

Mount Pleasant

North Carolina

Founded in 1848

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, May 22, 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** (April 24, 2023)
6. **Public Comment Period**
7. **Board of Adjustment Cases**
SITE 2023-01 Propel Church – Alternative Design Proposal
Applicant has submitted an alternative design proposal in accordance with Section 11.1.3.1 of the MPDO. The applicant requests approval of an alternative building design from what is required in Section 11.3 for non-residential buildings in regards to materials, window area and separation, roof form, and articulation of the primary façade and two secondary facades.
8. **Planning Board Cases**
None
9. **Reports**
Planning Report and Zoning Permits for April & May (to date)
10. **Planning & Zoning Board Comment Period**
11. **Adjourn**

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

Website: www.mtpleasantnc.org Email: townhall@mtpleasantnc.us

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**TOWN OF MT. PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
Monday, May 22, 2023**

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

Also Present: Attorney, John Scarbrough, Pastor Nick Newman and wife Tori Newman, Tim and April Smith, Darin Zook, and Allison Pickett

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:03 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:

A motion to approve the agenda was made by Mike Steiner with a second by Bridget Fowler. All members were in favor. (4-0)

5. Approval of Minutes of Previous Meeting:

A motion to approve the previous minutes for April 24, 2023, was made by Bridget Fowler with a second made by Mike Steiner. All members were in favor. (4-0)

6. Public Comment:

None

Chairman Whit Moose suspended the Planning and Zoning Board and opened the Board of Adjustment

7. Board of Adjustment Cases

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SITE 2023-01 Propel Church – Alternative Design Proposal

Applicant has submitted an alternative design proposal in accordance with Section 11.1.3.1 of the MPDO. The applicant requests approval of an alternative building design from what is required in Section 11.3 for non-residential buildings in regard to materials, window area and separation, roof form, and articulation of the primary façade and two secondary façades.

Erin Burriss asked the Town Attorney to explain the nature of a Quasi-Judicial hearing and anyone who wishes to speak will need to be sworn in, including myself, presenting testimonies. We will have a mini court case but not quite so serious. I will let you go over that.

Attorney, John Scarbrough

Mr. Chairman and Members of the Board, like Erin said many court hearings a good way to put it for Quasi-judicial hearing, the key term is that it is an evidentiary hearing. So, you base your decision on the evidence, the documents and the record, the testimony given by witnesses' sworn testimony.

I would like to read a quick blurb from the School of Government that I think summarizes Quasi-Judicial decisions well.

In order to make a quasi-judicial decision, the board must hold an evidentiary hearing. As the names imply ("quasi-judicial" and "evidentiary"), this is a court-like matter. Witnesses are sworn in, testimony must be focused on relevant facts, and parties must have legal standing to make certain actions. Expert witnesses may be required for certain matters; the board may not rely on lay witness opinions for technical matters like traffic projections and property value impacts.

While there is some room for judgment and discretion, the board's discretion is limited. The board must base its decision on the evidence in the record and the standards as required in the ordinance. So, if an applicant has provided facts to show they meet the applicable standard and if the opponents have only provided general opinions and fears without factual support, then the board is obligated to approve the applicant's request.

Unlike a legislative hearing, such as a rezoning, your decision tonight is not based on your opinion or your feelings about the project before you. It really is based on the evidence and your application of that evidence to the ordinance and the standards.

And the standards that we are reviewing tonight are on page 4 of this packet for this application.

Criteria to Approve Alternate Design Proposal

1. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed project will be compatible with the adjoining property;
3. The proposed project is consistent with the intent of this Ordinance and substantially meets the requirements here in; and
4. The proposed project is consistent with adopted plans and policies of the Town.

So, you will be hearing testimony reviewing documents tonight and then based on that you will look to these standards to decide whether to approve the application for an Alternative Design Proposal or to deny it. If you find that the proposal does not meet any one of those four standards, then you do have to deny the application. It has to meet all those standards.

