

Mount Pleasant

North Carolina

Founded in 1848

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, January 27, 2020

6:00 PM

1. Call to Order-Chair Whit Moose
2. Recognition of Quorum
3. Approval of Agenda
4. Oath for New Regular Member to fill vacated position
5. Election of Vice Chair for vacated position
6. Approval of Minutes of Previous Meetings (November 25, 2019)
7. Public Comment Period
8. Planning Board Cases
None
9. Board of Adjustment Cases
None
10. Vote for Final Approval of Rules of Procedure
11. Approval of 2020 Meeting Calendar
12. Reports
Planning Report for December and January (to date)
13. Planning & Zoning Board Comment Period
14. Adjourn

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**TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
January 27, 2020**

Members Present:

Chairman Whit Moose

Member Mike Steiner

Member Bridget Fowler

Member Shirley Freeman

Member Rick Burleyson (moved from alternate to member as approved by the Town Board meeting, January 13, 2020)

Vacant Seat Alternate Member

Manager Amy Underwood

ABC Clerk Jennifer Blake

Planning & Economic Development Director Erin Burris

Conflict of Interest:

The Chair 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 excused 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 Board members shared a conflict of interest

Also Attending: District Court Judge Nate Knust

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

Recognition of Quorum: Chairman Whit Moose stated a quorum was present.

Approval of Agenda: Chairman Whit Moose entertained a motion to approve the Agenda as presented. A motion was made by Mike Steiner, and a second was made by Bridget Fowler. All members were in favor (4-0).

Oath for New Regular Member to fill vacated position: Rick Burleyson changed from Alternate to Board Member and was sworn into his position.

Erin Burris updated the Board on the Alternate position. The Town has advertised for the position and is accepting applications through Friday, January 31, 2020. The Town Board will choose the Alternate at the next meeting.

Election of Vice-Chair for vacated position:

Bridget Fowler nominated Mike Steiner for Vice-chair. Shirley Freeman made a second for Mike Steiner. All members were in favor. (4-0)

Approval of Minutes: Chairman Whit Moose entertained a motion to approve the minutes for November 25, 2019. Rick Burleyson made a motion to approve the minutes with a second by Bridget Fowler. All members were in favor (4-0).

Public Comment: Nate Knust, is the District Court Judge in Cabarrus County, and an active member of the Mt. Pleasant Lion's Club. It is an exciting time in the Town's history and the direction it is going. Mt. Pleasant is a unique county and is not rapidly growing like some of the other counties. Mr. Knust encourages others to get involved in their local government and he wanted to do the same. Mr. Knust stated that he appreciates all the work they have done to keep the small time feel and for the time to introduce himself to the Planning and Zoning Board.

Planning and Zoning Board Cases: None

Board of Adjustment Cases: None

Vote for Final Approval of Rules of Procedure:

Erin Burris reviewed the adjustments from the previous meeting, November 25, 2020 to the Planning Board Rules as:

- Statutory reference changed from 160A to 160D
- Annual elections are held after the first regular meeting after July 1st
- Time of meeting is 6 p.m. on the fourth (4th) Monday of every month
- Adjustment to conduct of meeting to make clear that map amendments are the Public Hearings held at this Board, but text amendments are recommendations
- Statement of consistency

A motion to approve the Planning Board Rules of Procedure with adjustments was made by Bridget Fowler and a second was made by Rick Burleyson. All were in favor. (4-0)

A motion to approve the Board of Adjustment Rules of Procedure with the same adjustments was made by Mike Steiner and a second was made by Bridget Fowler. All were in favor. (4-0)

Approval of 2020 Meeting Calendar

A motion to approve the 2020 Meeting Calendar was made by Rick Burleyson and a second was made by Mike Steiner. All were in favor. (4-0)

Monthly Report

Cases

Erin Burris stated that the Town Board approved an annexation of approximately 88 acres at their January 13, 2020 meeting. This is 1 large tract and 3 smaller tracts located at the corner of Highway 73 and Highway 49 and are owned by EBC, LLC (Emmitt and Clint Black). The land is already in the Town's ETJ and is currently zoned RL and has not received a rezoning application or plans.

Mrs. Burris shared that the ECB, LLC group paid a large sum of money for a pump station 11 years ago. There were 3 groups that paid for the pump station back in 2008; Green Acres, ECB, LLC, and Cabarrus County for the High School since their septic system was failing at the time. Mrs. Burris also shared that Green Acres was annexed in 2008 and rezoned recently to RM density for 14 ½ acres. The sewer easement is pending approval by Cabarrus County. Currently the High School and now the new Middle School are the only ones on the pump station.

Transportation

- The Town's Bicycle and Pedestrian Plan existing conditions report has been completed and initial evaluation criteria has been proposed. The third steering committee meeting will be February 25. Five projects will be detailed for future implementation.
- The Cabarrus-Rowan MPO is accepting applications for Surface Transportation Block Grant (STBG) through April 30. Town staff is researching this and the Town may choose to apply for this federal money for N. Main Street improvements.
- The Highway 73 and Main Street intersection project has been delayed by NCDOT due to lack of funding. No turn on red signs, a 5-second leading pedestrian interval, and orange blazes on the speed limit signs were added in December 2019.

Comprehensive Plan Implementation

Rick Burleyson wanted clarification on Windstream working with the Town to connect an alley. Mrs. Burris explained a one-way entrance on the east side of North Main Street and to exit at the Windstream's drive. Mrs. Burris stated that would involve Windstream's driveway and would need their permission. Mrs. Burris hasn't heard anything from Windstream but will reach back out to them.

Chairman Whit Moose asked how NCDOT was able to pay for landscaping and not the intersection improvements. Mrs. Burris shared that the landscaping project was already budgeted and the intersection project has a shortage of funds and may know more after their new budget, July 1, 2020.

2019 End of Year Highlights

Total number of permits was higher than in the last several years, but lost a total of (1) one house in the Town limits for 2019. Demolished (2) two houses and issued one permit for one (1) new house. Had 8 new houses in ETJ but doesn't help the Town's tax base.

A copy of the monthly report is included in the minute book.

December 2019 and January 2020 (to date) Zoning Permits

Erin Burris read the zoning permits.

A copy of the Zoning Permits is included in the minutes.

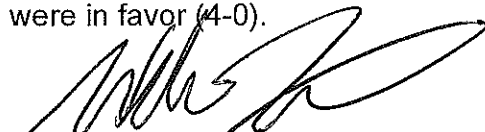
Board Comments:

Mike Steiner asked about the rules for political signs. Erin Burris shared that according to the state statutes signs can be put up in the state right-of-ways 30 days before early voting begins and 10 days after the election date. The Town cannot touch the signs during that period or pull them up as long as they meet the statutory requirements and are located within a state right-of-way. Due to US Supreme Court Case Reed vs. Town of Gilbert, all signs have to be treated the same since sign regulation has to be content neutral. Also, Mrs. Burris shared about sign placement to get permission from the property owner.


Bridget Fowler commented on the middle school not having the dug outs completed for a year with the material sitting on the grounds causing a safety hazard. Erin Burris said she would make a phone call.

Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. A motion was made by Bridget Fowler with a second by Whit Moose. All members were in favor (4-0).



Chairman, Whit Moose



Clerk to Board Jennifer Blake