

Mount Pleasant

North Carolina

Founded in 1848

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, June 29, 2020

6:00 PM

1. Call to Order-Chair Whit Moose
2. Recognition of Quorum
3. Approval of Agenda
4. Oath for New Alternate Member
5. Approval of Minutes of Previous Meetings (March 23, 2020)
6. Public Comment Period
7. Planning Board Cases

REZ 2020-03 Mount Pleasant Development Partners LLC (Former Middle School Property)

Standard rezoning request for approximately 26.890 acres located at the northwest corner of Highway 49 and North Main Street (8325 NC Hwy. 49 N., 400, 402, and 403 N. Main Street). Cabarrus County Parcel Number: 5670-17-7936. Current Zoning: OI Office & Institutional. Proposed Zoning: OI Office & Institutional (5.481 ac), C-2 General Commercial (12.413 ac), RH Residential High Density (4.285 ac) as recommended in the Comprehensive Plan.

8. Board of Adjustment Cases
None
9. Reports
Planning Report and Zoning Permits for March, April, May, and June (to date)
10. Planning & Zoning Board Comment Period
11. Adjourn

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
June 29, 2020

Members Present:

Chairman - Whit Moose

Vice-Chairman - Mike Steiner

Member - Bridget Fowler (**absent**)

Member - Shirley Freeman

Member - Rick Burleyson

Alternate - Bradley Hinson (**voting member**)

P&Z Clerk to the Board - Jennifer Blake

Planning & Economic Development Director - Erin Burris

Conflict of Interest:

The Chair 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 Board members shared a conflict of interest.

Also Attending John Scarbrough, Town Attorney; Randy Holloway, Town Manager; Crystal Smith, Assistant Town Manager; Justin Simpson, Town Board Member; Harry Wayne and Linda Kay Thompson; Jessica Black; Tom Earnhardt, One of the Property Owners; Brian Seagraves, Part owner; Francie Austin, and Marilyn Hill.

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 with Brad Hinson as a voting member.

Approval of Agenda: Chairman Whit Moose added the Bicycle & Pedestrian Transportation Project to the Agenda. A motion to approve the amended agenda was made by Mike Steiner, and a second was made by Rick Burleyson. All members were in favor (5-0).

Approval of Minutes: Chairman Whit Moose entertained a motion to approve the minutes for March 23, 2020. Rick Burleyson made a motion to approve the minutes for March 2020 with a second by Brad Hinson. All members were in favor (5-0).

Public Comment: None

Planning and Zoning Board Cases:

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Erin Burris reviewed the cases: Background, Zoning District Review Criteria, Staff Comments, and the Neighborhood Meeting on Thursday, June 18, 2020.

Chairman, Whit Moose opened the Public Meeting for Erin Burris to read the Letters received on their behalf.

First Letter by B. Miller of North Drive

Asked if it was possible for everyone leaving Enchanted Lane turning onto North Drive to make a right turn only to help with traffic.

Erin Burris explained to her that since this is not a conditional rezoning so we cannot place conditions on the approval of it and that any movement onto and away from the site is subject for approval by NCDOT. She can pass this request to the property owner and NCDOT.

Second Letter by Michael and Jessica Black of 8195 North Drive

Had concerns about the traffic, the speed limit, the sidewalks, mailboxes being on the opposite side of the street, and additional information of demolition with hazardous substances.

Erin Burris stated that the applicant can talk in more detail about how the demolition would take place. She knows that Cabarrus County requires special accommodations whenever asbestos is in a building.

As far as sidewalks go, sidewalks will be on North Drive, but not necessarily straight along North Drive. Sidewalks will be required throughout this property and on the frontage of the property since it is required by the Ordinance. It depends on how the design of the homes is laid out as to how the sidewalks will be on North Drive.

Erin Burris had several comments regarding the speed of traffic on North Drive. Mrs. Burris said she is going to reach out to NCDOT separately and ask them to do a speed study. She is going to try to get a 35-mph sign posted.

Mrs. Burris also stated that she received a call today from Renee Steadman and said she did not want to write anything but was in support of this project.

Chairman, Whit Moose asked if Erin Burris would be pushing to do the 35-mph signs as soon as possible before this project gets started. Erin Burris stated that she would be contacting NCDOT within the next month to get the process started.

Chairman, Whit Moose opened the Public Hearing for those In Favor.

Francie Austin, parents live on North Drive (representing parents)

Mrs. Austin stated that they were in complete support for the growth. If the Town is not growing, she is afraid it is dying.

Marilyn Hill – 8099 North Drive

Mrs. Hill said one of her main concerns is the excessive amount of traffic coming and going up and down the road, the speed limit, and the noise of vehicles. Also, another major concern we have is the heavy trucks coming through to bypass the stop light.

Chairman, Whit Moose asked if Erin Burris could mention to NCDOT about the truck traffic. Erin Burris stated she made a note to contact NCDOT to see if it is possible to get truck traffic off North Drive (NCDOT road).

