

Mount Pleasant

North Carolina

Founded in 1848

Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, February 27, 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** (November 28, 2022)

6. **Public Comment Period**

7. **Planning Board Cases**

REZ 2023-01 Common Grounds Property (associated with ANX 2023-01)

Request for rezoning to RM district (associated with voluntary annexation request ANX 2023-01), which generally permits medium density single-family residential uses.

Cabarrus County Parcel Number: 5670-06-4884

Location: 619 N. Skyland Drive Area: approx. 0.60 acres

Current Zoning: RL Proposed Zoning: RM

8. **Board of Adjustment Cases**

None

9. **Reports**

Planning Report and Zoning Permits for January & February (to date)

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

11. **Adjourn**

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TOWN OF MT. PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
Monday, February 2023

Members Present: Chairman - Whit Moose (Tardy 6:15 p.m.)

Vice Chairman - Mike Steiner

Member - Bridget Fowler (**Absent**)

Member - Shirley Freeman

Member - Rick Burleyson

Alternate – Jonathan Helms (**Serving as voting member**)

P&Z Clerk to the Board – Jennifer Blake

Planning & Economic Development Director - Erin Burris

Also Present: Christopher Swofford, Property Owner, and Kathy Steiner

1. Call to Order:

Vice Chairman Mike Steiner called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:03 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 Jonathan Helms with a second by Rick Burleyson. All members were in favor. (4-0, Whit Moose tardy)

5. Approval of Minutes of Previous Meeting:

A motion to approve the previous minutes for October 24, 2022, was made by Rick Burleyson with a second made by Jonathan Helms. All members were in favor. (4-0 Whit Moose tardy)

6. Public Comment:

None

7. Planning Board Cases

REZ 2023-01 Common Grounds Property (associated with ANX 2023-01)

Request for rezoning to RM district (associated with voluntary annexation request ANX 2023-01), which generally permits medium density single-family residential uses.

Cabarrus County Parcel Number: 5670-06-4884

Location: 619 N. Skyland Drive Area: approx. 0.60 acres

Current Zoning: RL Proposed Zoning: RM

Erin Burris reviewed the packet information on the rezoning and voluntary annexation for Common Grounds.

Mrs. Burris shared that the property across the street was left out of a 2016 rezoning at the request of a previous owner. It was supposed to be zoned RM and everything in the Town limits on that section of N. Skyland Drive was supposed to be RM. This would have been an extension of the zoning district because everything on N. Skyland Drive is zoned RM except at the very end of the road which is in the ETJ.

Deleted the sentence in the Environment section that the site plan would be subject to review by the North Carolina Department of Environmental Quality for soil and erosion control and stormwater because the property is less than an acre.

Mrs. Burris shared that Mr. Swofford was the only one to show up for the Neighborhood Meeting held on February 23, 2023. She did talk to two adjacent property owners on the phone, but they did not have any concerns. She also had one other person to call about the sign and what it was for. Mrs. Burris shared the dates and time for both the planning and zoning meeting and the Town Board meeting with the caller.

Mrs. Burris stated the date for the Town Board public hearing for the voluntary annexation and rezoning is March 13.

The Board did not have any questions and said it was straight forward.

Jonathan Helms made a **motion** to recommend approval and consistent with the proposed RM zoning district is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan and a second was made by Shirley Freeman. All were in favor. (4-0 Whit Moose tardy)

8. Board of Adjustment Cases

None

9. Reports

Whit Moose arrived 6:15 p.m.

Erin Burris shared that there were two new things added to the project list this month:

1. The site plan for Propel Church.
2. The annexation and rezoning request for Common Grounds Property.

Mrs. Burris shared that the progress on the Historic survey and downtown stormwater surveying group is going very well. The stormwater study is almost complete, and they finished the field work from the historic district survey last week.

Mike Steiner had questions about seeing surveyors in the downtown area.

That was LKC and they are the ones doing our downtown stormwater study as well as our asset inventory for all our water lines, sewer lines, and stormwater infrastructure. We got a grant for that.

Mike Steiner also commented on seeing work being done on the Barber Shop.

Mrs. Burris shared that the work on the brick they did was amazing. It was in bad shape, and it looks a lot better.

Rick Burleyson asked "What is the Embrace, Inc.?"

Erin Burris said that was Sheri Walker at the Community Church of Mount Pleasant site.

She has the fieldhouse portion of that and basically, she is running a community center.

It's sports and recreation, and counseling, and various things in that building.

Whit Moose asked about the status of the Taphouse.

They are working on their ABC Permit and the Town has signed their portion of that. They are waiting to get some of their fire code issues worked out. They expect to have a

ribbon cutting and/or grand opening on April 29, 2023. They were hoping for March, but things are taking a little longer than they thought. Whit Moose also asked as far as the building itself are they moving along with construction and all that. As far as she knows they are they have put in ax throwing lanes and things like that, but she has not been in the building.

Mike Steiner asked where the Mount Pleasant Manufacturing was located. Mrs. Burris shared that is where the Down South Deals is/was on Highway 49 N. Whit Moose wanted to know if Down South Deals had moved out of that building. Mrs. Burris said he still has some stuff in there and does an occasional sale in there.

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

10. Comments

Whit Moose wanted to apologize for being late. He said he is sorry for that and for inconveniencing the Board. Mike Steiner commented that if you had to be absent this is the meeting to do it since it was a short one.

Erin Burris shared that the Town Board starts looking at reappointments starting in June and asked board Secretary Jennifer Blake who was up for appointment this year.

Mrs. Blake stated that Members, Mike Steiner and Shirley Freeman that are coming up for reappointment.


It was stated that if either board member wanted to be reappointed, they needed to resubmit an application and turn that in to be considered.

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 Jonathan Helms.

All were in favor. (5-0)


Vice Chairman, Mike Steiner


Clerk to the Board Jennifer Blake