Erin Burris asked the Clerk to the Board, Jennifer Blake to swear in herself and others that wanted to speak. Clerk, Jennifer swore in Erin Burris and Nick Newman, and they acknowledged the oath.

Chairman Whit Moose closed the Planning and Zoning Board.

Quasi-Judicial Hearing

Chairman Whit Moose opened the Board of Adjustment – Quasi-Judicial Hearing.

SITE 2023-01 Propel Church – Alternative Design Proposal

Applicant has submitted an alternative design proposal in accordance with Section 11.1.3.1 of the MPDO. The applicant requests approval of an alternative building design from what is required in Section 11.3 for non-residential buildings in regards to materials, window area and separation, roof form, and articulation of the primary façade and two secondary facades.

Erin Burris presented to the Board of Adjustment Case SITE 2023-01 Propel Church – Alternative Design Proposal as written in the packet. *(A copy is enclosed in the minutes)* Mrs. Burris added the following information:

Section 11.3.6 – Horizontal Articulation – *(displayed the slide of the staff recommendations for materials and screening to show the secondary façade)*. The black portion acts as a secondary façade even though it acts as the back of the building because of the way the building is oriented only because it is very visible from Highway 73. This is the wall that you would see heading towards town on Highway 73. Their articulation features are not there on this wall with having any windows or horizontal articulation there.

Section 11.3.7 – Roofing – (showed the rendering provided by Propel Church of the the following has the top façade, and the following has one change in height, it has several elements that are more vertical, and also has several articulating features that sort of negate the need for having this type of design, you do not necessarily have to have that. You are just the primary intent of that requirement is to visual variety on the front of that building and what they have proposed has achieved that.

Surrounding Area/Existing Conditions with 1,000 feet

Handed out a picture of nearby properties of different materials and designs.

- You have a house to the west, it's brick.
- Across the street you have got the apartments that have some brick incorporated along the bottom, and some of the vertical elements, but also has siding.
- Then the closest nonresidential building, and also the most recent nonresidential building constructed in Town is both the Family Dollar and the Dominoes building. There are all masonry and would meet that requirement. They do not meet the window requirement but that actually is oriented to the internal aspect of their use and their primary façade faces inward as well.

- The closest Religious Institution is the Church of God which they use to have a brick façade until a car ran into it. Now it is just a stone façade.

Site Plan

The applicant provided a Site Plan more of a Sketch Plan in your packet to see the orientation of what I am talking about. So, the building, here is Highway 73 on this side and there is going to be an internal access drive hopefully in working with the adjacent property owner. So, the building actually faces this internal access drive so that's the architectural front of the building, even though by definition the front is what faces your primary street. So, that would make this façade that faces the primary street the secondary façade as well as this which is the architectural rear of the building being a secondary façade because of its visibility from Highway 73 and then this would be the rear that kind of faces Highway 49, but it is far away from Highway 49. See that the parking is oriented on the front and the rear of the partial, storm water and everything would back here in the back based on the slope, and there is a stream back there too.

But this sketch plan does not show any of the landscaping and actually the right-of-way width, the future right-of-way width for Highway 73 is 100 feet and currently right now it is only showing 80 feet. So, that would need to be addressed in the Site Plan process. They are showing the sidewalk here and there is not a landscaping plan yet. So, during the second interview process.

Just a couple of notes because I want to make sure that everyone understands what is expected when the Site Plan does come in and there is no confusion about that.

