

Mount Pleasant

North Carolina

Founded in 1848

Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, April 24, 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** (February 27, 2023)

6. **Public Comment Period**

7. **Planning Board Cases**

REZ 2023-02 N. Main Street Zoning District Boundary Adjustments

Town-initiated request to adjust existing zoning district boundaries to align with property boundaries and remove spot zoning. Locations: 1415, 1430, 1431, and 1438 N. Main Street; Cabarrus County Parcel Number: 5670-23-9509, 5670-23-1727, 5670-23-3688, 5670-23-1646 and; Area: approx. 1.17 acres; Current Zoning: RM Residential Medium Density and CC Center City; Proposed Zoning: O-I Office & Institutional, CC Center City, and RM Residential Medium Density

8. **Board of Adjustment Cases**

None

9. **Reports**

Planning Report and Zoning Permits for March & April (to date)

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

11. **Adjourn**

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : 704-436-9803

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TOWN OF MT. PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
Monday, April 24, 2023

Members Present: Chairman - Whit Moose
Vice Chairman - Mike Steiner
Member - Bridget Fowler
Member - Shirley Freeman
Member - Rick Burleyson
Alternate – Jonathan Helms
P&Z Clerk to the Board – Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Present: None

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 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 Mike Steiner with a second by Bridget Fowler. All members were in favor. (5-0)

5. Approval of Minutes of Previous Meeting:

A motion to approve the previous minutes for February 27, 2023, was made by Rick Burleyson with a second made by Mike Steiner. All members were in favor. (5-0)

6. Public Comment:

None

7. Planning Board Cases

REZ 2023-02 N. Main Street Zoning District Boundary Adjustments

Town-initiated request to adjust existing zoning district boundaries to align with property boundaries and remove spot zoning. Locations: 1415, 1430, 1431, and 1438 N. Main Street; Cabarrus County Parcel Number: 5670-23-9509, 5670-23-

1727, 5670-23-3688, 5670-23-1646 and; Area: approx. 1.17 acres; Current Zoning: RM Residential Medium Density and CC Center City; Proposed Zoning: O-I Office & Institutional, CC Center City, and RM Residential Medium Density.

Erin Burris directed the Board to the REZ 2023-02 N. Main Street Zoning District Map starting with the property at 1431 N. Main Street that the Town owns.

This is the Henderson-Barrier house beside the Fire Station that is being used as the temporary fire station offices.

The small area of property directly behind the Henderson-Barrier House is owned by the Town and has been for a long time. It was a separate parcel, but now it is part of the same parcel as Town Hall, so we would like to zone it the same as the current Town Hall which is O-I (Office and Institutional).

We would like to rezone the Henderson-Barrier house as CC (Center City) because it is adjacent to CC and when we go to sell it, it will open the number of uses that are permitted for that house. Also, that is what Preservation NC recommended that we do to improve the marketability of the property.

On the other side of the street, Mr. Dixon expressed interest in rezoning the property to reflect its use as single-family residential. It has always been a house at this location, and they want it to continue to be single-family residential and the same for the next-door neighbor. After we talked to Mr. Dixon, we can't leave this part a hole in the district so this side of the street would go to RM (Residential Medium Density) so that would extend that district down a little bit and then we would be extending the CC (Center City District) up on the other side.

This piece of property at 1430 N. Main Street is zoned CC and is a Single-family residential use and is a little bit different on this side since it is sandwiched between Commercial use and the downtown and they have not expressed any interest in rezoning that.

We have not received any calls or questions about the signs or letters that went out about these four pieces of property. We are calling this a Zoning District Boundary Adjustment. It is Town initiated but the two property owners are also on board.

The Board thought this was straight forward and had no discussion.

Chairman Whit Moose opened the Public Hearing.

Chairman Whit Moose closed the Public Hearing.

Mike Steiner made a **motion to approve** finding the request consistent with the land use designations on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan and a second was made by Rick Burleyson. All were in favor. (5-0)

8. Board of Adjustment Cases

None

9. Reports

Staff has added the very important estimated sewer capacity usage for every use because we really do not have much. The allocation policy requires the Town Board to approve any allocation. So, we have some serious decisions to make because the park is going to be using a lot and WSACC is not planning on giving us much. We are going to make a presentation to them in May after we speak with the Town Board at their next meeting regarding what we will need to ask for.

