

# Mount Pleasant

North Carolina

Founded in 1848

**Planning & Zoning Board Meeting**  
Town Hall - 8590 Park Drive Mount Pleasant, NC  
Monday, June 28, 2021  
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 G.S. 14-234, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)*
4. **Approval of Agenda**
5. **Approval of Minutes of Previous Meetings (May 24, 2021)**
6. **Public Comment Period**
7. **Planning Board Cases**  
  
**TA 2021-01 Statute 160D Amendments**  
Administration initiated amendments to the Development Ordinance to comply with new Chapter 160D of the North Carolina General Statutes.  
  
**TA 2021-02 Center City District Parking Amortization Extension**  
Administration initiated amendment to accommodate hardships on businesses from the pandemic, extend the amortization period to pave or discontinue all gravel parking within the Center City district for another 2 years, until ~~June 30, 2023.~~  
*July 8<sup>th</sup>*
8. **Board of Adjustment Cases**  
None
9. **Reports**  
Planning Report and Zoning Permits for May & June (to date)
10. **Planning & Zoning Board Comment Period**
11. **Adjourn**

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9803 : fax 704-436-2921

Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)

Erin Burris reviewed the Background, Relationship to Adopted Plans & Policies, Staff Recommendations, and Action Requested for the Amendments and the Paved Parking Amortization Extension.

Mrs. Burris highlighted the major changes in each Article or Appendix.

**Article 1** Section 1.2.1 Vested Rights is duplicated since it is also mentioned in Article 13. Deleted - Section 1.2.1 and replaced that with Article 13.2 that handled how long permits are allowed.

All of Section 1.2.1 is deleted and will retitle sections 1.2.2 and 1.2.3.

**Article 2** No changes.

**Article 3** At the last meeting by consensus, it was decided to keep the neighborhood meetings for rezoning. This is discretionary and the Board felt this was a good practice even though this is not required by state statutes.

Section 3.5 Development Plans refers to Appendix B for all development projects.

Submitting plans must be in accordance with Appendix B.

**Article 4**

**Table of Uses** (Part of Article 4) - This is a check sheet to show how everything has changed in 160-D.

Everything is straight forward on the check list except the Historic Preservation section.

The Town does not have a Local Historic District, or a Historic Preservation Commission appointed, but the language is there. Erin Burris checked to make sure it was okay with our statutes even though this is not in practice.

Changed any statutory reference for Conditional Use Permit to "Special Use Permit."

Requested changing Bed and Breakfast in C-1 district to a "P" (Permitted Use) instead of "S" (Special Use) since the hotel and motel is permitted in the C-1 district and is higher in intensity.

Mike Steiner asked if someone could come before the Board to change a prohibited use in a district. Erin Burris stated that you cannot do that unless you request a text amendment to permit that use and have a good reason why the change should be allowed.

Mr. Steiner also asked about religious institutions in the residential district and if there are more than 350 seats, that is not prohibited.

Mrs. Burris said that is correct and the use would have to be office and institutional or commercial.

**Article 5** only changed the reference of 160-A to 160-D. There was no need to print a copy of this Article.

**Article 6** Subdivision Regulations

Updated the purpose statement and anything that was not in the definition was deleted.

6.1.2 Subdivision Defined – Added provision for division of tracks that are in probate for a will.

**Page 6-3 letter C** added this section when you do not have to have a subdivision plat if all the criteria has been met. Mrs. Burris said none of those circumstances has happened at the same time, so she has not had to deal with that.

**Page 6-3 letter D** it says the following and then it stops. It should say, "the following certificate shall be placed on exemption plats." The plat must have a certificate on it for her to sign that says it is

not a subdivision according to the statutes, but that it does meet all the zoning regulations. This was not in the ordinance before and would have to be added to the plat.

**6.1.3** added small sentence “from the original parent tract” since she had people circumvent the minor subdivision process by doing 1 exemption and then had another exemption. The intent was not to do that, so she added this onto the ordinance.

**Deleted** - Maintenance Bonds for subdivision roads. The statutes no longer require a developer to put up money for a year for maintenance of subdivision roads. If you accept the roads the developer is responsible, and they cannot require bonds for that anymore.

Simplified Minor and Major Subdivision Charts. The process stayed the same but updated the blue charts to make it easier to follow.

**6.22 Performance Guarantee** – old language deleted, and new language added straight from statutes. If a developer does not finish all the improvements prior to reporting the final plat, we can accept his letter of credit or bond. This is usually top layer of asphalt, sidewalks, or other finishing touches.

**Page 6-29** Active Open Space Standards – deleted the livable community’s blueprint because the County does not use that anymore. They use their parks and recreation master plan.

**Page 6-34** labeled the different open space types since developers must classify open space. She made it clear which spaces were active and which spaces were passive.

