

Mount Pleasant

North Carolina

Founded in 1848

**TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
March 23, 2020**

Members Present:

Chairman - Whit Moose
Vice-Chairman - Mike Steiner
Member - Bridget Fowler
Member - Shirley Freeman
Member - Rick Burleyson
Alternate - Bradley Hinson
P&Z Clerk to the Board - Jennifer Blake
Planning & Economic Development Director - Erin Burris

Conflict of Interest:

The 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.

Also Attending: Clint Black and Emmett Black, owners of ECB, LLC Property; John Scarbrough, Town Attorney; Randy Holloway, Town Manager; Crystal Smith, Assistant Town Manager; Justin Simpson, Town Board Member

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

Recognition of Quorum: Chairman Whit Moose stated a quorum was present.

Approval of Agenda: Chairman Whit Moose entertained a motion to approve the Agenda as presented. A motion was made by Bridget Fowler, and a second was made by Rick Burleyson. All members were in favor (5-0).

Oath for New Regular Member to fill vacated position: Bradley Hinson, the Alternate Board Member raised his right hand and put his left hand on the Bible while being sworn into position by the Clerk to the Board, Jennifer Blake.

Chairman, Whit Moose welcomed Brad Hinson to the P&Z Board and asked Mr. Hinson to share a little about himself. Brad Hinson shared that he was a new resident of Mt. Pleasant and moved here in July 2019. He was originally from

Harrisburg. Mr. Hinson is currently the Athletic Director for MPHS and has been for 11 years. He is not to be confused with the other Brad Hinson from Mt. Pleasant that also works for Cabarrus County Schools. He moved to Mt. Pleasant where it is quieter and has less traffic. Brad Hinson thanked us for having him and is looking forward to serving on the Board.

Approval of Minutes: Chairman Whit Moose entertained a motion to approve the minutes for January 27, 2020. Mike Steiner made a motion to approve the minutes with a second by Bridget Fowler. All members were in favor (5-0).

Public Comment: None

Planning and Zoning Board Cases:

REZ 2020-01 ECB LLC Property

Standard rezoning request for 4 tracts located at the southwest corner of intersection of Highway 73 and Highway 49 (7000, 7110, 7130, 7150 NC Highway 73 E). Area: approx. 88.39 acres. Cabarrus County Parcel Numbers: 5670-56-4096, 5670-56-6785, 5670-56-8647, 5670-56-9681. Current Zoning: RL Residential Low Density. Proposed Zoning: RM Residential Medium Density.

Erin Burris reviewed the Adopted Plans to show on the Future land use map.

The subject property is located in the "Employment Center" and "High Intensity" land use classifications on the Future Land use Map of the Town's Comprehensive Plan.

The proposed RM Residential Medium Density zoning district is not consistent with this designation. Therefore, the applicant is requesting simultaneous amendment of the Future Land Use Map to designate the entire property "Medium Intensity" land use, which is consistent with the surrounding designations on the map. A previous potential developer attempted to design a light industrial and commercial development on the site and was unable to do so in a profitable manner, given the site constraints including topography and access management.

Zoning district intent

Based on zoning district purpose statements for RM district, the proposed districts would be an appropriate to fit the description of requested "Medium Intensity" land use designation.

Utility Availability and Capacity

The Town is working on constructing a new pump station off of Empire Drive and a gravity sewer line that would serve the subject property while relieving capacity on the Summer Street pump station and retiring the Meadowbrook, Pasture, and Food Lion pump stations, sending sewer to WSACC Pump Station #3, where there is adequate capacity.

School Capacity

MPES is at 115% design capacity

MPMS is at 85% design capacity

MPHS is at 82% design capacity

Create .38 new elementary students

.20 new middle school students

.25 new high school students

If the property is rezoned it would add an additional 49 students on top of what is already zoned which is based on the maximum development.

That would be 26 middle school students and 32 high school students.

Neighborhood Meeting

There were two attendees at the neighborhood meeting. They asked what type of uses would be allowed in the district and the density. Once the attendees received information, they had no issues and would be glad to see it come to Mount Pleasant.

Bridget Fowler had question about the property changing from light industrial.

Erin Burris stated that she is working with the EDC to identify a better place for the light industrial. This area has a lot of rock which would cause issues with grading.

Rick Burleyson asked since the elementary school is over capacity would this new development be a concern. Mrs. Burris stated that according to facilities planners with Cabarrus County Schools, until there is growth in Mount Pleasant the elementary school will not be updated to a bigger school until there is a need. Whit Moose commented it would be a gradual growth for the schools since the houses won't be built at the same time. Brad Hinson commented about the capacity at W.M. Irvin Elementary and possible to move the district.

Bridget Fowler asked if we needed this project to help pay to fix existing infrastructure. Erin Burris stated that we have been waiting for years to fix the Town's 80-year old water line on Main Street. We are just now able to apply for a low interest 40-year USDA loan and without new growth, it would take the full 40 years to pay it off. Town Manager Randy Holloway shared that without growth for these two projects there would be no wiggle room for growth since we would have to pay this debt off for 40 years.

Bridget stated her concern was if the Board keeps saying yes to everything, the Town will grow too much. Erin Burris stated that some type of development on this property had has been planned for 12 years since the owners helped pay for WSACC Pump Station #3 in anticipation of development in 2008. The proposed development on Walker Road was turned down, and this property is being requested less intensive than what it was planned for.

Chairman, Whit Moose opened the Public Meeting.