Chairman, Whit Moose also commented on the mailboxes being on the one side of the street being a concern, like the Black's mentioned in their letter. Erin Burris stated she could contact the Post Office to see if it is possible to move them from one side to the other. It does not hurt to ask.

H. Wayne Thompson – 291 N. Main Street

Mr. Thompson's main concern was if they were going to take any of his property when they widened the road.

Mrs. Burris said it is difficult to determine at this time since they have not gotten that far with the plans to negotiate the turn lanes. The applicant, Brian Seagraves mentioned that there would be more adjustments on the other side of the road where the buildings are and did not think his side would be affected. Also, Mr. Thompson mentioned about dropping the speed limit to 25 mph since most people go faster than the posted speed.

Chairman, Whit Moose stated that the Town would encourage NCDOT to put the lowest speed limit through there as possible and try our best to have the Sheriff monitor the speed limit.

Lastly, Mr. Thompson asked if sidewalks would be added on N. Main Street.

Mrs. Burris stated that yes, wherever new development occurs or where a new building goes in, they need to put in sidewalks. It may happen in pieces when a site is complete but eventually the entire site will have sidewalks around it.

Chairman, Whit Moose opened the Public Hearing for any others that wanted to speak about the project.

Chairman, Whit Moose closed the Public Hearing.

Chairman, Whit Moose stated that the main concern was the traffic and we would do everything we can to help that situation.

Rick Burleyson asked about the school assessment saying that Townhomes do not generally bring in large families and is that the young Urban Professionals. Erin Burris stated Townhomes generally bring first time buyers, empty nesters, or those nearing retirement, and Cabarrus County schools uses a lower number to estimate students for townhomes than for single-family residential homes.

Brad Hinson asked if more traffic at the stop light would make people want to go to North Drive instead of going to the stop light. Erin Burris stated that the traffic impact analysis recommends a 100-foot right turn lane coming from North Main Street. While we cannot guarantee there would be more people, there is a provision to make an improvement to help with that right turn.

Mike Steiner stated that he has seen some communities that have speed bumps and did not know how the North Drive residents feel but that would slow things down. Erin Burris stated that she would ask NCDOT.

Rick Burleyson asked if the development will take place over time and will the traffic portion be done before the residential portion was built? Erin Burris stated that it would make sense to do the residential portion earlier in the process to help attract retailers on the front portion. The 34 new residential townhomes would help with that number. It would make sense to do residential first and then continue to work on the retail portion on the front. The traffic improvements will likely happen in phases too.

A **motion** was made by Mike Steiner to approve the rezoning and it is consistent with the "High Intensity" land use designations on the "Future Land Use Map" and with Land Use Strategy #4 in the Town of Mt. Pleasant Comprehensive Plan. A second was made by Brad Hinson. All were in favor. (5-0)

Board of Adjustment Cases

None

Bicycle and Pedestrian Plan

The Town received a Grant from NCDOT for a Bicycle & Pedestrian Project Acceleration Plan. They paid for much of this plan and they selected the consultant.

The Town had most of the draft plan finished prior to the COVID 19 emergency declaration, and the project incurred delays in its final stages.

The main point of this plan is to identify very important pedestrian projects and segments that need to be done first, whenever money becomes available and coming up with a plan of doing those. This type of plan was intended for smaller towns to help us focus on what is important. This does not come with any of the money to build these segments, but help in applying for grants and getting projects placed on the TIP.

Reviewed the Implementation Plan and the Top 5 Projects.
These projects included:

1. N. Main Street – NC 49 to Franklin Street
2. Franklin Street – Halifax Street to N. Main Street
3. Franklin Street – N. Main Street to Blueberry Street
4. Franklin Street – Duchess Drive to Halifax Street
5. Washington Street – Park Drive to Lee Street

Whit Moose asked Erin Burriss to make the strongest recommendation for the Project Acceleration: Implementation Plan from the Planning and Zoning Board to the Town Board of Commissioners.
All were in favor. (5-0)

Reports

Erin Burriss reviewed the cases and permits for June 2020.

Shared that she just issued 6 zoning permits for houses in the new subdivision off College Street and was not on the list yet.

Also, shared that the new Nail Salon in Town would be opening on July 7, 2020.

Erin Burriss asked the Board to be advocates in the community to tell people to get a zoning permit if they put in a shed or other accessory structure. Every week she finds a new shed that pops up that does not have a zoning permit, and some are large enough to require a building permit. If a shed is bigger than 12 feet in any dimension, then it requires both a zoning and building permit. We advertised about zoning permits on the back of the March 2020 water bill and wants our help to pass the word to the community. Mike Steiner suggested taking a picture of a shed that needs a permit. Erin Burriss may produce a flyer and/or social media post to further address the issue.

A copy of all the reports is included in the minute book.

Board Comments:

None

Adjournment:

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



Chairman, Whit Moose



Clerk to Board Jennifer Blake