1. The cross section identified for NC Highway 73 at this location on the official Comprehensive Transportation Plan (CTP) Index (date October 27, 2021) is a 4F cross section, which requires a 100-foot right-of-way. The Sketch Plan shows an 80-foot right-of-way.
2. Driveway Permit approval/road improvement requirements will need to be coordinated with NCDOT.
3. Sidewalk needs to be considered along the interior access road depending on coordination with adjacent property owner. Connect sidewalk along Highway 73 to main building entrance.
4. Subject to NCDEQ approval of soil and erosion control and stormwater.
5. Subject to wastewater allocation in accordance with Town of Mount Pleasant Wastewater Allocation policy and availability. Estimated flow needs to be provided as soon as possible. I cannot empathize that enough right now.
6. Landscape plan meeting the requirements of Article 7 of the MPDO for buffer yards, street yard, and parking lot yard needs to be provided.
7. Signage to be permitted separately in accordance with the requirements of Article 12 of the MPDO. Maximum wall sign area in the O-I district is 24sf per wall.
8. Mechanical equipment and waste receptacles to be screened in accordance with Sections 11.3.13 and 11.7 of MPDO.

Based on all of that, again, staff did provide recommendations to perhaps bring the design a little bit more into conformity and of course the applicant can speak to that and what is being proposed. But we also have some options for different masonry materials that can be considered in order to try to meet that requirement.

I will be happy to answer any questions that you have but again, the applicant is here to present and answer any questions you have as well.

Chairman Whit Moose asked if there has been discussion about trying to or should we let the Church answer that, but has there been discussion on what means might be taken without going through this or is that part of this procedure?

(Erin Burris) You are welcome to ask. The Ordinance was presented pretty early on, and this was the design proposed. The recommendations I have made is to try to get a little closer to what the Ordinance requires but the church can speak of the proposed design.

Charmain Whit Moose called Nick Newman to Speak.

Nick Newman

Lead Pastor of Propel Church (currently located at Mt. Pleasant High School)

I want to thank you so much to the Board and the staff of Mt. Pleasant for giving us a break to serve us in this process. I am a long-time resident of Mt. Pleasant, my grandparents came here after they were stationed in Germany, moved to Mt. Pleasant to be near my great grandfather. My mom graduated from high school in Mt. Pleasant, and I did as well, and I have been in this community since the 3rd grade. So, I love this Town, love what we get to do. When we were getting ready to build or decided to build this facility as a church, we knew that there were going to be some challenges being the first commercial property in Mount Pleasant since 2014 with the Dominoes. So, our hope in designing this facility was to create a fresh building that would bring life to Mount Pleasant and really help it as it grows and develops over the future. And at the same time, as a pastor we do not operate with business funds as a stewardship responsibility. So, knowing the Ordinances that were in place we looked at how we could build the nicest facility in the most cost-effective way possible, which does have a higher portion of metal involved in it. So, that is the building design that you have seen. I definitely see Erin's point on that West elevation. I do not know that it was taken into consideration at the time, based on where the building was originally going.

I brought with me five (5) photos (1-5) so, initially the building layout was actually the other way, and this is what these images reflect, and I want to make sure you can see those mockups and renderings. With the building facing the other direction, there was a higher emphasis on what would be the East elevation and that would have been what you would have seen when you were driving into Town. The back façade of that West elevation could certainly have some elements incorporated. Windows would be very tough considering that would be what looks to be the back of the auditorium. They are like vampires; they like to stay away from light as much as possible. So, what you are seeing is some of the imagery involved in it. So, with building with looking at designing this property we knew that coming to the Board for a vote was an option on the table and as the pastor of the church, that has the responsibility of the people to be a good steward. We thought the best option would be to design a great-looking facility for the Town of Mount Pleasant and then bring it before you to see what the next steps would be. I would love to answer any questions.

(Chairman Whit Moose) Pastor Nick, it is a beautiful drawing, no doubt about it. As you heard from the Town Attorney and heard from Erin, we are certainly bound by what we have to do. So, I think our objective here would be to just try to find some common we can

both live with. And you have heard Erin's recommendations and it sounds like for the back side of the building you are good with that recommendation.

(Pastor Newman) Yes, absolutely.

(Chairman Moose) And that one seems pretty simple. I think, I guess as I see it and I was hearing the biggest probably hurdle or obstacle is that is this part that she is showing us now (West side of the metal building facing Highway 73) that is the masonry or some other material like that. What are your thoughts on that? I think obviously some concessions to meet our standards and the intent of our standards can be made. But I think obviously there would need to be something. I will put that out there.

