

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting Minutes  
Monday, November 14, 2022 at 6:00 P.M.**

**Attendance:** Mayor Del Eudy (absent)  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Chris Carter (absent, excused)  
Commissioner William Meadows  
Commissioner Jim Sells  
Commissioner Justin Simpson  
Town Administrator Randy Holloway  
Town Attorney Jim Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Erin Burriss, Crystal Smith, Deputy CA Camille, Kathy & Don Whittington, Ally Schueneman, Sherry Moss, Jodi Stracham, Johnathan Fortin, Rita Gilmore, Harvey Barringer, Gabriel B. Bello, William Niblock, and George McAllister.

## **CALL TO ORDER**

Mayor Pro-Tem Lori Furr called the meeting to order.

## **INVOCATION**

Gabriel Bello led the Board in singing Amazing Grace and a prayer.

## **PLEDGE OF ALLEGIANCE**

Mayor Pro-Tem Lori Furr led the Pledge of Allegiance.

Mayor Pro-Tem Lori Furr informed the Board that Commissioner Carter would be absent and asked for a motion to excuse him from the meeting. Commissioner Sells made a motion to excuse Commissioner Simpson with a second from Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

### **1. Public Forum**

No one spoke.

### **2. Conflict of Interest**

*The Mayor and Commissioners 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 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)

No one had a conflict.

### **3. Approve Agenda**

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9800

A motion to approve the presented Agenda was made by Commissioner Meadows with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Carter excused)

#### **4. Consent Agenda**

- A. Minutes October 10, 2022
- B. 2023 Holiday Schedule
- C. 2023 Town Board Meeting Schedule
- D. Budget Amendment #6 Purchase 2022 Chevy 5500 with crane
- E. Budget Amendment #7 FEMA- Dutch Buffalo Creek Dam Repair

Commissioner Simpson made a motion to approve the Consent Agenda as listed with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter excused)

#### **5. Staff Reports**

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Planning & Economic Development Director - Erin Burriss
- E. Code Enforcement-Jeff Watts
- F. Public Works- Daniel Crowell
- G. Cabarrus Co. Sheriff's Dept. Report
- H. Fire Dept.-Dustin Sneed

#### **6. Public Hearings**

##### **A. Amendments to Town of Mount Pleasant Code of Ordinances Part 8: Nuisances and Offenses**

Public hearing regarding proposed amendments to Code of Ordinances Part 8 to include form of government updates, enforcement provisions, disorderly conduct, animals, abandoned and junk vehicles, public nuisances, public facilities, noise ordinance, and general offenses.

Erin Burriss asked the Board to open the Public Hearing and continue to next meeting since this was put on hold due to applying for the BRIC Grant.

Mayor ProTem Lori Furr opened the Public Hearing. No one spoke.  
Mayor ProTem Lori Furr closed the Public Hearing.

Commissioner Simpson made a motion to hold open and continue Code of Ordinances Part 8 with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Carter excused)

##### **B. Development Agreement for SUB 2020-03 Brighton Park**

The subject property was previously in the Town's extraterritorial jurisdiction (ETJ) and was zoned RL Residential Low Density since the adoption of the Unified Development Ordinance (UDO) in 2000. In 2009, the owner of the subject property paid \$199,589 to assist in the construction of WSACC Pump Station #3 in anticipation of development of the property. Currently, only Mount Pleasant Middle School and High School are served

by the pump station. The subject property was annexed by the Town Board of Commissioners on January 13, 2020. In March of 2020, the property was rezoned from RL to RM Residential Medium Density at the request of the property owner. The Planning & Zoning Board approved the Major Subdivision Preliminary Plat for 178-lot single-family residential development on January 25, 2021. Construction Plans were reviewed by the Town Engineer, Town Public Works Director, Town Planning Director, NCDOT, NCDEQ, WSACC, and the Cabarrus County Fire Marshal for compliance with local, state and federal regulations. Construction Plans were approved by the Town subject to Technical Review Committee comments in October 2022. WSACC and NCDEQ utilities documents are nearing completion.

Subject to NCGS Chapter 160D, Article 10, the Town is holding a public hearing to enter into a development agreement with the property owner and developer for the 86.77-acre property which was approved for 178 single-family residential lots in January 2021. The proposed agreement sets forth responsibilities for the installation of utilities to the site and a development schedule. Location: 7000 NC Highway 73 E. Cabarrus County Parcel Number(s): 5660-56-0705, 5560-45-9811, 5660-56-9339, 5660-56-8402, 5660-56-5398. Zoning: RM - Residential Medium Density.

Mayor ProTem Lori Furr opened the Public Hearing.

William Niblock of 4000 Poplar Tent Road stated he is the developer from Niblock Homes. He said, "we are in agreement with the way the document is written. We think it outlines our responsibilities and the Town's responsibilities properly and so we don't have any issues with it at all. We are looking forward to building homes down here."

Mayor ProTem Lori Furr closed the Public Hearing.

A motion to approve the Brighton Park Development Agreement was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter excused)

*A copy of the Development Agreement is included in the Minute Book.*

### **C. Annexation Agreement with Town of Midland**

The Town of Midland has requested an annexation agreement with the Town of Mount Pleasant, subject to North Carolina General Statutes Chapter 160D, Article 4A, Part 6. This agreement would establish NC Highway 200 as the annexation agreement boundary. The Town of Midland would not annex north of NC Highway 200, and the Town of Mount Pleasant would not annex south of NC Highway 200. Both towns are still subject to all annexation requirements set forth in NCGS 160A, Article 4A.

The Town currently has an annexation agreement with Concord and the boundary is generally Cold Springs Road. There are a few exceptions.

Mayor ProTem Lori Furr opened the Public Hearing. No one spoke.

Mayor ProTem Lori Furr closed the Public Hearing.

A motion to approve the Annexation Agreement with Midland was made by Commissioner Sells with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

*A copy of the Annexation Agreement with Midland is included in the Minute Book.*

**7. Old Business**

None

**8. New Business**

**A. Mural Grant Award Acceptance**

Erin Burris stated the Town applied for and was awarded a grant through the Arts Council for a Grassroots Project Assistance Grant to do the next mural for the "The Layers of History Mural Program." The Town received the same grant in 2021 in the amount of \$5,000 and used for the Barringer Building mural. This mural grant award is for \$7,000 and requires a 50/50 match. The mural would be placed on the side wall of Michele Burns Esthetics at 1476 S Main St. The subject matter would be "Greetings from Mont Amoena" and displayed in a postcard type mural. The Town match would come from the Façade/Mural grant line item in the budget.

**Motions:**

1. A motion to accept the Grassroots Assistance Grant and draw the match from Façade/Mural Fund to move forward with this process was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter excused)
2. A motion to adopt the Conflict of Interest Policy related to the Grassroots Assistance Grant was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter excused)

*A copy of the packet showing potential versions of the Mont Amoena building and grounds is included in the Minute Book.*

**9. Adjournment**

With nothing else to come before the Board, Commissioner Meadows made a motion to adjourn. Commissioner Sells seconded the motion. All Board Members were in favor. (4-0, Commissioner Carter excused)

By our signatures, the following minutes were approved as submitted on Monday, December 12, 2022 in the Regular Meeting.

  
Town Clerk Amy Schueneman

  
Mayor W. Del Eudy

