



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, February 26, 2024
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 22, 2024)

6. **Public Comment Period**

7. **Planning Board Cases**

REZ 2024-01 and SUB 2024-01 Adams Creek Subdivision

Applicant requests rezoning subject property to Conditional Zoning Residential Medium Density for 60-lot single-family residential subdivision (includes Major Subdivision Preliminary Plat). Location: 929 Walker Road; Cabarrus County Parcel Numbers: 5650-95-6345, 5660-05-0225, 5650-95-8958. Site Area: 30 acres. Current Zoning: RL Residential Low Density. Proposed Zoning: CZ RM Conditional Zoning Residential Medium Density.

8. **Board of Adjustment Cases**

None

9. **Comprehensive Plan Update**

Discuss schedule and task for Comprehensive Plan Update

10. **Reports**

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

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

12. **Adjourn**



**Planning and Zoning Board Meeting Minutes
Monday, February 26, 2024**

Members Present: Chairman - Whit Moose
Member – Rick Burleyson (**Absent**)
Member - Bridget Fowler
Member – Liz Poole
Member – Jonathan Helms
Alternate – Kiesha Garrido (**in 6:10 p.m.**)
P&Z Clerk to the Board – Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Present: Matthew Esposito, Caren Dowless, Brad Cress, Timothy Seagraves, Terrie Reece, Terry Crayton, and Lisle Crayton

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:10 p.m.

2. Recognition of Quorum:

Chairman Whit Moose stated a quorum was present with Kiesha Garrido as a voting member with Rick Burleyson absent.

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:

A motion to approve the agenda was made by Jonathan Helms with a second by Liz Poole. All members were in favor. (5-0)

Whit Moose asked if there was a con for adding sidewalks as a condition for him to have to put those in.

Erin Burriss shared that there are no other sidewalks on Walker Road and that it would need to be located within the area currently designated for the would be a part of the 15-foot buffer.

Mr. Seagraves did not object to doing sidewalks.

Chairman Whit Moose asked if there were any other attendees in favor of the proposal that wished to speak. Chairman Moose asked if there were those in opposition of the development wishing to speak.

Terry Crayton

301 St. John's Church Road

Mr. Crayton shared several concerns about the subdivision as follows:

- Pressure and extreme traffic on Walker Road
- Dangerous for kids walking
- Pressure on Mt. Pleasant itself with schools and traffic
- Build the 48 homes and leave the other 12 homes alone.
- We do not want to be like Charlotte or Harrisburg.

Brad Cress

3500 Bethlehem Church Road

Mr. Cress came on behalf of his dad, Louis Cress, that lives on Walker Road.

His dad has lived on Walker Road since his home was built in 1961.

His dad is concerned about there being more traffic than there already is.

The traffic makes it hard to get out of his driveway in the mornings and afternoons when school is in session and dismissing.

Brad Cress is friends with the builder but is still not for the development and would hate Mount Pleasant to lose the small-town feel.

Matthew Esposito

1110 Walker Road

Mr. Esposito said he got what he wanted when he moved to Mount Pleasant, land, no traffic, and small businesses in the Downtown. He asked what is local and would any of us move into this development. What is the vision for this subdivision? He would like to see the bare minimum houses built as much as possible. He cares a lot about this Town.

Liz Poole asked if the two houses on the property would be removed.

Mr. Seagraves said that he is currently renting the homes, but he would eventually tear them down.

Terry Reece

6309 Cress Road

Mrs. Reece has lived in Mount Pleasant all her life and even went to school in this building. I am scared to death with all the new houses being built children will get

The number given still would not exceed the defined capacity versus current enrollment. That is what Frances Layne with Cabarrus County Schools provided and all that she could give us at this time.

Jon Helms also asked about the sewer capacity and the timeline with WSACC and if this would cause any detriment to the Town based off our capacity there?