(Pastor Newman) One, I think Erin has done a great job of making recommendations that I don't feel like I have to sell body parts on the black market to afford. So, I want to say thank you for that. I think the biggest thing for our goal is to build it in the most cost effective and economical way without sacrificing design quality and esthetics. I think there is some design tweaks that we surely can make to do those things that the Board needs fit in order to meet those Ordinances and we will certainly do that. We plan on building a facility in Mt. Pleasant so what we need to do to make that happen we are good with. We love the building that was designed. It was designed very intentionally and strategically but absolutely we are. This is not a if we cannot get it done our way, we will throw in the towel.

(Chairman Moose) Good. I am glad to hear that.

(Board Member Steiner) Pastor Nick, I commend you on a good presentation here, number one and your intent on being good stewards is very important. At the same time, I think you understand our restraints and our restrictions. So, I am kind of hearing you say that you are moved to get in compliance with the standards and then we can make it fly.

(Pastor Newman) Yes, if that is how this needs to happen.

(Board Member Steiner) That is kind of the way I am approaching it.

(Chairman Moose) So, to clarify that it is not necessarily bringing it into compliance, but it is bringing into our standards.

(Erin Burris) Unless the front façade is 75% brick or stone, and the secondary facades are 50% brick or stone it would not be in compliance. That is the purpose of the alternative design proposal. I will say that I think the part of auditorium piece that sticks up above (you can tell a little more in the rendering, it kind of sits back), is not part of the whole plan. It is hard to tell in the elevation, but you can see it is setting up. I am inclined to not count that as part of the percentage which would bring that further into compliance. While it is a lot of architectural grey metal because the plain is broken up, it is not as obvious, and it is much higher, and you would not see that as much from the ground. I think adding brick or stone to the area identified comes much closer to that percentage. Clearly, they are going for a specific design esthetic but at the same time we need to be mindful that we have not had that much non-residential development, and this would kind of set the stage and the precedence in certain ways. So, we would need to be mindful of that. I think that incorporating the brick or stone in the areas recommended gets much closer to what it is going to look like.

(Chairman Moose) So, we are also doing a mirror image of this on the current drawings.

(Pastor Newman) Yes, that is correct.

(Chairman Moose) So, if we are including that part you are talking about, or excluding rather that part you are talking about that would take...

(Erin Burris) So, basically working on the primary facade you are looking at this area here. *(Staff Recommendation Rendering)* So, you are not even really considering this part and the numbers that were provided over here include that. So, I am much more concerned about the human scaled portion of this building where you are looking at the materials down at eye level. This is set back considerably from where the rest of this building is.

(Chairman Moose) So, are you saying this does include that calculation?

(Erin Burris) I have not calculated that; I would need an architect to calculate that. I do not have the ability to do that.

(Chairman Moose) Gotcha.

(Erin Burris) What I have gotten here is the area that is most visible from Highway 73, this is much farther back from Highway 73, this is internal to the site back here. This part up here, this part right here, and then wrapped around this edge that is all very visible from 73 so those are the areas that we focused on trying to get that part of the building as close to the percentage as possible.

(Pastor Newman) So, what Erin has done is she has actually done some work for us essentially so for the alternate design. We have submitted for that. Erin has come along and said if we can get to here that will put us to where it can move forward.

(Erin Burris) This again, this is one option. You could say that it needs to have more of a differentiation. We offer in the Ordinance the ability to do a Type D buffer for a more industrial type building where it grows up and you do not see this wall as much. That is an option for the Ordinance. This is not an industrial building; it does not have to go through all those extra steps. That is something you need to take into consideration. If you would prefer that they do something else to that wall that is something you can request, but given how it is oriented and everything, I feel like a Type D buffer is a reasonable option because it is provided as an option in the Ordinance.

