

Mount Pleasant

North Carolina

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
July 27, 2020

Members Present:

Chairman - Whit Moose
Vice-Chairman - Mike Steiner
Member - Bridget Fowler
Member - Shirley Freeman
Member - Rick Burleyson (**absent**)
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: Randy Holloway, Town Manager; Wayne Collins, landowner of 30 acres; Shirley White (mother), Shirley Tenneill White (daughter), Caren Dowless.

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 made a motion to approve the agenda as presented. Bridget Fowler made a motion to approve the agenda as presented with a second by Brad Hinson. All were in favor. (5-0)

Approval of Minutes of Previous Meeting: Chairman Whit Moose entertained a motion to approve the minutes for June 29, 2020. A motion to approve the minutes for June 29, 2020 was made by Brad Hinson with a second by Mike Steiner. All members were in favor (5-0).

Public Comment: None

Planning and Zoning Board Cases:

REZ 2020-04 Town of Mount Pleasant Emergency Services Tract

Initial zoning for property recently annexed by Town of Mount Pleasant. Location: 777 Walker Road. Area: 8 acres. Cabarrus County Parcel Number: 5650-96-8496. Future Land Use Map Designation: Low Intensity. Current Zoning: Cabarrus County Countryside Residential. Initial Town of Mount Pleasant Zoning Under Consideration: Residential Low Density (RL) or Office & Institutional (O-I).

Erin Burris stated that this property had been proposed as part of a residential project that was turned down by the Town Board last year. The proposed project had included a future emergency services tract.

Although the Town originally tried to purchase 405 Walker Road (5-acres), the cost of providing utilities to that site was too high. The Town ended up buying 777 Walker Road (8-acres) since it was centrally located, the same selling price, and was easier to serve with utilities.

The Town Board held the Public Hearing on the petition for Annexation on June 22, 2020, it was advertised in the newspaper as required by state law, and the Town Board approved the Annexation.

The State law gives us 60 days to apply a Town of Mount Pleasant zoning district. After 60 days the property becomes unzoned.

Erin Burris read the staff analysis for REZ 2020-04 Town of Mount Pleasant Emergency Services Tract.

A copy of the REZ 2020-04 staff analysis is included in the Minute Book.

Erin Burris explained that in order for the Town to move forward with the construction of an emergency services station on the tract, the Town would either need to request the OI zoning district or a Special Use Permit within the RL zoning district.

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

Caren Dowless, 493 Walker Road, Mt. Pleasant, NC 28124

1. Mrs. Dowless had a question about emergency response times. Has that always been an issue?

Erin Burris stated that the Town has been planning on remodeling the old Fire Station since she has been here in 2008 and Mount Pleasant has the largest fire district in the county and response times are something that are constantly monitored to ensure a favorable ISO rating.

Randy Holloway, Town Manager shared that the Town looks at all the sites that are available and that site is best located with proximity to the schools and future growth corridor. The fire station will not be happening anytime soon. The Town has had initial conversations with the County about the need to for a joint use facility that may also include a satellite sheriff's office and EMS. At this time, the Town estimates it will be 5 years or more before the site is needed, but the land needed to be secured to plan for the future.

2. Mrs. Dowless also had another concern about a Town without a police station. Erin Burris stated that the Town contracts with the County Sheriff's Department for enhanced patrols of Mount Pleasant, but the Town cannot at this time feasibly support its own police department.

3. Lastly, Mrs. Dowless asked about government offices coming. Erin Burris said the classification in the table of uses does not have a fire station classification, it has government building. The fire station and all the EMS buildings are classified under government building. The Town Hall and current fire station are staying where they are, but the new site can provide for emergency services as the need arises.

Shirley White, 667 Walker Road, Mt. Pleasant, NC 28124

Mrs. White spoke about Mr. Collins 30 acres being annexed and being able to put 2 houses on 1-acre.

Erin Burris stated that was the other case and Chairman, Whit Moose said we would hear that case after the Town of Mount Pleasant tract.

Chairman, Whit Moose Closed the Public Hearing

1. Bridget Fowler proposed zoning the property RL and have the town propose a Special Use Permit or Conditional OI district at a later date when the time came to construct the emergency services station.
2. Brad Hinson asked what the closest Fire Station is to the one here in Mt. Pleasant.

Erin Burris pulled up the Fire District layer on Cabarrus County GIS so the districts could be seen. Mrs. Burris shared the Mount Pleasant district as well as the mutual response with other Fire Department like Georgeville, Allen, Northeast, and Rimer Fire Departments. So, the firefighters travel long distances with the largest district as well as the mutual response with fire departments in the surrounding areas.

