

# Mount Pleasant

North Carolina

*Founded in 1848*

**Planning & Zoning Board Meeting**  
Town Hall - 8590 Park Drive Mount Pleasant, NC  
Monday, June 26, 2023  
6:00 PM

1. **Call to Order - Chair Whit Moose**
2. **Recognition of Shirley Freeman and Mike Steiner for their service on Planning & Zoning Board**
3. **Recognition of Quorum**
4. **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)*
5. **Approval of Agenda**
6. **Approval of Minutes of Previous Meetings (May 22, 2023)**
7. **Public Comment Period**
8. **Planning Board Cases**  
  
**REZ 2023-03 Pinto Commercial Building**  
Applicant requests Conditional Zoning General Commercial (CZ C-2) for commercial building associated with the former Tuscarora Mill. Proposed district to generally include civic/government/institutional uses, office & service uses, retail uses, recreation & entertainment uses, and permitted accessory uses. Location: 8750 E. Franklin Street & 1507 Pinto Place; Cabarrus County Parcel Number: 5670-32-6525 and; Lot Area: 0.395 acres; Current Zoning: I-1 Light Industrial; Proposed Zoning: CZ C-2.
9. **Board of Adjustment Cases**  
  
**SITE 2023-01 Propel Church – Alternative Design Proposal (continued from May meeting)**  
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.
10. **Reports**  
Planning Report and Zoning Permits for May & June (to date)
11. **Planning & Zoning Board Comment Period**
12. **Adjourn**

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**Planning and Zoning Board Meeting Minutes  
Monday, June 26, 2023**

**Members Present:** Chairman - Whit Moose  
Vice Chairman - Mike Steiner  
Member - Bridget Fowler (**Absent**)  
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:** Mayor Del Eudy, Kathy Steiner, Emma Glosson, Anna Glosson, Ben Glosson, Kate Glosson, Sara and Derek Leonard, Grace Leonard, Tim and April Smith, Allison Pickett, James and Julie Pantas, Matt Sharrock, Chris and Joy Pinto

**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 Shirley Freeman and Mike Steiner for their service on Planning and Zoning Board:**

Mayor Del Eudy presented Shirley Freeman and Mike Steiner an honorary plaque for their many years on the Planning and Zoning Board along with Chairman Whit Moose. Family members were present in recognition of both board members.

Chairman Whit Moose wanted to personally thank both Mike and Shirley: "It has been an honor to work with both of you. You both together have been here a long time and you have done a lot of things for this community, and I will miss both of you and your wise input. I hope you will stay in touch and be here as needed, and the community probably doesn't realize all that you have done but we do. We look forward to hearing what you do in the future."

**3. Recognition of Quorum:**

Chairman Whit Moose stated a quorum was present with the alternate Jonathan Helms as a voting member.

**4. 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.

**5. Approval of Agenda:**

A motion to approve the agenda was made by Mike Steiner with a second by Jonathan Helms. All members were in favor. (5-0)

**6. Approval of Minutes of Previous Meeting:**

A motion to approve the previous minutes for May 22, 2023, was made by Mike Steiner with a second made by Jonathan Helms. All members were in favor. (5-0)

**7. Public Comment:**

None

**8. Planning Board Cases**

**REZ 2023-03 Pinto Commercial Building**

Applicant requests Conditional Zoning General Commercial (CZ C-2) for commercial building associated with the former Tuscarora Mill. Proposed district to generally include civic/government/institutional uses, office & service uses, retail uses, recreation & entertainment uses, and permitted accessory uses. Location: 8750 E. Franklin Street & 1507 Pinto Place; Cabarrus County Parcel Number: 5670-32-6525 and; Lot Area: 0.395 acres; Current Zoning: I-1 Light Industrial; Proposed Zoning: CZ C-2.

Planning Director Erin Burris reviewed the Background, the Zoning District Review Criteria, the Staff Comments, and the Procedures and Actions. *(A copy is enclosed in the Minute Notebook)*

There are a few Special Uses listed in the C-2 District that would be permitted as part of this district. They include tattoo parlors, body piercing, auction houses, automobile sales, retail up to 50,000 square feet, and pawn shops.

Rick Burleyson asked if we are just talking about the building on the corner.

Erin Burris shared that, yes, it was just the building on the corner and just that portion of the building would be subject to the conditional zoning C-2.

Rick Burleyson also asked if the use on the list for Parking Lots and Structures was already allowed in the I-1 District.

Mrs. Burris said, yes, that they were both allowed in the I-1 District.

Whit Moose asked if the subject property was an actual separate piece of the property.