(Chairman Moose) So, the front part of that section we are talking about why would that not be considered, where the trees are now or the buffer is now, why would the section to the right in the front, why would that not be considered in your calculation of having the masonry or whatever why is it not considered in that same reference point as the wall that we are allowing the buffer.

(Planner Burris) It sits back. This little piece here has a door in it because that is part that is much more visible from 73. If you wrap it around that corner, it is just much more cohesive. This piece of the wall goes up too, but it doesn't set back as much. This is actually recessed a little bit. I know it is hard to see in elevations since everything is so flat and that is why I am glad he provided the renderings, but it is flipped.

(Pastor Newman) A buffer, I think is beneficial for us as well. There is a residential property that would be on the back side of that building. So, we would want to create something to keep our neighbor happy.

(Planner Burris) And right now only a Type B buffer would be required. Type D is a lot more landscaping. So, on at least that portion of the site it would need to be thicker landscaping and taller.

(Chairman Moose) Which is defined, clearly.

(Erin Burris) They are large Arborvitae (on the rendering) if you were wondering.

Any more questions for Pastor Nick?

(Chairman Moose) I think, I hear you saying, you hear what we are saying and that you are pretty agreeable to that. So, as long as we are clear on what we need to do it sounds like we don't have any real hurdles we have to...

(Pastor Newman) So, for clarity for me, it sounds like the Alternate Designs will be approved conditionally on those changes being made.

(Chairman Moose) That would be a recommendation that I feel like someone on this Board will make.

(Pastor Newman) Understood.

(Chairman Moose) Do you have any questions for us?

(Pastor Newman) I do not. Thank you so much for your time.

(Chairman Moose) Would anyone else like to speak?

Chairman Moose moved into Board discussion.

(Chairman Moose) So, Board you have heard the Town's recommendations, it seems to be that the Church is agreeable to those. Do you guys have any questions or any discussion?

(Planner Burris) Just be continue to be mindful in your discussion of how what is being proposed meets the criteria.

(Chairman Moose) So, I am assuming if we go with the recommendations that have been presented without any changes it would then be up the architect to basically meet those recommendations and they would come up with the materials and whatever with the church. As long as they are in accordance with what...

(Planner Burris) So, yes, in making these findings you find that it does meet them all and you were to approve it then we need to provide a plan that meets those conditions. Now you can decide if you would want to see that before you finalize it or you could finalize it and then direct staff to ensure that it is met.

(Chairman Moose) Then it would come to you then to say okay.

(Bridget Fowler) I feel like we need to stay as close to our plan just because this is going to set a standard for all other buildings coming in. And if we approve something that is not close to our plan then that sets us up for more people to come in the future and present things that are not close to our plan.

(Chairman Moose) Well that is why we need to make sure that what we do decide is, you know, that we have the five criteria, and we need to make sure that we meet all five of those criteria because that won't always be the case. But yes, you are right.

(Mike Steiner) Delaying this until we get something firmer in place so that we have that precedence set not only for this but going forward.

(Planner Burris) That requires you to get new calculations showing new percentages you have.

(Mike Steiner) Right. Well, I think that is probably the responsibility of the presenter.

(Chairman Moose) Architect

(Mike Steiner) the Architect yeah to get that squared away. If we take no action on this, is it possible we can delay this?

(Attorney Scarbrough) I think you could continue the evidentiary hearing for the purpose of accepting additional evidence would be how I would phrase it.

(Mike Steiner) I would make that a motion.

(Chairman Moose) Okay, so there is a motion that we basically continue.

(Attorney Scarbrough) I think it would be good before we vote on that motion to make clear what we are expecting.

(Chairman Moose) Correct.

(Attorney Scarbrough) you know what additional evidence we are looking for.

(Chairman Moose) So, there is a motion. So, before we ask for a second, we need to first of all is everyone good with that is there any discussion on that motion to gather more evidence.

(Bridget Fowler) A little more evidence needs to be gathered.

(Chairman Moose) Alright. So, specifically what would you guys like them to bring back. Do you want a new site drawing with calculations from their architect?