Jonathan Helms asked how often are we exceeding 5,000gpd. Ms. Burris stated that the reason we have to go to the Town Board every time it's over 5,000 is because we have so precious little to give. So, if it is over 5,000gpd, they have to make a serious decision as to whether or not they want to give up that much for a single use. The park would be the first time one with over 5,000 gallons. We've actually had Brighton Park and Green Acres, but we already made commitments to those through development agreements. This would have been on the May meeting agenda, but we have to work some things out with WSAAC before we commit to 19,400 gallons a day when they were only planning on giving us 29,000 over the next three years.

SITE 2023SITE 2023-01 Propel Church -01 Propel Church

The church will be coming to the Board of Adjustments next month to review the Alternate Design Proposal regarding the building design.

SUB 2017-01 Green Acres Construction Plans

Construction Plans got approved today, so grading should begin soon.

SUB 2020-03 Brighton Park

Grading is underway, and they have gotten their flow acceptance from WSAAC for Phase 1, or they just submitted it.

Code of Ordinances

Added in Phase 7 regarding coasters, skates, scooters, and similar devices.

The District Attorney's Office is reviewing both Part 7 that has already been adopted and Part 8 that has not yet been adopted to make sure the offenses can be enforceable, or if there are any changes the Town needs to make.

Utilities

We have not heard anything on the BRIC grant, and it may be a while.

Comprehensive Plan Implementation

The Mural "Greetings from Mont Amoena" is supposed to be installed this week on Michelle Burn's Esthetic Shop facing Buddy's parking lot and that will depend on the weather.

The Downtown Stormwater Study is almost done.

You can see what is done at the Fire Station and Park on www.mpncfuture.com website.

10. Permits

Rick Burleyson wanted to know where the expansion parking lot for Cantina 73 is. Abhi Patel purchased the house next door (Harwood house) to Cantina 73. They will have to pipe that ditch and go through the Engineers and must go through NCDOT to attach to

that pipe. So, there are a few things that need to be changed on the plans before they can get started.

11. Comments

Mike Steiner shared that it has been a quiet week in Oldenburg.

Bridget Fowler asked who owns the property at the corner of W. Franklin Street and S. Halifax Street. Eury Property, Inc. now owns that property, and the Code Enforcement Officer has already gotten started with the letters for high grass on the lot.

Whit Moose asked if we heard anything from our Tap House.

We have a ribbon cutting this Saturday, April 29th at 11:30 a.m.

Erin Burriss said we need clear clarification from them on their plans for the area they will use for food trucks. She remembers them saying it would be occasionally, and it seems like it is every weekend. We need to make sure their permit reflects that and see what the I-1 district allows.

Mike Steiner shared that the Tiger Gym was moving to the Pinto Holdings, LLC Building. They plan on moving into the basement of the office building, and she is waiting on the permit and application for the change of use.

The Hit Mill is putting up a new sign. They were supposed to be on the order for a Ribbon Cutting this Saturday, April 29th, but they were not quite ready.

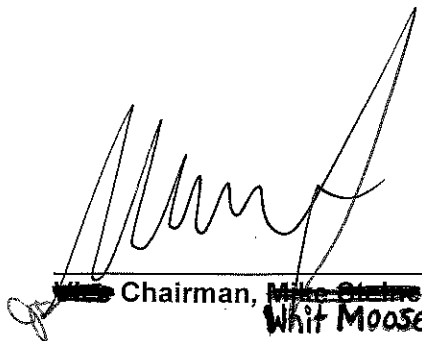

Mike Steiner asked if rezoning was required for the Tiger Gym.

No rezoning but they must do a zoning permit and fire inspection. Everything needs a permit and fire inspection.

11. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Whit Moose made the motion and a second was made by Bridget Fowler.

All were in favor. (5-0)


~~Chairman, Mike Steiner~~
Whit Moose 


Clerk to the Board Jennifer Blake