

# Mount Pleasant

North Carolina

*Founded in 1848*

**TOWN OF MOUNT PLEASANT, NORTH CAROLINA**  
**Planning and Zoning Board Meeting Minutes**  
**April 26, 2021**

**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 Burris

**Also Attending: None**

**Call to Order:** Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:02 pm.

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

**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 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 one had a conflict.

**Approval of Agenda:** Chairman Whit Moose made a motion to approve the agenda. Rick Burleyson made a motion to approve the agenda with a second by Bridget Fowler. All were in favor. (5-0)

**Approval of Minutes of Previous Meeting:** Chairman Whit Moose entertained a motion to approve the minutes for January 25, 2021. A motion to approve the previous minutes was made by Mike Steiner with a second by Mike Steiner. All members were in favor (5-0).

**Public Comment:** None

## **Planning and Zoning Board Cases:**

### **TA 2021-01 Statute 160D Amendments**

The Planning Board reviewed and discussed Development Ordinance Articles 1-3 regarding amendments required by the new Chapter 160D of the North Carolina General Statutes.

Erin Burriss stated that she wants to get the 160D amendments completed by July 2021. Normally it does not take this long to update the amendments, but parts of the 160D are very outdated. Also, there are some organization problems that need to be changed.

Erin Burriss reviewed Article 1, Article 2, and the beginning of Article 3.

In Article 3, Erin Burriss wanted the Board to think about whether to have neighborhood meetings for a rezoning. This is an extra step but is not statutorily required. This can be left in there or taken out. Mrs. Burriss wanted the Board to think on this and to decide later.

*A copy of Articles 1,2, and part of 3 are included in the minute book.*

### **TA 2021-02 Infrastructure Standards**

The Planning Board briefly discussed upcoming proposed amendments to the Town's infrastructure standards.

Erin Burriss stated that she wanted the Board Members to see what the Town Engineer, Richard McMillan is working on with the infrastructure which can be found in Article 10, Appendix C and Appendix D. Mrs. Burriss stated that the standards specifications would be extracted from the Ordinance and put into a Specifications and Standards Manual.

## **Board of Adjustment Cases: None**

### **Reports**

Mrs. Burriss reviewed the cases and permits for February, March, and April 2021.

*A copy of the cases and permits are included in the minute book.*

Mrs. Burriss presented the monthly report.

## **Planning & Zoning Board Comment Period**

Board Members asked the following questions:

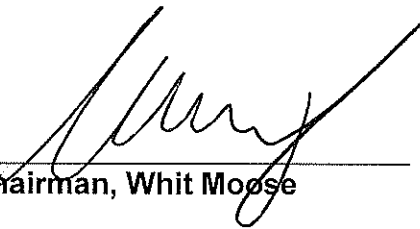
1. Fifth-Third road/driveway behind Buddy's Place.

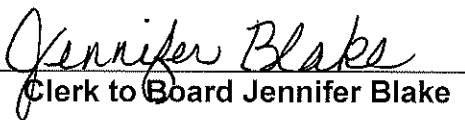
Erin Burris shared that the driveway has been on the Town's radar for some time but the plans she had fell through once COVID hit. Mrs. Burris continues to work on this since the driveway affects several businesses.

2. Repairs on the pothole at the tire store at the corner of W. Franklin Street and Main Street. The Clerk to the Board, Jennifer Blake shared that she would find out information from Justin Stallings, the Public Work's director, and give him a call with the information.
3. Is the tenant leaving the tire store? Mrs. Burris stated that it was her understanding that Air Repair would be run by a new operator. It would be the same business type for the building. Also, the property owner was sent a violation notice about the state of the building. The owner of the property requested information about façade grants.

**Adjournment:**

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

  
\_\_\_\_\_  
Chairman, Whit Moose

  
\_\_\_\_\_  
Clerk to Board Jennifer Blake