(Mike Steiner) The blank wall needs to be screened as Erin is showing on that slide there and the second area is on the facing. I had a question mark on that. It's a little bit short of the percentages. I think, it sounds like the Pastor and Erin are working good on this together. So, I don't know that we need to tie their hands and say we need three trees instead of five or anything like that, but we need to have it clarified.

(Attorney Scarbrough) So, I was thinking what type of document they need to bring back before you, like renderings, the drawings he brought this evening, or another sketch plan.

(Planner Burris) If they bring something back that shows those recommended changes with the new calculations and maybe making some adjustments based on leaving this portion out, this is where it sits back. Just adjusting those calculations to make sure that we knew what numbers we were working with actually as far percentages go. If you could make an informed decision or okay 45% they have done this or they have added this or more landscaping instead then you can make that decision with all of the information.

(Attorney Scarbrough) Mr. Chair to make sure, is that clear for the applicant?

(Pastor Newman) Yes, so just for clarity purposes are we saying that if we come back with those recommended changes or what Erin has proposed that that application will then be accepted as an alternate design or is it still subjugated to the...

(Attorney Scarbrough) I believe the Board would still have to vote on the standards. So, I don't think tonight that committing to that decision would be the same as approving it with conditions, but I think the Board wants more additional information or evidence. So, I don't think the Board can say if you do this, we will approve it, but I don't want to speak for the Board but making kind of the expectations or what they want to see.

(Chairman Moose) Right. I feel like, as Bridget stated, we are going to try to keep as close as we can but still be able to accommodate what you guys are trying to accomplish. So, I think if you can go back with that in mind that that will help us to be able make this decision not in your favor but more easily because we certainly want to see the project move forward. We don't want to be what is holding it back, but we do have an obligation to try to keep as close to the standards as we can, too. So, if we can work together with that goal there is no way we could say yeah if you come in with what we talked about that we will approve it, but I feel like you stand a much better chance.

(Pastor Newman) Awesome. Thank you very much.

(Chairman Moose) So, the **motion** has been made.

(Mike Steiner) Continue. To continue the hearing.

(Attorney Scarbrough) To the next meeting.

(Planner Burris) June 26, 2023.

(Chairman Moose) June 26th and to gather further evidence. So, we have a motion. Can we get a second?

(Bridget Fowler) **I second.**

(Chairman Moose) **We have a motion and a second.**

So, at this time, we will take a vote on the motion to continue.

So, all in favor of continuing this evidential hearing please signify by raising your right hand.

(All hands raised). That carries unanimously.

We want to thank you guys for coming. If you would, if you could get that back to us for next time and lets make this thing work and get you on with your project.

Chairman Moose closed the Board of Adjustment and reopened the Planning and Zoning Board

(Mike Steiner) When they come back to that will it be an Alternative Design Proposal or the Design Proposal?

(Planner Burris) It will still be an Alternative Design Proposal.
If they come back with a perfect plan that meets all the requirements there is no need to come to the Board. Because it did not meet the requirements, they requested to be looked at by the Board of Adjustment to show that what they are proposing meets the intent of the Ordinance, but you all have asked for more information.

(Mike Steiner) So, they understood the risk that was being taken.

(Planner Burris) Yes.

(Mike Steiner) Once you approve it then, then what is their next step?

(Erin Burris) Once "YOU" approve it.
If the Board of Adjustment approves the Alternative Design Proposal, then they can proceed with plans based on what you approve. They can proceed with a Site Plan regardless. That is a by-right use. Until their elevations meet the requirements of the Ordinance though, I cannot approve any of it. When they either have an approved Alternate Design or a design that meets the requirements directly of the Ordinance, I cannot approve the zoning.

(Steiner) Right.

(Burris) But they can move forward with their Site plan review, but I have not gotten one yet. So, there is nothing stopping them from submitting a Site Plan and not going through the review process. They can still have the full Board motion.

(Fowler) So, if what they come back and present to us and we say okay but their Site Plan is totally not what we want.

