

# Mount Pleasant

North Carolina

*Founded in 1848*

TOWN OF MOUNT PLEASANT, NORTH CAROLINA  
Planning and Zoning Board Meeting Minutes  
May 24, 2021

**Members Present:**

Chairman - Whit Moose  
Vice-Chairman - Mike Steiner  
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**

**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.

**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. Mike Steiner 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 April 26, 2021. A motion to approve the previous minutes was made by Mike Steiner with a second by Rick Burleyson. All members were in favor (5-0).

**Public Comment:** None

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

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

The Planning Board will continue review portions of the Development Ordinance regarding amendments required by the new Chapter 160D of the North Carolina General Statutes.

Erin Burris reviewed Article 3.

**Page 3-5** Mrs. Burris asked if the Board had time to think about requiring neighborhood meetings if there are map amendments or an increase or decrease in density. She has been doing this even though it is not statutorily required.

After the Board discussed the benefits of having a neighborhood meeting, like the low cost, the opportunity to get questions answered, and may not be able to attend one meeting the Board had a consensus to keep the neighborhood meeting as a requirement before the Planning and Zoning Meeting.

Mrs. Burris stated that she will be moving this required neighborhood meeting from the Purpose, Applicability, & General Procedures to the Map Amendment location.

**Page 3-10 Changed C.** Plot Plans to say non-residential expansions of less than 20% floor area and not 25%

Erin Burris responded to the following questions for Board members:

Mrs. Burris informed the board that a zoning permit for grading and a zoning permit for building is included in the zoning permit if you are building something. This is in place for her to go after someone who is grading without building something. Mrs. Burris said this is not an issue unless someone is grading more than an acre.

Whit Moose asked about subpoenas for Quasi-judicial hearings.

Mrs. Burris said this would only happen on a very rare occasion. This may happen if a public official was needed for a case as evidence. They may need to be subpoenaed.

*A copy of Article 3 is included in the minute book.*

**Board of Adjustment Cases:** None

### **Reports**

Mrs. Burris reviewed the cases and permits for May 2021.

- There were no new cases for this month.
- Green Acres had a someone that wanted to build, but they backed out. The issue with the property is the need for a 5,000 feet sewer line.

Erin Burris answered questions about the Board cases:

- On Lee Street the builder has 3 homes. One home was demolished and being rebuilt at the corner of Lee Street and Barringer Street.
- Air Repair has a new occupant. The Code Enforcement Officer issued the property owner a notice of violation letter on the building as the transition was happening. Erin Burris will be noting a few things from the violation letter onto the temporary COC but ultimately, it is the property owner's responsibility.
- Erin Burris said the old dentist's office building has sold to an aesthetician or beauty salon and the theater is still available.
- The on-street parking will be gone on along S. Main Street down to the post office. The new owners of the old dentist's office have been advised they can park in the old gravel parking lot until it goes away, and they can also make arrangements with Uwharrie Bank for a couple of their spots.
- Gravel lot will go away in 2 years and be sold. The Town would likely retain some type of easement for rear parking on the property.
- Any new parking would likely require underwater stormwater detention and must have some type of outlet. That is why the stormwater study is so important, so we know how the stormwater is going to be handled.

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

### **Comprehensive Plan Implementation**

Erin Burris gave the following updates:

- Grant for Buffalo Creek Preserve Trailhead Trailhead Parking area will add:
  1. Picnic Shelter – new recreation opportunity
  2. Parking expansion – will be circular to allow the sheriff's department to drive through.

If we receive the grant, it would be done within the next fiscal year, July 1 to July 1.  
If we do not receive the grant, it will likely not be done.

- Staff continue to work on how to handle improvements on the Town Hall site. The staff are trying to decide if using USDA, community facilities loan, or better to go with local community establishments for a loan. We may be leaning toward the later because of all the hoops involved. Mrs. Burris said we will still use USDA funding for the fire department expansion.
- Still waiting on federal money to do the National Registry Study at downtown storm water survey. They need a map and then, it will be done in late summer now.
- The Mural needs to be on the wall by June 30, 2021 and would like to have done by the Independence Celebration on June 26<sup>th</sup>.
- The Board recommended reviewing the text amendment since murals are becoming more popular

*A copy of the Comprehensive Plan Implementation is in the Minute Book*

### **Transportation**

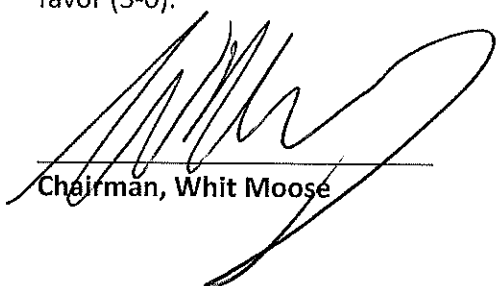
- NCDOT will be working on finishing on the Highway 73 and Main Street intersection improvement project any day and have already changed the signalization.
- Mrs. Burris submitted the application for CMAQ for the N. Washington Street sidewalk. CMAQ needed some more calculations and now they are processing our application.
- There is another Surface Transportation Block Grant that we will look at another sidewalk that is due in August. If we do another grant, we may look at doing sidewalk from the apartments to Food Lion or on E. Franklin Street at Tuscarora. Erin Burris said she will have to do more research on this grant.

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

Whit Moose stated that the parking situation is going to be a concern and sure to hear a lot about it. Erin Burris said there was going to be a sign at Town Hall to let people know there is public parking, but the sign got put on hold for branding. The Town Hall property has approximately 80 spaces and anyone is welcome to park there.

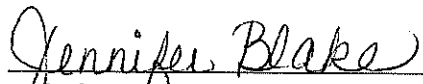
### **Adjournment:**

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



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Chairman, Whit Moose



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Clerk to Board Jennifer Blake