Mrs. Burris shared that it is. It was divided only last year. The applicant was trying to get the different buildings on different properties. It does have shared parking. So, all the uses in the

building currently are permitted. Mrs. Burris is checking on the parking lot to make sure there is enough and has taken that into account all three of the occupants that are there. The Tap House does have different hours than the office building so that will be taken into consideration and the Ordinance does have provisions for that.

Whit Moose also asked if on the list of proposed uses if someone on the Planning Board had something they were not comfortable with is that something that can be adjusted since this is conditional.

Erin Burris said the Board can certainly talk to the applicant about any use on the list and have that conversation with them. As a Conditional Zoning District, you can also place conditions on the in approval. Typically, you will see conditions more for new construction. She could think of any needed conditions, maybe hours of limitation or shared parking, but no conditions have been proposed, but in your conversation, you may have some.

Chairman Moose opened the Public Hearing for those in favor.

Chris and Joy Pinto declined to speak and said Erin covered it all.

Chairman Moose opened the Public Hearing for those in opposition.

No one spoke.

Chairman Moose closed the Public Hearing.

Rick Burleyson made a **motion** to approve the CZ C-2 zoning district and is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the *Town of Mount Pleasant Comprehensive Plan* and Mike Steiner made a second. All were in favor. (5-0)

## 9. Board of Adjustment Cases

### **SITE 2023-01 Propel Church – Alternative Design Proposal** (continued from May meeting)

The 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 nonresidential buildings in regard to materials, window area and separation, roof form, and articulation of the primary façade and two secondary facades.

Chairman Whit Moose reconvened as the Board of Adjustment.

Erin Burris shared that anyone who wants to speak and was not sworn in at the last meeting needs to be sworn in at this meeting.

Jennifer Blake swore in Allison Pickett and affirmed Tim Smith in. They both acknowledged the oath.

(Moose) Any updates from you, Erin?

(Borris) Yes, I was provided an updated set of elevations with numbers and also some renderings. The renderings I will pull those up just a second. I will run through the changes that were provided at the last meeting.

- On the horizontal articulation we had talked about how a minimum of 50% of the required width of the horizontal wall plain of the secondary building should contain articulating features. The original proposal did not quite meet that requirement.
- There were some recommendations regarding materials and how that would be addressed. The revised proposal has a landscaping buffer; talked about doing a Type D buffer. It has shown elevation, but it would have to be shown on the Site plan.
- The roof form, there was no change. Staff felt that the alternate design met the intent of the requirements.
- The materials and color there were some changes on that. They did not meet the 75% on the primary building wall over 50% on the secondary building wall. The staff did make some recommendations and they came back with a revised proposal that reflected that.

It did change the numbers on the materials that I provided a Table in your report.

• **Revised Proposal:** The revised proposal shows the addition of brick as recommended at the previous meeting. The calculations for each façade (subtracting out glazing and doors) are now proposed as follows:

**Façade**

<b>Original Proposal</b>	<b>Revised Proposal</b>	
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(excludes windows & doors)

<i>Brick % Metal %</i>	<i>Brick % Metal %</i>	
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**East**

**(Primary)**

4% 77%	23%	77%
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**South**

**(Secondary)**

7% 87%	32%	67%
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**West**

**(Secondary)**

0% 93%	8%	92%
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(with landscape buffer)

**North**

**(Utility/Service)**

1% 80%	2%	98%
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You can see previously the primary façade to the East which faces the internal access drive was 4% Brick and 77% Metal is now 23% Brick and 77% Metal. The original proposal did not exclude the windows and doors. The revised proposal does which is intended. The Ordinance intends to exclude the doors. Subtract those out and that is how you get the percentage.

The secondary façade that faces the South which is the one that faces Highway 73 was 7% Brick and 87% Metal. The new revised proposal is 32% Brick and 67% Metal. Keeping in mind that the parts that are closest to Highway 73 had the highest percentage increase since that part was more visible to the cars driving by and folks on the sidewalk.

The West façade, which is also a secondary façade, had 0% Brick and 93% Metal and now it is 8% Brick and 92% Metal with a landscape buffer, because that was the recommendation.

The North side, which is not visible from any of the streets or internal access drive did increase slightly with the brick percentage subtracting out the windows and doors. Those were the changes numerically speaking. What that looks like you can see the area I have hi-lighted on the recommendation has changed to brick. Now, it is a dark brick to match the rest of the building. The applicant is here to speak to this if you would like to hear about the revised proposal.

Just keeping in mind that we do need to address the findings that are in the staff report in order to be able to approve the design proposal.

Those include:

- A. 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;
- B. The proposed project will be compatible with adjoining property;
- C. The proposed project is consistent with the intent of this Ordinance and substantially meets the requirements herein; and
- D. The proposed project is consistent with adopted plans and policies of the Town.

