
Mount Pleasant

North Carolina

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Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, March 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**

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**
9. **Reports**
Planning Report and Zoning Permits for March
10. **Planning & Zoning Board Comment Period**
11. **Adjourn**

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

Members Present:

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

Also Attending: None

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:05 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 amended agenda on #5 to be changed to February 28, 2022, for previous minutes. Bridget Fowler made a motion to approve the agenda with a second by Rick Burleyson. All members were in favor. (4-0)

5. Approval of Minutes of Previous Meeting:

Chairman Whit Moose entertained a motion to approve the previous minutes for February 28, 2022. A motion to approve the previous minutes was made by Rick Burleyson with a second made by Chairman Whit Moose. All members were in favor. (4-0)

6. Public Comment:

None

7. Planning and Zoning Board Cases:

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 discussed proposed changes to Infrastructure in Article 14; Adequate Public Facilities (APF) Standards. She referenced **Table 4.3-1** for an explanation of higher intensity zoning.

She explained that NCDOT's threshold for a Traffic Impact Analysis is 3,000 or more trips per day and the Town's is lower at 2,000 trips. The Town would trigger a traffic impact analysis before NCDOT would so the Town is more stringent on traffic than NCDOT. Minor subdivisions are not applicable to this Article.

She explained that with a standard rezoning, we do some level of adequate public facilities review but it is based on the most intense possible use and run that by the Technical Review Committee in a more general way since we do not know how many dwelling units. You don't have a site plan, but you calculate the maximum yield and provided that information to the Technical Review Committee to see if our facilities can accommodate the development.

Rick Burleyson had question if a developer is able to get all of this estimated water and sewer usage. Ms. Burris stated that yes, there are calculations for all of that. For instance, NCDEQ just lowered the gallons per day per bedroom to 80 gallons per day of sewer which is an estimate. A 3-bedroom house is estimated to produce 240 gallons per day of sewer. They are standard numbers, but they provide that to help decide if the development can be done.

We are using Article 14 as a tool to help determine when development should be approved following procedures in Article 3. The way it had been treated in the Ordinance is that this was as a separate approval process, when in reality it is incorporated into the overall development approval process.

Ms. Burris stated that school capacity cannot be the only consideration to turn down a development if other facilities have capacity for the development.

Capacity does not guarantee access to the utilities. If the developer is going to install a section to hook to the water line that is up to them. They must install all the utility lines within their development. There is an entire section of code of ordinances that tells developers what they are responsible for with system extensions.

The ITE Trip Manual says that one (1) house generates 10 trips per day. That is an average number of trips. The different triggers for traffic analysis have been consolidated into one for simplicity. A Traffic Impact Analysis will be required for trips that generates more than 2,000 trips per day. The Old Middle School was one of the developments that triggered a Traffic Impact Analysis. The new Brighton Park development would not generate a Traffic Impact Analysis since it is currently at 178 lots and is under the 2,000 trips per day. It would be an average 1,780 trips per day (using average household trips as 10 per day).

Availability and adequacy of Public Facilities shall be determined only with respect to Public Facilities located within Cabarrus County, including any unincorporated areas of the County.

We do have unincorporated areas in our jurisdiction in the ETJ. The Town has several of these situations. If there is a subdivision that straddles the ETJ line and the County jurisdiction, then they both must sign the subdivision plat.

Chairman, Whit Moose asked if there is a way to expand our ETJ. Ms. Burris stated that the only way to do that is to go to the County Commissioners and ask them for permission to expand it and they have not done that in a long time. Whit Moose also asked if that situation was to come up, could the developer request annexation of both sides of the property? Yes, they can request annexation as long as it meets the standards for voluntary annexation, but it gets interesting as to whether the Town can provide utilities to it. The Annexation form has been changed to see if they expect to receive access to utilities. If the utilities are not available and they still want to annex, the Town will not pay to extend utilities to them, they would have to pay. Whit Moose continued to ask if part of the property is in the County, and if they want to be Annexed by Mt. Pleasant will the County block that? No, they cannot if it meets the statutory limits for Annexation.

9. Reports

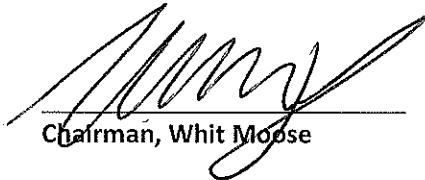
Erin Burris read the Monthly report to the Board.

10. Planning & Zoning Board Comment Period

- Bridget Fowler brought up the question about the old Middle School site being sold. Erin Burris shared that the Town was approached by a local church who is looking at that site even though they had already started drawing up plans for the site at Walker Road. They had begun looking for other options. Town staff have met with church representatives about the site and explained what had previously been proposed for the site, what had been approved as far as the redevelopment of that site, and the financial impact it would have on the Town if it was not developed in that way and if it went back to nonprofit ownership. They are doing their due diligence for now.
- The schedule for the bridge over Dutch Buffalo was supposed to start February 1, 2022. They have started working on moving lines and the utilities so the bridge work should begin anytime soon.
- Fifth Third has closed. The Realtor has entertained offers to sale, but is not in a hurry since Fifth Third is still paying the Lease.
- Building will start at the lots on S. Skyland Drive and E. Franklin Street since they have resolved their issues with NCDEQ.
- Pinto Holdings will be dividing 3 lots off Foil Road and Highway 49 N near the water tower. The driveway access will be off Foil Road.

11. 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 were in favor (4-0).


Chairman, Whit Moose


Clerk to Board Jennifer Blake