

# Mount Pleasant

North Carolina

*Founded in 1848*

**Planning & Zoning Board Meeting**  
Town Hall - 8590 Park Drive Mount Pleasant, NC  
Monday, November 28, 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** (October 24, 2022)
6. **Public Comment Period**
7. **Planning Board Cases**  
None
8. **Board of Adjustment Cases**  
  
**Order Approval for SUP 2022-02 Tuscarora Taphouse – Iron Axe Society**  
Order for Special Use Permit approved at October 24 hearing for taphouse (bar) associated with an axe throwing venue (indoor amusement use). Area: 1.965 acres. Location: 1544 Pinto Place (behind historic Tuscarora Mill), Cabarrus County Parcel Number: 5670-42-0239 Zoning: I-1 Light Industrial
9. **Reports**  
Planning Report and Zoning Permits for October & November (to date)
10. **Planning & Zoning Board Comment Period**
11. **Adjourn**

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : 704-436-9803

**Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)**

# Mount Pleasant

North Carolina

*Founded in 1848*

**TOWN OF MT. PLEASANT, NORTH CAROLINA  
Planning and Zoning Board Meeting Minutes  
Monday, November 28, 2022**

**Members Present:** Chairman - Whit Moose (**Absent**)  
Vice Chairman - Mike Steiner  
Member - Bridget Fowler  
Member - Shirley Freeman  
Member - Rick Burleyson  
Alternate – Jonathan Helms  
P&Z Clerk to the Board – Jennifer Blake  
Planning & Economic Development Director - Erin Burris

**Also Present:** None

**1. Call to Order:**

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

**2. Recognition of Quorum:**

Vice Chairman Mike Steiner stated a quorum was present with Jonathan Helms as a voting member.

**3. Conflict of Interest:**

The Vice 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 Rick Burleyson. All members were in favor. (5-0)

**5. Approval of Minutes of Previous Meeting:**

A motion to approve the previous minutes for October 24, 2022, was made by Bridget Fowler with a second made by Jonathan Helms. All members were in favor. (5-0)

**6. Public Comment:**

None

**7. Planning Board Cases**

None

## **8. Board of Adjustment Cases**

### **Order Approval for SUP 2022-02 Tuscarora Taphouse – Iron Axe Society**

Order for Special Use Permit approved at October 24 hearing for taphouse (bar) associated with an axe throwing venue (indoor amusement use). Area: 1.965 acres. Location: 1544 Pinto Place (behind historic Tuscarora Mill), Cabarrus County Parcel Number: 5670-42-0239 Zoning: I-1 Light Industrial

A **motion** to approve the order for the Special Use Permit was made by Rick Burleyson and a second was made by Bridget Fowler. All were in favor. (5-0)

### **8-A. Approval of Meeting Schedule for 2023**

A **motion** to approve the 2023 meeting schedule as presented was made by Jonathan Helms and a second was made by Rick Burleyson. All were in favor. (5-0)

## **9. Reports**

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

Erin Burriss shared that dirt has been moved at Brighton Park Construction Plans and they are bringing soil and erosion control measures into place.

Code of Ordinances Part 8: Offenses has been postponed due to the amount of time involved in working on the BRIC Grant.

The Town will get another wastewater allocation in December. They do that twice a year and they will be looking at flow and usage. It has been dry, so we expect to get a little more allocation.

The Town received a Grassroots Project Assistance Grant and NC Arts Council, and this will be located on Michelle Burn's Esthetic Building facing Buddy's parking lot.

Answered the questions about the mural:

- The mural will take up most of the wall but not all of it.
- Erin sent in inspiration pictures of what the mural will look like since there are different pictures of what the building looks like through the years. The building was added onto and rebuilt after a fire.

Shared about submitting a letter of interest first draft for the BRIC grant for utility duct bank installation in downtown. It will be reviewed December 7, 2022, to know how we did, and the final deadline will be January 6, 2023, and she will have to submit a benefit cost analysis that she is hoping LKC will help the Town with completing.

Reviewed the permits as presented.

*A Copy of the Reports are enclosed in the Minute Book for your Review.*

## **10. Comment Period:**

Vice Chairman Mike Steiner asked about Part 7 of the Code of Ordinances.

Mrs. Burris said the Town Board approved the amendments at their September meeting. She will have to finish formatting regarding motor vehicles and traffic, and on-street parking.

The Board went back and forth discussing the width of the streets that on-street parking could take place on. Since none of the Town roads meet the fire code of 24 feet except part of the new street Historic Hill Drive the Town Board determined 18 feet to be the minimum width they would allow for on-street parking. The parking could be on one side of the road leaving a 10 feet clearance for emergency vehicles.

She will have to come up with a map and signage and the effective date is January 1, 2023 but will not be enforced until the signage and notification is complete.

Vice Chairman Mike Steiner also asked if there was anything in there regarding tagging of motor vehicles like golf carts and things like that.

Erin Burris shared yes, that was in there. The Board did approve golf carts subject to State law as follows:

- Not allowed on Highway 73 or Highway 49
- Driven on road 35 mph or less
- Must be registered and street ready with lights and a tag
- Subject to all traffic laws
- Must have driver's license

Rick Burleyson asked about a potential date for stormwater construction.

Mrs. Burris said she will not know if we get the BRIC grant until next September and then there will be a year of engineering.

Also, if we don't get the BRIC Grant, DOT is committed to doing some improvements while we are doing the water line. The two studies are mixed. DOT did a Hydraulic Study of things they said they can do right away that would at least fix the flooding problem.

The Downtown Storm Water Study is a larger area that takes in to account the development that is in the Comprehensive Plan as far as in-fill. So, they would tell us what needs to be done regionally in the Downtown to handle future storm water as well.

Rick Burleyson actually wanted to know when we are starting on the water line replacement.

Mrs. Burris shared that the engineering is done as far as she knows, and she doesn't know when they are going to bid but could be within 6 months. Also, they may not start on it right off way and they would start at Highway 49 end and work toward the square.

Jonathan Helms asked if Erin was tasked solely with writing the BRIC grant and how long was the RFP for the application or the request for the proposal.

Mrs. Burris stated that she was the only one writing the BRIC grant, but it started with a LOI – Letter of Interest. They gave a short period of time, so we had to do it ourselves. We submitted and made it through the first round and asked us to submit the application, which was 24 pages long, plus multiple attachments and there still needs to be things done between now and January 6<sup>th</sup>.

Also, LKC said they could help us with the Benefit Cost Analysis since they are helping us with the Stormwater Study and know our system.

Mike Steiner asked to tell us about the rebranding.

Mrs. Burris stated it was more like "branding" instead of "re-branding." The Town has never had a logo or tag line, or anything like that. Granite Sky was selected to do the branding and contacted people to have different focus groups to answer questions asking different questions about what they think of Mt. Pleasant and compile all that information and come up with something.

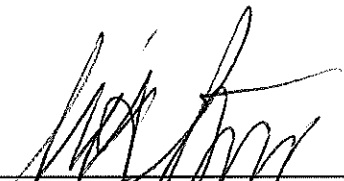
If you want, you can Crystal Smith about the days and times if you want to be on a focus group since she is in charge of the focus groups.


**11. Adjournment:**

With no further discussion, Vice Chairman Mike Steiner entertained a motion to adjourn.

Rick Burleyson made the motion and a second was made by Bridget Fowler.

All were in favor. (5-0)

  
\_\_\_\_\_  
Vice Chairman Mike Steiner

  
\_\_\_\_\_  
Clerk to Board Jennifer Blake