public Works Director are recommending the low bid of \$44,000 be awarded to D. W. Castleberry Asphalt Paving for the repairs and pavement of Jackson, Foil, and Circle Streets. The Town received three bids as follows:

D. W. Castleberry, Locust NC	\$44,000
Bryer & Son Paving, Harrisburg NC	\$47,350
Concrete & Asphalt Paving, Gold Hill NC	\$49,500

It will be a chip seal application. Powell Bill money from sales taxes will be used to pay for this.

Motion to approve awarding the low bid of \$44,000 to D. W. Castleberry Asphalt Paving for the repairs and pavement of Jackson, Foil and Circle Streets was

made by Commissioner Barringer with a second by Commissioner Furr. All Board Members were in favor. (4-0; Commissioner Simpson was excused from the meeting.)

2. Consider authorizing the Town Clerk to transfer the title for a 1973 trailer to Troy Barnhardt. (From the Consent Agenda)

Prior to the completion of the Public Works building, the Town was trying to eliminate clutter at the old Public Works site near Miller Lumber. The Town allowed Troy Barnhardt to take an old trailer that needed a lot of work. He has since invested around \$600 to make it road ready. Mr. Barnhardt went to the DMV to get a tag for it. At that time he was told it is still registered in the Town's name. The title was located at Town Hall. This was not brought before the Board previously to be transferred.

The Board discussed the legalities on how this was done. It is not the proper way for things to be handled. Town Attorney, Brittany Love, said a value should be determined, even if it is as scrap. Due diligence should be used to determine who gave permission for him to take it and the reason it was given in the first place. Since the Board had previously given Randy Holloway permission to handle surplus items under \$25,000, they agreed to let him meet with Troy Barnhardt and determine the value of the trailer prior to the \$600 put into making it road ready.

No action was taken by the Board.

3. Consider the 2017 appointments to the Transportation Advisory Committee (TAC) and the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization.

Phil Conrad of Cabarrus Rowan MPO is requesting the names for the TAC and TCC appointments by January 10, 2017. The MPO would like to know who will serve in 2017 as our designated appointees to the TAC (elected officials only), as well as the TCC (staff) appointee and alternate. Randy Holloway is currently the TCC representative and Samantha Fisk is the alternate. Mayor Eudy is currently the TAC representative.

After a short discussion, Mayor Eudy volunteered to remain TAC representative and Randy Holloway said he would remain TCC representative.

A motion to approve Mayor Eudy as TAC representative and Randy Holloway as TCC representative was made by Commissioner Barringer with a second by Commissioner Ashby. All Board Members were in favor. (4-0; Commissioner Simpson was excused from the meeting.)

4. Consider approving an extension to the annual audit process until December 31, 2016.

The Town's Auditor has requested an extension to the annual audit process until December 31, 2016. The original deadline in the contract called for an ending date of November 30, 2016. The Town Administrator and Finance Officer recommend granting the extension. There will be no additional funding required for the extension. The Town Board must approve the extension.

A motion to approve extending the deadline for the annual audit process until December 31, 2016 was made by Commissioner Ashby with a second by Commissioner Furr. All Board Members were in favor. (4-0; Commissioner Simpson was excused from the meeting.)

A copy of the contract is in the Minutes.

5. Consider approving a repair to the roof at the Mount Pleasant Water Treatment Plant in the amount of \$1,150 to Baker Roofing Company.

The Town Administrator is recommending a temporary repair to the roof at the Mount Pleasant Water Treatment Plant. The roof is in very poor shape and needs to be replaced. The replacement cost is estimated to be in the \$30,000 to \$35,000 range. WASCC did not budget for the repair or the replacement of the roof and the Town certainly did not budget for it either. There is a significant leak that is allowing water to run down the interior wall and onto the electrical panels of the facility. With the building transferring back over to the Town in the near future, the Town Administrator recommends the temporary repair of \$1,150 to avoid additional damage until the entire roof can be replaced. The repair will buy some time until next budget year.

A motion to approve the temporary repair to the roof at the Mount Pleasant Water Treatment Plant in the amount of \$1,150 to Baker Roofing Company was made by Commissioner Ashby with a second by Commissioner Furr. All Board Members were in favor. (4-0; Commissioner Simpson was excused from the meeting.)

Comments

Mayor Eudy received many compliments about the Polar Pig Cook-off. There were many donations by people inside and outside of Town. We may not be so lucky next year. We would like to make it an annual event on Veterans Day weekend. The turnout was not as great as expected. Notes were taken to try to improve next year. A limit of 40 pro teams is recommended by KBS. Our Town is one of four in the nation to hold the Backyard BBQ competition so we need to keep that part. Competitors felt safe and welcomed by the Town.

9. Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Chapman seconded the motion with All Board

Members were in favor. (4-0; Commissioner Simpson was excused from the meeting.)

By our signatures the following minutes were approved as submitted and amended on Monday, December 12, 2016 in the Regular Meeting.

Amy Schueneman

Town Clerk Amy Schueneman

W. Del Eudy

Mayor W. Del Eudy

