



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, October 23, 2023

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** (August 28, 2023)

6. **Public Comment Period**

7. **Planning Board Cases**

REZ 2023-05 Community Church of Mount Pleasant

Property owner Community Church of Mount Pleasant requests rezoning rear portion of property to Conditional Zoning Office & Institutional (CZ OI) for use as a religious institution with greater than 350 seats and related uses. Location: 402 N. Main Street; Cabarrus County Parcel Number: 5670-26-8665; Site Area: 9.77 acre portion of 22.18 acre site; Current Zoning: O-I Office & Institutional, RH Residential High Density, & C-2 General Commercial; Proposed Zoning: CZ OI Conditional Zoning Office & Institutional & C-2 General Commercial.

8. **Board of Adjustment Cases**

None

9. **Reports**

Planning Report and Zoning Permits for September & October (to date)

10. **Planning & Zoning Board Comment Period**

11. **Adjourn**

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**Planning and Zoning Board Meeting Minutes
Monday, October 23, 2023**

Members Present: Chairman - Whit Moose

Member – Rick Burleyson

Member - Bridget Fowler

Member – Liz Poole

Member – Jonathan Helms

Alternate – Kiesha Garrido (**Absent**)

P&Z Clerk to the Board – Jennifer Blake

Planning & Economic Development Director - Erin Burris

Also Present: David Snow, Melinda and Micah Baxter, Bethany Peck, and Hunter Carter.

1. Call to Order:

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

2. Recognition of Quorum:

Chairman Whit Moose stated a quorum was present.

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:

A motion to approve the agenda was made by Bridget Fowler with a second by Jonathan Helms. All members were in favor. (5-0)

Jonathan Helms wanted to know what the current seating was in the Church for comparison.

(Burris) The plan says 450 in the existing place.

Liz Poole asked about the parking spaces and if that includes the bottom section that is not part of this rezoning for the 406 spaces.

(Burris) That is correct. The current existing parking spaces to remain are 32, the new proposed parking spaces are 406, and the total number of parking spaces is 438. So, that includes all the parking on the site including the part that is not being rezoned.

Ms. Burris shared that if the Church was to add a use that is not already on the list of uses, they will have to come back to this same process and following approval of the map amendment and associated site-specific plan, it would still be subject to the full site plan process and the conditions as listed.

Rick Burleyson had a question for Hunter Carter about having a bullet list of allowed uses, is this from a list that potential uses that you all think might be there, specifically I am looking at the hunting and fishing club.

Hunter Carter said we looked at the list Erin provided and we kind of went down and set what things we may see in the future there and that is where we came up with that list from. Yes, so specifically speaking of the hunting and fishing club we wanted to make sure that was an option for us to have. We do not have plans for any of that right now but given the nature of our church family that was something we wanted to be able to add.

Bridget Fowler made a **motion** that the proposed CZ OI zoning district is **consistent with conditions** with the "High Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan. Liz Poole made a second. All were in favor. (5-0)

8. Board of Adjustment Cases

None

9. Reports

The Town received the FEMA BRIC Grant for 4.5 million dollars for the Utility Duct Bank installation and some stormwater improvements in downtown. The Town is responsible for the 12% match, but we have been approved.

The Empire Drive Pump Station should be starting by the end of the year and the Water Line Projects are on the verge of going out to bid as well.

(Burris) They are in the process of exploring that option. The corner of the White Owl (nearest Circle K) is unutilized, and their current location is not working out. They would like to move into White Owl. The owners of the White Owl are considering taking down a vinyl-sided section and they would have a few parking spaces on the side. They cannot have any parking in the Highway right-of-way, it all must be internal circulation with parking up to the building. They are looking at doing a store front on this corner, so they have been in touch with an architect who has done a lot of work in Downtown as well as the Contractor that has done a lot of work in the Downtown, so they are working with people who know what they are doing. The ABC State Commission did call me to make sure that that was allowed use there. It is allowed and is zoned C-2. The ABC Store had to put the sign out since that is a state requirement if they are considering moving into an area, they have to put up a public notification with a phone number on it saying that they are planning on moving there. They have done all those steps, but I have not gotten a site plan yet. They have explored multiple options for locations and new construction vs. existing construction.

Rick Burleyson as terms of size is that close to what they have now.

(Burris) It is bigger than what they currently have. The retail area and the storage area would both double in size.

Jonathan Helms wanted to know what was going into the Old Tire Store.

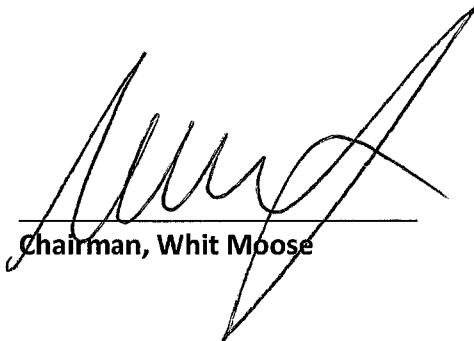
(Burris) They talked about doing a restaurant there but have not received any plans.

11. Adjournment:

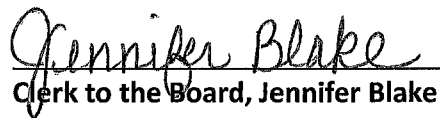
With no further discussion, Chairman Whit Moose entertained a motion to adjourn.

Liz Poole made the motion and a second was made by Jonathan Helms.

All were in favor. (5-0)



Chairman, Whit Moose



Clerk to the Board, Jennifer Blake