**Article 7** No changes to Landscaping.

**Article 8** 8.1.3.1.5 CC City District Parking. When adopted have 2 years for surfaces to be paved. Changed to 4 years after the adoption of this provision on July 8, 2019. The deadline to conform will be July 8, 2023.

**Article 9** No changes to Environmental Changes (repairing buffers on streams and flood plain)

**Article 10** Pick up when we do the Infrastructure Amendments that we will start in August 2021.

**Article 11** No changes in Design Standards.

**Article 12** Signs

Added fence wraps – if a construction site has a fence, it can have a sign on it and it is okay.

Added statutory reference to outdoor advertising which is advertising.

**Article 13** Nonconformities and Vested Rights

**Section 13.3** Deleted Expiration of Development Approvals since this was covered in the statutes under Vested Rights.

**Page 13-3** Title Changes and made sure that any Certificates of Nonconformity Adjustment shall follow a quasi-judicial hearing process set forth in Section 3.3 of this Ordinance.

**Page 13-4** Deleted the approval by Administrator for surrounding property values.

**Page 13-5** Local development approvals changed to one (1) year and

Subdivision preliminary plats have two (2) years before have to come back to be valid.

**Article A** – will have definition changes in building and dwelling, that come straight from the statutes and are not discretionary.

**Article 14** Adequate Public Facilities was tied to the infrastructure section and needed to be with the infrastructure text amendments.

**A motion** for TA 2021-01 160 D Amendments “recommend approval and consistent: The Planning & Zoning Board finds that proposed amendments are not addressed by the Comprehensive Plan but are not inconsistent with it. These amendments are intended to bring the Development Ordinance into compliance with new NCGS Chapter 160D, as required by state law, to rename the Unified Development Ordinance (UDO) to the Mount Pleasant Development Ordinance (MPDO)” was made by Mike Steiner and a second was made by Warren Love. All were in favor (4-0).

**A motion** for TA 2021-02 CC Paved Parking Amortization Extension “recommend approval and consistent: The Planning & Zoning Board approves to extend the amortization deadline for unpaved parking in the CC district due to delays caused by the global pandemic, and to reorganize and codify the Ordinance accordingly” was made by Whit Moose and a second was made by Mike Steiner. All were in favor (4-0).

**Board of Adjustment Cases:** None

#### **Reports**

Erin Burris reviewed the cases and permits.

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

#### **Comprehensive Plan Implementation**

- The Branding Steering committee met with a graphic artist to do rebranding of the Mt. Pleasant logo. Hopefully, that will be coming soon.
- The grant was not awarded to the Town for the Buffalo Creek Preserve Tailhead Parking Area since the Catawba Lands Conservancy felt the Town did not show adequate commitment. We did not have the lease signed until the grant was awarded. We had everything ready to maintain the property but was told we could come back in October to get a portion of the grant.
- The Town has not received money for National Register District for the storm water study. Hopefully, we will get the money soon as we are the first ones on the list since the study did not involve construction.
- Erin Burris will be scheduling a meeting with Duke Power on the preliminary cost estimate for burying or relocating the utility lines while working on the water project.

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

#### **Transportation**

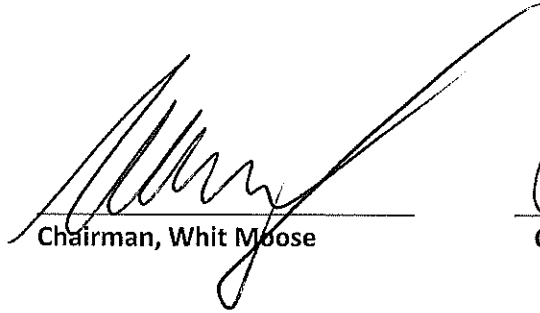
- The lead planning agency for Cabarrus-Rowan Metropolitan Planning Organization (MPO) would be with the City of Concord instead of having to contract with an outside consultant.
- Staff researching a Surface Transportation Block Grant (STBG) to construct sidewalk which is good timing. CMAQ said the funding could only pay for the sidewalk and not road expansion and curb and guttering. Mrs. Burris will pair the two grants together to get the sidewalk done.
- The Highway 73 and Main Street intersection improvements were supposed to be completed by July 1, 2021, and that did not happen.

**Planning & Zoning Board Comment Period**

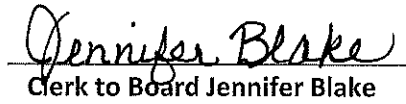
Chairman Whit Moose inquired about the Air Repair Business (Miles Barringer's old shop) being sold. Mrs. Burris shared that the building was in the process of being sold and that the buyer wanted to continue with the same use that is currently there. There would have to be doors repaired and other items for the business to continue.

**Adjournment:**

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. A motion was made by Mike Steiner with a second by Warren Love. All members were in favor (4-0).



Chairman, Whit Moose



Clerk to Board Jennifer Blake