

Mount Pleasant

North Carolina

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Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, November 26, 2018

6:00 PM

1. Call to Order
2. Recognition of Quorum
3. Approval of Agenda
4. Approval of Minutes of Previous Meetings (October 29, 2018)
5. Public Comment Period
6. Planning and Zoning Board Cases

TA 2018-05 I-1 Uses-Fabricated Metal Products Manufacturing

Administrative text amendment proposed to allow fabricated metal products manufacturing as a conditional use in the I-1 zoning district. Affected Section of UDO: Table 4.6-1

7. Board of Adjustment Cases
None
8. Other
9. Reports
 - Planning Report for November (to date)
10. Planning and Zoning Board Comment Period
11. Adjourn

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**TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
November 26, 2018**

Members Present: John Murdock, Chairman; Whit Moose, Vice Chairman; Mike Steiner; Jeff Helmtoller; Rick Burleyson.

Members Absent: Shirley Freeman; John Scarbrough, Town Attorney.

Staff Present: Erin Burris, Town Planner; Amy Schueneman, Clerk to Planning Board.

Also Attended: Jacob Moose

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

Recognition of Quorum Chairman John Murdock stated a quorum was present with Rick Burleyson as a voting member.

Approval of Agenda: Chairman John Murdock entertained a motion to approve the Agenda. Motion was made by Jeff Helmtoller and second was made by Whit Moose. All members were in favor (4-0).

Approval of Minutes: Chairman John Murdock entertained a motion to approve the October 29, 2018 minutes. Whit Moose made a motion to approve the minutes. Mike Steiner seconded the motion. All members were in favor (4-0).

Public Comment: No public comment.

Planning and Zoning Board Cases:

TA 2018-05 I-1 Uses-Fabricated Metal Manufacturing

Erin Burris reviewed the proposed amendment to Table 4.6-1 I-1 Uses-Fabricated Metal Manufacturing in order to make a recommendation to the Town Board of Commissioners. (Copies of the amendments and changes to are enclosed in the packet).

Affected Sections of UDO: Table 4.6-1 of the UDO

The attached text amendment to Table 4.6-1 of the UDO is proposed by Town Staff to allow fabricated metal product manufacturing in the I-1 Light Industrial district as a conditional use, recognizing that some types of metal product manufacturing and fabrication from sheet metal may be appropriate in the I-1 district dependent upon location. This would also be supportive of the Economic Development goal of the Comprehensive Plan.

Erin Burris stated this will bring I-1 towards the Comprehensive Plan. This will provide options to Cabarrus County EDC for industries coming into the county. I-2 districts are for manufactures using raw products like aluminum into aluminum sheets to make a

product. I-1 district turns the sheets of aluminum into molded products. As in the I-2, a manufacturer would have to come before the P&Z Board to get a conditional use permit in an I-1 area.

Jeff Helmtoller asked if all the current I-1 areas of the Town are being used for business at this time.

Erin Burris confirmed that all I-1 areas were currently active with a business. The P&Z Board will review everyone on a case by case basis depending on where they would like to be so it will not be a blanket approval for all I-1 manufacturers.

Jeff Helmtoller informed the Board that businesses dealing in fabrication can be an eye sore usually with materials being stored outside of a building.

Erin Burris replied they would be required to meet building design standards within 250' of a thoroughfare and screening would be required for outside storage.

Whit Moose thought it was a no-brainer to allow the text amendment since the P&Z Board control over any decision for I-1. It seems like an oversight since it is already approved in the I-2 district.

Rick Burleyson wanted to clarify that all I-1 requests for conditional use permit would come before the P&Z Board for a vote which Erin Burris confirmed.

Jeff Helmtoller made a motion to recommend approval and consistent: The Planning and Zoning Board finds that proposed amendments are consistent with the Comprehensive Plan in that they help to implement the Economic Development Goal by attracting a variety of businesses and light industry to promote a robust and diverse economic base and employment opportunities for residents while working with Cabarrus County Economic Development Commission (EDC) to attract large-scale employment, economic development, and adaptive reuse to available properties and ensuring proper zoning designations are in place to accommodate such uses.. Rick Burleyson made a second. All were in favor (4-0).

Monthly Cases and Permits:

Erin Burris reviewed the Zoning Cases and Permit Report as listed on the chart in the packet.

Erin Burris added there were 14 permits for new homes in 2018; however, only 5-6 were inside the town limits. This is the most in one year since Oldenburg was built.

Board Comments:

Erin Burris announced the Town Board hired her to be the full-time Planning and Economic Director starting January 1, 2019. She will help Benchmark with special projects but will be a Town employee with benefits.

Whit Moose asked about the status of the Grant request for the Town sidewalks. Erin Burris informed the Board it will be January before we know anything.

Whit Moose also asked about the façade program for improvements and Erin Burris said it would go before the Town Board in January.

The new Pawn Shop seems to be doing a good business. They have not installed ballards instead an iron gate was installed at the doors.


Adjournment:

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

Realizing the 2019 Meeting Schedule had not been discussed, Chairman John Murdock entertained a motion to come back into session. Whit Moose made a motion to return to Open Session with a second by Mike Steiner.

Whit Moose made a motion to approve the P&Z Board looked at the 2019 Meeting Schedule with a second by Mike Steiner. All members were in favor (4-0).

With no further discussion, Chairman John Murdock entertained a motion to adjourn for the second time. A motion was made by Jeff Helmtoller with a second by Rick Burleyson. All members were in favor (4-0).



John C. Murdock, III, Chairman



Clerk to Board Amy Schueneman