(Moose) Any question for Erin before we open it up?

Chairman Moose opened the Board of Adjustment for those in favor.

**Allison Pickett**  
**Executive Director of Propel Church**

Pastor Nick Newman is actually away at a pastor's retreat this week, so he could not be here this weekend. I am over all the finances and have been working on this project since the very beginning, so I am very familiar with it. One, I want to say thank you to Erin for putting this together. The recommendations that she brought to us last time we took directly to the designer and said, hey this is what we want, this is what we need. We want to be a welcoming facility to the Town of Mount Pleasant. We want to do due diligence in what the intent is of the

Comprehensive Plan. The other side of that is being very careful with the stewardship of the funds of the church. So, trying to balance those things.

In the side view rendering, it is very difficult to see the changes on the page that are drawn forward. These are a lot easier you can see that there is a lot more brick involved now. While it is a similar color to the metal, it is in different areas. It is very much the street view. Unfortunately, they did not provide us with a rendering of the side coming from Concord, so all of that landscaping, I do not have a picture of that. It is easier to see.

(Burris) It is in the elevation they show this. And that one side that has different textures, different materials that was requested. So, we made the requested changes looking to do the intent of what the Board has asked us to do.

(Moose) Any questions?

(Moose) Anyone else that would like to speak for the project?

(Moose) Is there anyone else that would like to speak in opposition of the project?

Chairman Moose Closed the Public Hearing.

(Moose) Is there any discussion or questions for Erin before we address each of the criteria individually.

(Burleyson) Unfortunately, I was unable to be here last time, so I don't know how much I missed. But I would just ask Erin and staff if in your opinion the things that needed to be addressed have they been addressed by the new design.

(Burris) The purpose of an Alternative Design Proposal is it does not meet the exact letter of the Ordinance. It is designed maybe a little bit different, but it attempts to have different features and things that add visual interest and kind of fit in or show intent towards meeting the Ordinance. It gives you all a chance on the Board of Adjustment to look at that design specifically to see if it gets there.

There really wasn't much masonry in the previous one. We did make recommendations on how they could achieve a higher percentage of masonry especially close to the road. They have brought that back with the recommendations that we made last time. It is a very unique design, it's a very interesting design. It is actually very similar architectural language to the building being built at the park. The park building has more masonry and less metal but actually had to have conversations with them to meet the Ordinance. They were able to do it facing the road. It was a slightly different setting and things like that. They certainly made a good effort to get there on the material recommendations. Definitely a unique design.

(Moose) So, by the letter of the Ordinance, it still doesn't meet that.

(Burris) No, and that is the purpose of the Alternative Design Proposal for you all to determine if the efforts that have been made with the articulation and the variation of materials that is still visually interesting building that benefits the Town as far as its architectural presence.

(Helms) Yeah, I got caught up. It sounds like we've put forth some things that we wanted to see changed based off the rest of the Town and they have made more than an attempt to do so and the rendering shows that they are planning to make those improvements. It sounds like we are all heading in a win-win situation here.

(Moose) That would be my interpretation of it as well.

(Burleyson) Yes, I agree

(Steiner) I would agree. If we approve this does this go to another body or is this, it?

(Burris) No, the Board of Adjustment has the final approval on Quasi-Judicial matters.

(Steiner) The improvements that were made on the recommendations are sufficient for me to support this. So, Mr. Chairman if you are ready, I would like to make a motion to approve it.

(Burris) If we could, I appreciate it, if we could just run through the criteria individually. It is not quite as strict as a Special Use Permits where we have to, but we do need to address the criteria. So, just a quick vote on each use addition.

**A.** 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.

(Moose) So, would you like that as a vote on each one, just a yeah or nay?

(Burris) Yes

(Moose) Any discussion on that one? If not if all in agreement with that just answer by saying "I." All were in favor and answered "I". (5-0)

(Burris) **B.** The proposed project will be compatible with adjoining property.

On that one that I did include pictures of adjoining properties seeing there is a variety of materials and roof lines and in my opinion, it gets at some of the same language in a more modern way. So, you see you've got this brick pulled out vertically on the apartment building and they do the same thing here in this section. So, they are so many different, but they have some of the same architectural language if you look at them. Plus, there are so many different materials it is hard to say what is compatible. It does have siding, has brick, this has brick, and also has a concrete minstorage unit in a different color. So,



it has that sort of block pattern of color that pulls out. So, if you would address that one, then that is how I would see that.

(Helms) How many feet is the proposed church building going to be off of Highway 73?