**Clint Black (land owner)
8810 Fisher Road**

He has been trying for a long time to bring commercial into that property. Mr. Black said he couldn't get anyone to come to Mount Pleasant since there were not enough rooftops to help support it. Mr. Black said he worked with the EDC for years and people came and looked at the area. However, once they found out the price for road improvements and to clear rock the price was astronomical, they no longer were interested. The Black's decided to request a lower intensity use. They already have developers interested in the property. Mr. Black said they may have 2 to 3 dwelling units per acre instead of the maximum of 4 houses per acre. This will help the schools and roads.

Whit Moose asked if the developers were residential. Mr. Black said yes it would be all for residential. Erin Burris calculated they can do 130 lots with the current zoning. If the property is rezoned, it could be 260 lots as the worst-case scenario, but that would be difficult since there is a floodplain and grade on the property.

Bridget Fowler asked about Mr. Black having a say in what the developers build. Clint Black said the developer he is leaning towards would keep him involved in the project. He said the developers were looking at 2 to 3 dwelling units per acre. He and his brother, Emmitt have grown up in the community and are trying to do the best for the Town.

Chairman, Whit Moose closed the Public Hearing.

Whit Moose asked how the land use designation was shown on the Future Land Use Map. Erin Burris said the map shows 50% employment center and 50% high intensity for up to 8 dwelling units per acre. Whit Moose stated the requested change to medium intensity for the whole property would result in the same number of dwelling units as would have been allowed on half. Erin Burris said the request is not increasing the total potential number of the units but spreading them out over the entire property rather than just half.

Rick Burleyson added that he hated to lose the employment center or light industrial area but was okay since we are looking for other places to have the employment center.

Town Manager Randy Holloway added that he has had to reschedule two meetings for the EDC to come look at new areas for an employment center. With the current location, there is a lot of rock and it is too expensive for this to work out. He would like to see another location that is more suitable.

Rick Burleyson made a motion to approve and the request is not consistent with the Town of Mount Pleasant Comprehensive Plan as adopted, but finds the proposed

amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency. A second was made by Shirley Freeman. All were in favor (5-0)

REZ 2020-02 C Street Residential Infill

Rezoning request for 1305 C Street (where paved street currently ends). Area: 2.2 acres. Cabarrus County Parcel Number: 5670-43-7487. Current Zoning: RL Residential Low Density and RM Residential Medium Density. Proposed Zoning: CZ RH Conditional Zoning Residential High Density (5 single-family residential lots at 2.27 dwelling units per acres)

The property owner, Todd Key was not present for the meeting.

Erin Burris reviewed the background and zoning stating the reason for wanting the zoning of RH was to suit the property better and enable one additional lot. Also, all the other properties on C Street within the Town limits are currently zoned RH.

Neighborhood Meeting

No one attended the neighborhood meeting, but there was one caller with questions.

Mike Steiner asked if the developer would bear the cost for the sewer and the width of the homes. Erin Burris said they would be responsible for the water line, sewer line and the roads. The lot width would be a minimum of 50 feet.

Rick Burleyson asked if this property would fit the Land Use Map. Erin Burris stated that it would as the proposed density is 2.27 dwelling units per acre, according to the table.

Chairman, Whit Moose opened the Public Hearing

None

Chairman, Whit Moose closed the Public Hearing.

Rick Burleyson asked if the plans would come before the Board. Erin Burris stated that the plans would not come back to the board, because this is not a major subdivision but it would be reviewed by the Technical Review Committee, Engineer, and Public Works.

Mike Steiner made a motion to approve and is consistent with the Future Land Use Map and a second was made by Bridget Fowler. All were in favor. (5-0)

Board of Adjustment Cases

None

Master Plan and PARTF Application for Town Park

Erin Burriss reviewed the conceptual site plan for Phase 2 Town Park Improvements for a NC Parks and Recreation Trust Fund Grant. This is a 50% matching grant. The total cost would be approximately \$350,000-\$400,000 so the Town would be responsible for half of that amount.

Rick Burleyson asked if they would demolish the old concession stand. Erin Burriss stated that it would be demolished and there would no longer be an announcer box for the new concession stand.

Whit Moose asked if this was cost prohibited. Erin Burriss stated that this is what was wanted in the Comprehensive Plan was for more parks. Also, Mr. Moose asked if the Town could have a fundraiser. Ms. Burriss stated that could be done as long as donations went to a designated fund.

A motion to support the Town of Mt. Pleasant Park PARTF Site Plan was made by Mike Steiner and a second was made by Whit Moose. All were in favor. (5-0)

A copy of the Map of the MP Park PARTF Site Plan is in the minute book.

Reports

Erin Burriss reviewed the cases and permits for January, February, and March. Also, updated us on transportation and comprehensive plan implementation.

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

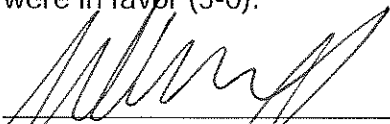
Board Comments:

Whit Moose shared that the P&Z Board would not be having any future meetings until things stabilize or change regarding the pandemic. We can meet if something comes up or is necessary but otherwise, we should not meet until further notice.

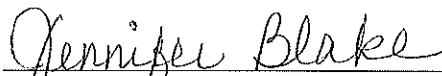
Randy Holloway stated that the Town Board is required by law to meet monthly but the P&Z is not required to do that. He also mentioned the Town was doing everything possible to try to keep all the staff and Board members safe. It would be best for the P&Z board not to meet until things get better.

Adjournment:

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



Chairman, Whit Moose



Clerk to Board Jennifer Blake