

Mount Pleasant

North Carolina

Founded in 1848

TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
December 7, 2020

Members Present:

Chairman - Whit Moose, arrived at 6:10 p.m.
Vice-Chairman - Mike Steiner
Member - Bridget Fowler
Member - Shirley Freeman
Member - Rick Burleyson
Alternate – Warren Love
P&Z Clerk to the Board - Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Attending: None

Call to Order: Vice-Chairman Mike Steiner called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:05 pm.

Recognition of Quorum: Vice-Chairman Mike Steiner stated a quorum was present with our new Alternate, Warren Love present.

Conflict of Interest:

The Vice-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.

Approval of Agenda: Vice-Chairman Mike Steiner made a motion to approve the amended agenda. The 2021 Meeting Schedule was added on after the Board Training Session at 10(A). Bridget Fowler made a motion to approve the amended agenda with a second by Rick Burleyson. All were in favor. (4-0)

Approval of Minutes of Previous Meeting: Vice-Chairman Mike Steiner entertained a motion to approve the minutes for September 28, 2020. A motion to approve the minutes for September 28, 2020 was made by Rick Burleyson with a second by Bridget Fowler. All members were in favor (4-0).

Public Comment: None

Planning and Zoning Board Cases: None

Board of Adjustment Cases: None

Installation and Swearing In of New Alternate Member – (Warren Love).

Jennifer Blake, Clerk to the Board, swore in the new Alternate, Warren Love. Warren Love repeated the oath with one hand placed on the Bible. Warren Love's term will finish the alternate time of June 30, 2022.

Mr. Love introduced himself to the board by sharing that he is from Mt. Pleasant, and his parents are Richard and Sydney Love on Main Street. He moved away for a short period of time but returned to Mt. Pleasant in 2015 and is now living on Walnut Street. He loves Mt. Pleasant and what it means to him and his three kids.

Annual Planning & Zoning Board Training Session:

Erin Burris passed out the following packet for review during the meeting:

- **Town of Mt. Pleasant Planning and Zoning Training Slides**

Erin Burris discussed about Article 19: Chapter 160-A governing development regulation. There has been a complete reorganization of Article 19 and other planning and zoning related statutes into a new North Carolina General Statute Chapter 160D.

Mr. Burleyson asked the timeframe for the changes to the ordinance. Mrs. Burris said that she must get the list of changes completed by July 2021.

Mrs. Burris also, answered Mr. Steiner's question that there were not any major changes to the ordinance. Mrs. Burris was mainly clarifying and cleaning it up since there has not been many changes in 20 years.

Mrs. Burris presented the slides for training.

Mr. Burleyson asked if there is any consideration being made to change the newspaper from being the public notice. Mrs. Burris that communities had requested that legislators change this for years.

Mrs. Burris emphasized that the Board would be looking at the Future Land Use Map the most and that every decision would be to make sure the Comprehensive Plan was being followed. Also, Mrs. Burris mentioned the only change to the map (not able to print update yet) is the property at the corner of Highway 73 and Highway 49. The property has been changed from purple (Employment Center) and red (High Intensity) to the orange color (Medium Intensity) surrounded around the area.

Mrs. Burris also provided the Board with a copy of the Official Zoning Map.

Reports

Mrs. Burris reviewed the cases and permits for November 2020 and presented the **2020 End of Year Highlights**. Mrs. Burris shared that when a development is approved, it has a lag time before the house is built for instance the 9-lot for Historical Hill behind the CollegeSt took 2 years to get started. Mrs. Burris reviewed the current cases on the report including:

SUB 2020-03 Brighton Park Preliminary Plat

SUB 2020-02 Pleasant Crossing (old middle school site-formerly Tiger Crossing)

Comprehensive Plan Implementation

Mrs. Burris reviewed the updates on USDA Facilities Grant, grant for three studies the Mount Pleasant National Register Historic District, and the Town received the Grassroots project Assistance Grant of \$5,000 for the Downtown Historic Photo Mural Program.

A copy of the reports is included in the minute book.

2021 Meeting Schedule

A motion to approve the 2021 Meeting Schedule was made by Mike Steiner and a second was made by Rick Burleyson. All were in favor. (5-0)

Board Comments:

Warren Love had 2 questions about Pleasant Crossing:

1. What would the residents on the East side of N. Main Street see looking into Mt. Pleasant Crossing?
2. Will the new retail spaces be utilized when we have 2 spaces available in the Domino's building?

Mrs. Burris said that most of the time she has people begging for space in the downtown area and there is not enough space. Mrs. Burris has been working with the owner of the spaces at Domino's to get those spaces filled and believes those spaces will be filled within a year, leaving very little retail available. When you have new retail space, the chain stores tend to move out of where they are and into the newer space because the location is better. What this does is vacates cheaper space for small businesses to move into those spaces. This is a rotation. This helps open more space for the smaller businesses who cannot afford to pay the higher rents of new spaces.

Mrs. Burris shared the layout of the Pleasant Crossing:

Front (Hwy. 49) – Retail Space

Side (North Dr. & Main St.) – Office and Institutional. Could be a doctor's office, daycare, or similar use

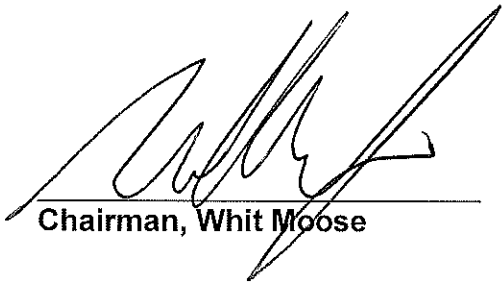
Back (North Dr.) – Townhomes with landscaping along North Drive

Mr. Love asked how the Mt. Pleasant Crossing would affect the schools. Mrs. Burris explained that every time she has a rezoning or subdivision come to us, she sends it to the school district, Frances Layne, who oversees the capacity of the schools. Ms. Layne communicates what the current capacity is, capacity with proposed development, and then with the new development. The elementary school has too many kids but if we do not grow more, then we will not get a new elementary school.

The school system typically asks for larger subdivisions to build in phases to prevent it from impacting the schools all at once. The Brighton Park development will be built in five phases for this reason.

Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. A motion was made by Rick Burleyson with a second by Bridget Fowler. All members were in favor (5-0).



Chairman, Whit Moose



Clerk to Board Jennifer Blake