

Mount Pleasant

North Carolina

Founded in 1848

Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, February 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** (January 24, 2022)
6. **Public Comment Period**
7. **Planning Board Cases**

REZ 2022-01 Cabarrus County Library/Senior Center/Park Tract

Description: Standard rezoning request to facilitate the construction of a government building/park

Location: 1100 Block of N. Washington Street

Area: 29.11 acres (28.189 acres outside of right-of-way)

Cabarrus County Parcel Number: 5670-44-0187

Current Zoning: RM Residential Medium Density & small corner of RL Residential Low Density

Proposed Zoning: OI Office & Institutional

REZ 2022-02 Mount Pleasant Pentecostal Holiness Church

Description: Standard rezoning request to reflect current and historic use of the property as a church and its associated uses

Location: 2660 Mount Pleasant Road South

Area: 2.98 acres

Cabarrus County Parcel Number: 5569-97-2290

Current Zoning: RL Residential Low Density

Proposed Zoning: OI Office & Institutional

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TA 2022-01 Nonconforming and Temporary Signs

Proposed text amendments to allow the manual changeable copy portion of a nonconforming ground sign to be changed to electronic changeable copy and to allow Type 1 Temporary Signs for all use groups in all zoning districts to promote economic development. Affected Section of the MPDO: Article 12.

TA 2022-02 Flag Lots

Proposed text amendment to restrict flag lots on state-maintained roads. Affected Section of MPDO: 6.6.6

TA 2021-03 Infrastructure Amendments

Continue discussing amendments to infrastructure standards. Amendments regarding street frontage, adequate public facilities, plan submittal requirements, and standards & specifications. Affected Sections of the MPDO: Article 3, Table 4.6-2, Article 10, Article 14, Appendix B, Appendix C, Appendix D.

8. Board of Adjustment Cases

Report on status of Case SUP 2022-01 Threadgill Carp Pond

9. Reports

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

10. Planning & Zoning Board Comment Period

11. Adjourn

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
February 28, 2022

Members Present:

Chairman - Whit Moose
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 Burriss

Also Attending: Rodney Harris (Cabarrus County), Susie Morris (Cabarrus County), Kyle Bilafer (Cabarrus County), Wanda and Homer Clay (Pentecostal Holiness Church)

1. Call to Order:

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

2. Recognition of Quorum:

Chairman Whit Moose stated a quorum was present.

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 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:

The Chairman asked for a motion to approve the agenda. Mike Steiner made a motion to approve the agenda with a second by Rick Burleyson. All members were in favor. (5-0)

5. Approval of Minutes of Previous Meeting:

Chairman Whit Moose entertained a motion to approve the previous minutes for January 25, 2021. A motion to approve the previous minutes was made by Bridget Fowler with a second made by Rick Burleyson. All members were in favor. (5-0)

6. Public Comment:

None

7. Planning and Zoning Board Cases:

REZ 2022-01 Cabarrus County Library/Senior Center/Park Tract

Description: Standard rezoning request to facilitate the construction of a government building/park

Location: 1100 Block of N. Washington Street

Area: 29.11 acres (28.189 acres outside of right-of-way)

Cabarrus County Parcel Number: 5670-44-0187

Current Zoning: RM Residential Medium Density & small corner of RL Residential Low Density

Proposed Zoning: OI Office & Institutional

Erin Burris reviewed the background and answered questions about traffic, changing Walnut Street to a One-Way Street, and Washington Street improvements.

Susie Morris of Cabarrus County Zoning Enforcement Officer

65 Church Street, Concord, NC 28025

Susie Morris shared that the zoning request for O-I was consistent for the property, it supports zoning for O-I. She also, said that they were in the very early stages of planning for the property and wanted to make sure it could be rezoned before moving forward. Mrs. Morris also, mentioned potential construction would not be completed until 2024 or when sewer capacity is available.

Chairman Whit Moose asked if they were able to tackle the 250 feet section of sewer line on C Street required for the sewer.

Ms. Morris's response was that they are not at that point yet, but they would work that out with the adjacent property owner when the time comes.

Board Member Mr. Burleyson asked about the need for it being changed to O-I.

Erin Burris stated that the main reason for the change was to prevent them from having to come back to the Board for a Special Use Permit every time they have any changes.

Board Member Warren Love expressed concern of having the Town take over the ballfields.

This would be planned over time, and it would not happen right away. Also, the Youth baseball teams can help maintain the fields as a trade so they can use the fields.

Mr. Love also said the Town needs to have a plan of how to pay for this before it happens.

A motion was made to approve the proposed O-I Zoning District and is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan by Mike Steiner with a second made by Bridget Fowler.

All were in favor (5-0).

REZ 2022-02 Mount Pleasant Pentecostal Holiness Church

Description: Standard rezoning request to reflect current and historic use of the property as a church and its associated uses

Location: 2660 Mount Pleasant Road South

Area: 2.98 acres

Cabarrus County Parcel Number: 5569-97-2290

Current Zoning: RL Residential Low Density

Proposed Zoning: OI Office & Institutional

Ms. Burris presented the report stating that the subject property is in the Town of Mount Pleasant extraterritorial jurisdiction (ETJ). The property has consistently been used as a religious institution and associated uses, including a parsonage and cemetery, since the 1950s. The OI district is requested to reflect the historic and future use of the property as a religious institution and to facilitate updates to parking and signage consistent with other churches within Mount Pleasant's jurisdiction.