(Burris) The Site Plan is right here and is included in the packet and it is more than the minimum setback; the minimum setback is like 10 feet. It looks like the buildings, kind of the property lines juts in at the right-of-way, changes there. It is 25 to 30 feet off of the right-of-way and would be even more off the pavement, it would be about 50 feet. I can't scale it right now.

(Steiner) Allison, the drive that you have in there now where would that be on that?

(Allison Pickett) So, that's the driveway you can see that driveway when you pass by there now. That is the current driveway that goes through the property.

(Burris) They are going to be sharing access with the Allman property. That dirt drive you see with the Propel Church sign and there is a dirt driveway that is on the Allman property. They are working together on utilities and access because it is actually very beneficial to the community as a whole with what we are trying to do with the sewer system there. That is another whole discussion. So, that access point is better from DOT's perspective because it is shared, and you don't have to have two separate access points and that will work out really well.

(Moose) Okay, discussion on Criteria B for compatibility with adjoining property.

(Helms) I think considering the multitude of buildings and surrounding area they are compatible in probably multiple ways.

(Moose) I agree. Anything else.

If everyone is in agreement with Criteria B just signify by saying "I." All were in favor. (5-0)

(Burris) C. The proposed project is consistent with the intent of this Ordinance and substantially meets the requirements herein; and

(Burris) When we say that it substantially meets the requirements herein that falls under the Alternate Design Proposal where they have made attempts to achieve articulation of the wall plain and the different variations.

(Moose) Discussion on that one?

I think it is clear that they have substantially changed their initial drawing to try to meet the intend of the Ordinance.

(Moose) If there is no discussion on that, all of those in favor of the third proposal (Criteria C) say "I." All were in favor. (5-0)

(Burriss) **D.** The proposed project is consistent with adopted plans and policies of the Town.

(Moose) I think we covered that pretty well. Any discussion?

(Moose) All in favor of the last proposal, say "I." All were in favor. (5-0)

(Moose) They all carry.

**(Steiner) I would like to move that the presentation is acceptable, and I would like to move that we approve this Alternative Design.**

(Moose) We have a motion to approve. Can we get a second?

**(Burleyson) I second.**

(Moose) We have a motion and a second. So, all of those in favor of approval this time signify by raising your right hand. Motion carries unanimously. All were in favor. (5-0)

(Moose) Congratulations we look forward to seeing what the future holds for you guys and for our community.

Chairman Moose closed the Board of Adjustment Meeting.

Chairman reopened the Planning and Zoning Board Meeting.

## **10. Reports**

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

Rick Burleyson asked if all the work for Propel Church went all the way through to Highway 49 where they are excavating.

Erin Burriss shared that that was the Allman's property. They started mining dirt for DOT for the Highway 73 bridge project and they got their NCDEQ approval which is temporary, and they have to go back and seed.

They are working together to make sewer possible for both properties. The Allman's had an approved Site Plan back in 2004 where the Down South Deals is sitting right now to build a brand-new building that was going to include an ABC Store, but it never happened. The plan still stands; it is approved. So, they were thinking about going through the whole property and master planning it. That is what they are working on now.

Rick Burleyson stated that Propel Church will be a lot closer to Highway 73.

Erin Burris said it would be about 50 feet off of Highway 73 and on their plan, they show a sidewalk which matches our plan to have sidewalks too.

#### **11. Planning and Zoning Board Comment Period**

Mike Steiner commented that the Old Main Street store has been cleaned out and now they are going to start tearing the ceiling down.

Mrs. Burris commented that you can follow the progress on the Historic Paula Theatre Facebook page.

Mrs. Burris shared that a new mortgage company moved in on the second floor of the Lentz Building. They just got their COC issued for that property. Also, she shared that the Mount Pleasant Properties is moving over to the Barber Shop building to give space for the mortgage company, just doing some shifting of office space.

Rick Burleyson asked if it was at the section beside or above the Barber Shop.

Mrs. Burris said the above section. In the retail space next to the Barber Shop they are looking for a potential renter to go in there.

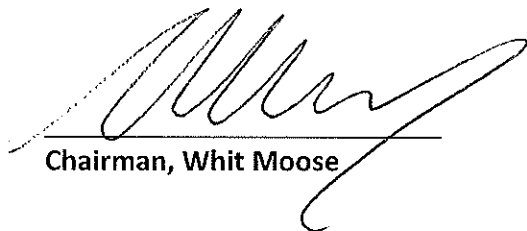
Whit Moose thanked Mike Steiner and Shirley Freeman again and all that they have done throughout the years. It is always hard to see people move on.

Rick Burleyson echoed that and thanked them for helping this board.


#### **12. Adjournment:**

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

All were in favor. (5-0)



Chairman, Whit Moose



Clerk to the Board Jennifer Blake