(Burris) It has to meet the Ordinance there is no wiggle room in that regard.

(Scarborough) There is no one here, but normally I would caution you that we shouldn't be talking about it outside the Quasi-Judicial hearing.

(Burris) We will stick to procedures.

Chairman Whit Moose called to order the Planning and Zoning Board again.

(Shirley Freeman) The Church is going to build, where at?

(Moose) Well if we approve it and they build it would basically be across from the apartments.

(Burris) Do you know where the apartments are near the Dominoes? It would be right across the street. They have a big sign that says, "future of home of Propel Church." That is where they are wanting to build that.

(Freeman) Now what's the name of that one that backs off the highway out there back down.

(Clerk Blake) Are you talking about Community Church at the Old Middle School?

(Freeman) Yeah, they are fixing to build one because they were having Church down in the mill part.

(Blake) They moved up to the old Middle School: That's Community Church.

(Freeman) I thought that might be that Church.

(Burris) No, that is two different churches.

(Moose) They both looked at that Site at one time.

(Freeman) Nice church according to these pictures.

Chairman Moose reconvened the Planning and Zoning Board

8. Planning Board Cases

None

9. Reports

Erin Burris reviewed the Reports as written. *(A copy is enclosed in the Minutes)*

Chairman Moose commented that the number of sewer capacity for the park and the library seems like a lot.

Erin Burris commented that it is. Unfortunately, we are required to use the estimated flow submitted by their Engineer. We are required to use the North Carolina Administrative Code for estimation on sewer usage. It likely won't be even half of that, but we have to use it for paper allocation. It is based on how big it is, whether or not there is a kitchen, how many plumbing fixtures there are. Houses are easy; a house is 80 gallons per bedroom per day. Nothing nonresidential is simple. Either based on the number of employees, the size, whether it has a kitchen, number of working plumbing fixtures, and various other factors. It is very hard to calculate the usage on nonresidential, but we have to do that.

Mike Steiner asked if the Barber Shop was expanding or moving to the other side. Erin Burris said no, they are just fixing the building up. Now, the Barber Shop may temporarily move to the space that is almost done just so they can go in and fix it up. The floor needs to be fixed and a bunch of stuff needs to be fixed. That building is in so much better shape than it was.

They had a walk through for the Municipal Park renovations today and only had a few places to touch up. The Town will be putting in bleachers and have the concrete sealed but not in time for the Independence Celebration. The Town will be doing a dedication for the Municipal Park during intermission at the Celebration.

Permits

Erin Burris reviewed the permits sharing that the Tiger Gym will be moving to the old Tuscarora Mill at Pinto Place.

Mike Steiner asked if there will be more than one entrance in that building.

There are two entrances into the basement. None of them are ADA accessible but the building inspector got together with the architect, and it was determined that they have made since it is a historical building made a 20% investment towards improved the ADA accessibility, so it met the ability code, requiring that. So, it will not have a handicap ramp down to it or an elevator of any sort, but the improvements they made to the interior were the bathrooms, so they met the requirements. And then of course, there is the upstairs, but it is accessed separately.

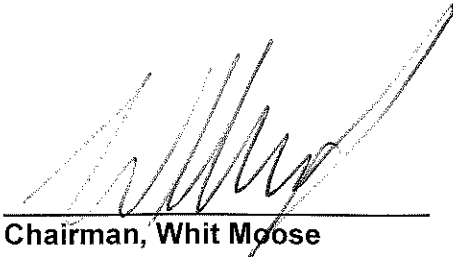
Mike Steiner commented that some of the spaces have been rented out and Erin Burris did say that a resubmit for a rezoning application from I-1 to C-2 and will be on the agenda for the June 26, 2023, meeting.

10. Planning and Zoning Board Comment Period

Mike Steiner and Bridget Fowler commented on how nice Buddy's looks after the renovations and the mural is up.

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. (4-0)



Chairman, Whit Moose



Clerk to the Board Jennifer Blake