A motion was made by Bridget Fowler to approve the RL zoning district consistent finding that the RL zoning district is consistent with the "Low Intensity" land use designation on the "Future Land Use Map" in the *Town of Mount Pleasant Comprehensive Plan*. A second was made by Mike Steiner. All were in favor (5-0).

REZ 2020-05 Collins/Lane Property

Initial zoning for property recently annexed by Town of Mount Pleasant. Location: 827, 929, & 941 Walker Road. Area: approximately 30 acres. Cabarrus County Parcel Number: 5660-05-0225, 5650-95-6345, 565095-8958. Future Land Use Map Designation: Low Intensity. Current Zoning: Cabarrus County Countryside Residential. Initial Town of Mount Pleasant Zoning Under Consideration: Residential Low Density (RL).

Erin Burris read the staff analysis for REZ 2020-05 Collins/Lane Property.

A copy of the REZ 2020-05 staff analysis is included in the Minute Book.

Mike Steiner asked if this is the same property that was turned down last June 2019 Board Meeting. Erin Burris stated that it was a portion of the same property, but a developer had requested Conditional Zoning Residential Medium (RM) density and this time staff was proposing Residential Low (RL) density in order to apply an appropriate zoning district to a recently annexed property. The amount of homes that the RL density could yield would be between 40-45 lots instead of 74 lots with RM density. If the property is sold to a developer and requested RM density again, they would have to present a conditional zoning plan for the Planning and Zoning Board, and they would have to go through the entire process over again.

Whit Moose opened the Public Hearing.

Shirley Tenneill White, 667 Walker Road, Mt. Pleasant, NC 28124

1. Mrs. White had a question about the property staying RL density or if it was going to be sold and changed to RM density and she would have to fight it all over again. Also, asked what the urgency was for rezoning.

Erin Burris stated that the property owner made a petition in March to rezone the property in March 2020. She already put him off two months due to COVID-19 and needed to give him fair representation of the due process.

2. Mrs. White also wanted to know if the property could be zoned less than RL density.

Erin Burris said that this was the lowest intensity zoning district for land within the Town limits with reasonable proximity to water and sewer.

Bridget Fowler reminded Mrs. White that if we did not rezone after 60 days, the property owner could do anything they want.

Whit Moose stated that this was the best-case scenario for this property, and we can take care of that now.

Caren Dowless, 493 Walker Road, Mt. Pleasant, NC 28124
Shirley White, 667 Walker Road, Mt. Pleasant, NC 28124

1. Mrs. White asked about the property being sold if it can be RM density.

Whit Moose said that if the property owner wanted to be change to RM density it would have to come back to the Planning and Zoning Board and start the entire process all over.

2. Mrs. White also asked about having Open Space.

Erin Burriss stated any residential development are required to set aside a certain percentage of open space on their property or make a payment-in-lieu if recreational amenities were nearby. Mike Steiner made the comment that if Mr. Collins was to sell individual lots, they would have to deal with their own situations with roads, water, and sewer or if the property is sold to a developer it can be done right.

A motion was made by Mike Steiner to approve the RL zoning district finding it consistent with the "Low Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan with a second made by Chairman, Whit Moose. All were in favor. (5-0)

Board of Adjustment Cases

None

Reports

Erin Burriss reviewed the cases, permits, and Comprehensive Plan implementation status for July.

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

Board Comments:

Bridget Fowler asked about the mural.

Erin Burriss shared that the Town was applying for the Cabarrus Arts Council grant.

Brad Hinson asked about the new interchange sign being able to be seen from both directions. Erin Burriss stated that the actual location is further up the hill and parts of it can be seen from all directions.

Mike Steiner asked if the Old Middle School developers were bringing a preliminary plat to the next Board meeting. Erin Burriss said that was correct.

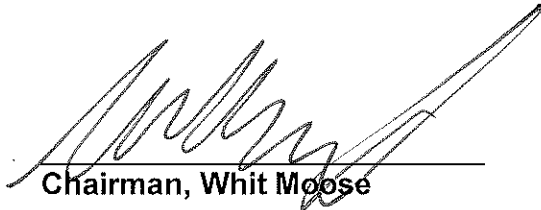
Mike Steiner also mentioned a concerned citizen regarding the condition of the football field at the Old Middle School.

Brad Hinson asked if the Old Middle School property had a timeline.
Erin Burris said it depends on the residential development which will help with the retail lots.

Whit Moose made a comment about having "Zoom" available to meet for regular meetings if the Board wanted to do that. It appeared the majority would rather meet in-person.

Adjournment:

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



Chairman, Whit Moose



Clerk to Board Jennifer Blake