A motion was made to approve the proposed O-I zoning district and found that it is not consistent with the Town of Mount Pleasant Comprehensive Plan as adopted but finds the proposed amendment to be reasonable and in the public interest due to the historic use of the property as a religious institution. Furthermore, the Planning and Zoning Board determines that it is not necessary to amend the Future Land Use Map as the proposed rezoning is intended to bring a nonconforming use into conformity with an appropriate zoning district to accommodate the property's historic use. Motion was made by Rick Burleyson and a second was made by Mike Steiner.

All were in favor. (5-0)

TA 2022-01 Nonconforming and Temporary Signs

Proposed text amendments to allow the manual changeable copy portion of a nonconforming ground sign to be changed to electronic changeable copy and to allow Type 1 Temporary Signs for all use groups in all zoning districts to promote economic development. Affected Section of the MPDO: Article 12.

Article 12.4.3.2 (D)

D. Electronic changeable copy area may be included on any conforming freestanding sign in the O-I, C-1, C-2, I-1, and I-2 districts. The area devoted to electronic changeable copy shall be limited to 75% of the total area of the sign face. All signs that include an electronic changeable copy feature shall meet the minimum North Carolina Department of Transportation requirements for lighting and message duration contained in NC Administrative Code 2E.0203(3a-c & 4a (i-iii)).

After Board discussion about other electronic signs, like a gas station sign, it was decided to remove the part about the limited number of hours of 11p.m. to 6 a.m. from the proposed amendment. Erin Burris stated that she needed make sure with the current church signs that they are following the allowed brightness and the amount of flashing required.

One (1) more part of text amendment to permit Type 1 Temporary Signs for any zoning district.

A motion to recommend approval with revisions (removed limited number of hours) that the proposed amendments are consistent with the Economic Development Goal of the Comprehensive Plan was made by Chairman Whit Moose and a second was made by Rick Burleyson. All were in favor. (5-0)

TA 2022-02 Flag Lots

Proposed text amendment to restrict flag lots on state-maintained roads. Affected Section of MPDO: 6.6.6

The proposed amendments would restrict flag lots from taking access on major thoroughfares and increase the minimum street frontage to 22 feet for residential lots and 44 feet for non-residential lots to match the driveway standards of Appendix D.

The proposed changes do not affect any existing flag lots but would be for any future flag lots.

A motion was made to recommend the proposed amendment and is consistent with strategy IS7 of the Town's Comprehensive Plan by Rick Burleyson with a second made by Mike Steiner. All were in favor. (5-0)

TA 2021-03 Infrastructure Amendments

Continue discussing amendments to infrastructure standards. Amendments regarding street frontage, adequate public facilities, plan submittal requirements, and standards & specifications. Affected Sections of the MPDO: Article 3, Table 4.6-2, Article 10, Article 14, Appendix B, Appendix C, Appendix D.

Erin Burris said they would discuss infrastructure standards next month if the agenda was light.

Whit Moose made a motion to continue infrastructure standards until next month. All were in favor. (5-0)

8. Board of Adjustment Cases

Report on status of Case SUP 2022-01 Threadgill Carp Pond

Erin Burris updated the Board on the progress of the Carp Pond. Mr. Threadgill is working with Concord Engineering and Surveying to get the property surveyed and to get a site plan. It is going to take longer than expected with NCDEQ on the dam safety situation, but they are making progress. Also, Mrs. Burris noticed that they have put up the buffer fence that was required. Mr. Threadgill's engineer will report back about how long the Dam Safety Assessment will take and if we need to adjust the timeline, we can bring it back to the Board. But so far, things are moving along.

9. Reports

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

Erin Burris read the Reports and Zoning Permits to the Board.

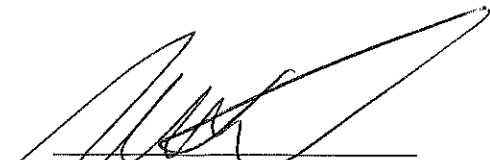
Mrs. Burris did want to add Green Acres back on the list since we are working on a development agreement and installation of utilities.

10. Planning & Zoning Board Comment Period:

- Chairman, Whit Moose asked about the bike rack. The Public Works are currently working on getting that done and are waiting on the concrete pad to install the bike rack (holds 7 bikes) near the Lentz Building.
- Rick Burleyson made a comment about the Mt. Pleasant Food Mart having signs in the median making it hard to see to get out.
- Mike Steiner made comment about the roof on the old Main Street Store looking like it could fall anytime. Mrs. Burris shared that is why the Town put up the "sidewalk closed" signs and the property is under contract and will hopefully close soon. The roof/awning would be the first thing to be removed.
- Bridget Fowler asked about the Esthetician Office. It is currently open, and they had to get in earlier than planned because their lease was up on their other building. They have gotten most of the inside complete and have started fixing up the outside.

11. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. A motion was made by Warren Love with a second by Bridget Fowler. All were in favor (4-0).



Chairman, Whit Moose


Clerk to Board Jennifer Blake