Mrs. Burris shared that the staff report says this development would be 13,500 gallons and there is currently 44,119 gpd available. WSACC keeps track of this on a spreadsheet and we get quarterly disbursements from them. They have 2 types of allocation: paper and connected allocation. They usually allocate more sewer on paper than when it is connected. Allocation estimates are usually higher than what is used once a development is connected. So, once things have been built and connected more sewer capacity comes back online to be allocated. Every quarter we get a disbursement from WSACC. They are holding Mount Pleasant to a historic usage amount. We only get 1.4% of the total allocation of everything that is being built from here on out. So, we do not get much but we are continuing to get more every quarter and they are doing an expansion. The Town has to be very mindful of which developments that it is giving allocation to, and we keep track of it. We do have allocation for residential and have some in strategic reserve to make sure we have allocation for a light industrial development to bring in jobs we would make sure we have some set aside for that.

John Scarbrough wanted to clarify for the Board. Per allocation policy, except for projects that the Town has investment in or that they have development agreement, it is first come, first served.

Mrs. Burris said it is primarily first come, first served until we run out with scoring for larger developments and then it becomes a waiting list. The Town Board would have to approve the allocation because they exceeded 5,000 gpd of allocation. Because there is allocation available, and they meet the criteria for that it would most likely be granted.

Liz Poole stated that previously, they are basing this off the estimated students as 50 students proposed for 60 homes or 0.8 students per home and it used to be 0.6 students per home. That number is because some homes have no kids in it and other homes have several kids in it. The school system tries to get that to balance and that is where the number comes from. The 0.8 students per household is what they use now.

Liz Poole also asked since there are only five (5) Board Members how many must vote one way or the other.

Mrs. Burris shared the following:

- 1 person voting against would still be a $\frac{3}{4}$ majority.

Mrs. Burris also reminded the Board could vote the following way:

- Approve with conditions and consistent
- Approve with conditions and not consistent
- Deny and not consistent
- *Never had to add this as an option before but could be Deny and is consistent and not responsible in the public interest.

Bridget Fowler asked if the Fire Department and Public Services had any comments about how they are going to respond to all these new homes.

Mrs. Burris shared that the Fire Chief has commented on it. The Town purchased a lot North of the subdivision with future plans to have a second Fire Station. The Fire Department supports this because it brings the sewer line to the future facility with Emergency Services.

John Scarbrough reminded the Board any decision the Board makes tonight on a conditional zoning district must have a reasonable basis and must be specific.

Bridget Fowler asked if it can be Tabled.

Mrs. Burris shared yes, but State Statute says we have 30 days from the date of referral to make a decision or it can be forwarded to the Town Board without recommendation.

Whit Moose recommended as the Chairman not to table it because he did not think anything would change in 30 days.

Whit Moose made a **motion** to approve the subdivision and is consistent with conditions adding sidewalks.

There was not a second, so the motion **failed**.

Kiesha Garrido made a **motion** to deny and is consistent and not reasonable in the public interest.

John Scarbrough asked for clarification, that is based primarily on traffic impacts and school capacity concerns.

Kiesha Garrido agreed.

Bridget Fowler shared that this is a tying of the Board's hands. Yes, it meets the conditions but the overall impact on this community is not what we are looking for. It is consistent but not in the interest of the community like the impact to traffic, schools, and sewer capacity.

At the next meeting in March the committee will present background information and discuss the public input survey. The Comprehensive Plan is seven years old.

9. Reports

The monthly Planning & Zoning report and January and February Permits were presented and are included with the minutes.

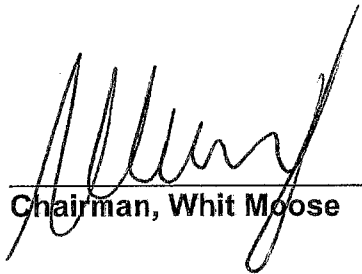
10. Planning and Zoning Board Comment Period

Bridget Fowler asked if there was an Ordinance on Tractor Trailers being parked on the State right-of-way near Food Lion that has been closed.

Mrs. Burris shared that the Sheriff's department must enforce that since it is in a public right-of-way, and they have been notified. Nothing has been done about it so we may have to go to someone higher up.

11. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Liz Poole made the **motion** to adjourn and a second was made by Bridget Fowler. All were in favor. (5-0)



Chairman, Whit Moose



Clerk to the Board Jennifer Blake