

Mount Pleasant

North Carolina

Founded in 1848

Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, January 24, 2022
6:00 PM

1. **Call to Order** - Chair Whit Moose
2. **Recognition of Quorum**
3. **Conflict of Interest**
The Chairman and Board Members are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under NCGS 160A-175, NCGS 14-234, and NCGS 160D-109)
4. **Approval of Agenda**
5. **Approval of Minutes of Previous Meetings** (November 22, 2021)
6. **Public Comment Period**
7. **Planning Board Cases**

SUB 2017-01 Green Acres Revised Preliminary Plat Renewal

Renew the approved revised preliminary plat until July 29, 2024. Original plat was approved September 25, 2017 with minor amendment approved administratively on July 29, 2020 per Section 6.4.6.1 of the Development Ordinance. If no Construction Plans are approved by July 29, 2024, the Preliminary Plat expires and is subject to the full review process again.

TA 2021-04 Home Occupations

Continuation of administration-initiated amendment to update home occupation regulations. Citizen has requested additional consideration to allow contractor businesses with equipment as a home occupation. Affected Sections of MPDO: 5.4.2, Appendix A.

Potential Text Amendment-Flag Lots

Discussion regarding the permissibility of flag lots. Affected Section of MPDO: 6.6.6

TA 2021-03 Infrastructure Amendments (request to continue)

Continue discussing amendments to infrastructure standards. Amendments regarding street frontage, adequate public facilities, plan submittal requirements, and standards & specifications. Affected Sections of the MPDO: Article 3, Table 4.6-2, Article 10, Article 14, Appendix B, Appendix C, Appendix D.

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Website: www.mtleasantnc.org **Email:** townhall@mtpleasantnc.us

8. Board of Adjustment Cases

Approve Orders from Case SUP 2021-01 Threadgill Carp Pond

9. Reports

Planning Report and Zoning Permits for December and January (to date)

10. Planning & Zoning Board Comment Period

11. Adjourn

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
January 24, 2022

Members Present:

Chairman - Whit Moose
Vice Chairman - Mike Steiner (Absent)
Member - Bridget Fowler
Member - Shirley Freeman (Absent)
Member - Rick Burleyson
Alternate – Warren Love (Voting Member)
P&Z Clerk to the Board - Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Attending: None

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:03 p.m.

2. Recognition of Quorum:

Chairman Whit Moose stated a quorum was present with Warren Love as a voting member.

3. Conflict of Interest:

The Chairman and Board Members are asked at this time to reveal if they have a Conflict of Interest with any item on the agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)

No one had a conflict.

4. Approval of Agenda:

The Chairman asked for a motion to approve the agenda. Warren Love made a motion to approve the agenda with a second by Bridget Fowler. All members were in favor. (4-0)

5. Approval of Minutes of Previous Meeting:

Chairman Whit Moose entertained a motion to approve the previous minutes for November 22, 2021. A motion to approve the previous minutes was made by Rick Burleyson with a second made by Bridget Fowler. All members were in favor. (4-0)

6. Public Comment:

None

7. Planning and Zoning Board Cases:

SUB 2017-01 Green Acres Revised Preliminary Plat Renewal

Renew the approved revised preliminary plat until July 29, 2024. Original plat was approved September 25, 2017, with minor amendment approved administratively on July 29, 2020, per Section 6.4.6.1 of the Development Ordinance. If no Construction Plans are approved by July 29, 2024, the Preliminary Plat expires and is subject to the full review process again.

Erin Burris answered questions from the Board about the changes to open space on the updated Preliminary Plat from July of 2020 and showed that the lot size was not changing, and still meeting the minimum lot size for the district.

A motion was made by Warren Love to approve the Preliminary Plat renewal with conditions of the previous approval with a second by Bridget Fowler. All were in favor (4-0).

TA 2021-04 Home Occupations

Continuation of administration-initiated amendment to update home occupation regulations. Citizen has requested additional consideration to allow contractor businesses with equipment as a home occupation. Affected Sections of MPDO: 5.4.2, Appendix A.

Erin Burris discussed the handout on excavators on weight:

Mini - Compact Excavator Less than 13,227 lbs.

Midi – Mid-Sized Excavator 13,228 – 22,046 lbs.

Standard – Full-Size Excavator 22,046 – 198,416 lbs.

Board Members had concerns of allowing heavy equipment up to 25,000 pounds being on lots through Town on properties of at least one acre. The Board decided to limit the heavy equipment to only the Residential Large (RL) and Agricultural (AG) districts. The RL district primarily includes the ETJ and Oldenburg Development.

Mrs. Burris stated that the clients allowed in one day changed from 6 clients to 8. If they have more than 8 clients/students in one day, it is time to look for commercial property.

A motion was made by Rick Burleyson to recommend approval with the added condition to RL and AG Districts and is consistent with the Economic Development Goal of the Town's Comprehensive Plan and reflect prevailing changes in the economy and a second was made by Bridget Fowler. All were in favor. (4-0)

Potential Text Amendment-Flag Lots

Discussion regarding the permissibility of flag lots. Affected Section of MPDO: 6.6.6

Board discussed not having flag lots on state-maintained roads and Erin recommended changing the driveway requirements to 22 feet from 15 feet wide.

The Board voted unanimously to table the text amendment for flag lots 2022- 01 and bring it back to the next meeting in February 2022.

TA 2021-03 Infrastructure Amendments (request to continue)

Continue discussing amendments to infrastructure standards. Amendments regarding street frontage, adequate public facilities, plan submittal requirements, and standards & specifications. Affected Sections of the MPDO: Article 3, Table 4.6-2, Article 10, Article 14, Appendix B, Appendix C, Appendix D.

Mrs. Burris will try to bring those amendments next month and mentioned having 2 rezonings at the next meeting:

1. Pentecostal Church on Mt. Pleasant Road South changing to O-I.
2. Washington Street Park changing to O-I.

8. Board of Adjustment Cases:

Approve Orders from Case SUP 2021-01 Threadgill Carp Pond

The Chairman Moose opened the Board of Adjustment portion of the meeting.

A motion was made to approve the orders for Case SUP 2021-01 Threadgill Carp Pond by Rick Burleyson and a second was made by Bridget Fowler. All were in favor. (4-0)

Chairman Moose closed the Board of Adjustment portion of the meeting.

9. Reports:


- Mrs. Burris stated she will add Green Acres back onto the Reports since we renewed the Preliminary Plat, and they are working on the development agreement.
- The workshop with LKC on January 22, 2022, was canceled due to snow.
- Added another permit issued in January for 1476 S. Main Street for Michelle Burn's Esthetician Office. Mrs. Burns had a soft opening and will have a ribbon cutting soon. The office is officially open by appointments only.
- What-A-Burger is getting a new cooler and their patio is finished. The patio should open in the Spring.
- Received an application for a Façade Improvement Program request for the Dance Trap and shared slides on what the improvements would look like.

10. Planning & Zoning Board Comment Period:

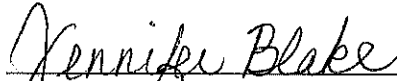
- Bridget Fowler asked about the plans on the Fifth Third building. Fifth Third has the lease for the next 8 years unless they can find an acceptable tenant, then they will let Fifth Third out of their lease. The owner is still trying to decide whether to sale the property or keep it. Mrs. Burris is trying to purchase the back part of the property that has the road and fix all of that up.
- Warren Love asked about the plans for the old Library building. Mrs. Burris is not sure but most likely the building will be put up for an upset bid and sold.

11. Adjournment:

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



Chairman, Whit Moose



Clerk to Board Jennifer Blake