

Mount Pleasant

North Carolina

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**TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
August 26, 2019**

Members Present: Whit Moose, Vice-Chair, Jeff Helmintoller, Mike Steiner, Shirley Freeman, Bridget Fowler (new Board member), Rick Burleyson, alternate

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

Members Absent: None

Staff Present: Erin Burris, Town Planner; Jennifer Blake, Clerk to Planning

Also Attending: None

Call to Order: Vice-Chair Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:00 pm.

Recognition of Quorum: Vice-Chair Whit Moose stated a quorum was present with Rick Burleyson as an alternate.

Oath of Office for new and reappointed members: Jennifer Blake, Clerk to the Board administered the Oath of Office to new member, Bridget Fowler and reappointed members, Whit Moose and Jeff Helmintoller. The Board members repeated the Oath of Office. The term for all three members is from August 26, 2019 until June 30, 2022.

Annual Election of Officers: Jeff Helmintoller made a motion to elect Whit Moose as Chair and a second was made by Mike Steiner. All were in favor (5-0). Whit Moose made a motion to elect Jeff Helmintoller as the Vice-Chair with a second by Mike Steiner. All were in favor (5-0).

Erin Burris explained the Alternate position and stated that the next in-Town Board member would be Rick Burleyson who is experienced with his duties of the Board. Rick Burleyson was not moved to the vacant position this time since

the Board is required to have 2 members that are in the extraterritorial jurisdiction (ETJ) and Mr. Burleyson lives in Town.

Approval of Agenda: Chair Whit Moose entertained a motion to approve the Agenda as presented. A motion was made by Jeff Helmintoller, and a second was made by Mike Steiner. All members were in favor (5-0).

Approval of Minutes: Erin Burris stated that Jeff Helmintoller recused himself from the meeting so Rick Burleyson should vote. Chair Whit Moose entertained a motion to have Rick Burleyson as a voting member for the minutes June 24, 2019 minutes. Rick Burleyson made a motion to approve the minutes with a second by Mike Steiner. All members were in favor (4-0 Jeff Helmintoller recused).

Public Comment: No public comment at this time.

Planning and Zoning Board Cases: None

Board of Adjustment Cases: None

Other Discussions:

- **Roles and Duties of Planning & Zoning Board**
Erin Burris shared the updated Unified Development Ordinance (UDO) is now on the Town's website. The Comprehensive Plan is on the website as well and recommends having a copy of that especially if we have a case. The Comprehensive Plan, UDO, and the zoning map work together.

All the roles and duties can be found in Article 2 & Article 3 of the UDO.

- Advisory board to Town Board
- Recommend text amendments
- Approve Rezoning (3/4 supermajority)
- Review subdivisions (over 5 lots)
- Board of Adjustments-special use permits, appeals, and variances
- No Historic Preservation Commission established

Erin Burris asked that if you have any questions to please pick up the phone and call or e-mail her.

- **Updated North Carolina General Statutes Related to Planning**
General Assembly took NC general statute Chapter 160A, Article 19 moved to a brand new Chapter 160D. Have to change statutory references in our Ordinance. It works a lot better and more organized. Some changes:
 - Conditional Use Permit changed to Special Use Permit
 - Tie between a Comprehensive Plan and zoning stronger

- **Town of Mount Pleasant Comprehensive Plan**
Erin Burris said there was a great response for applicants for the Planning & Zoning Board position. Staff would like to have a Comprehensive Plan Implementation Task Force. This group would help implement the plan and take ownership of different pieces and advocate for what they like. This is in the beginning stages and hasn't been brought to the Town Board yet.

Also, staff wants to have a Citizens Academy starting in 2020. The meeting would help citizens learn what the different departments do and be able to ask questions.

- **Text Amendment Prioritization**
 - Statutory changes
 - Table of uses changes – consolidate them
 - Add light and heavy manufacturing – not be as extensive as it currently is
 - Anything with conditional use permit will become **special use permit**

Jeff Helmtoller asked about the difference between gaming rooms and beach bingo. Erin Burris replied that we do have a definition for electronic gaming – sweepstakes or games of chance and etc. A while back the Board did a text amendment excluding electronic gaming as a permitted use.

Jeff Helmtoller asked if tobacco stores are still allowed. Ms. Burris replied that they are still allowed. Mr. Helmtoller replied he thought that was changed as well. Erin Burris said it was discussed about but not presented as at text amendment. Also, she said the Board separated beverage from tobacco stores when working on a previous text amendment and they were shown as the same use. Whit Moose asked that tobacco use or vapor shops be put on the agenda for the next meeting.

Erin Burris stated that Article 14 – Adequate Public Facilities Program needs to be updated to reflect recent case law and legislation. This information is provided in staff reports when a rezoning comes up. She has to look at the school capacity and the roads to see if adequate.

Planning & Zoning Report:

Erin Burris reviewed current Planning & Zoning Cases and permits as listed on the chart in the packet. Erin Burris had three new single-family homes all in the extrajurisdiction (ETJ). A new Business will be on Highway 49 at the old Propel Church offices called Down South Deals Antiques. The Lentz Building (former MP Municipal Building) should be complete in the next couple of week. College Street/MPCI Street water and sewer system is under review by the DEQ.

They have been issued a contingent notice to proceed with 9 homes even though 10 were approved. The tenth home won't work due to the streams so it will be used for their open space.

Transportation:

Kittelson & Associates was assigned for the Town's Bicycle and Pedestrian Plan. The steering committee, including Whit Moose and Rick Burleyson will kick off with a meeting on September 9, 2019.

Planning & Zoning Board Member Comments:

Jeff Helmintoller asked if the Town of Mt. Pleasant had three of the corners at Colds Springs Rd. and Highway 49 intersection in annexation agreement. Erin Burris said the Town does have three of the corners based on an annexation agreement with the City of Concord due to how the land falls and where the sewer lines would go.

Mike Steiner said he was approached by an interested citizen about the status of the old movie theatre and old dental office on South Main Street. Erin Burris responded that the Dr. Mock owns the old dental building and was open to sell. Uwharrie Bank owns the old movie theater next door and they will entertain offers from someone to purchase it.

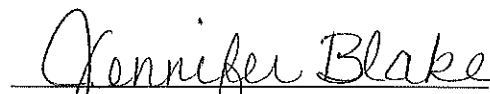
Whit Moose wanted to recognize Mr. Murdock and what an amazing job he did over the years as our Chairman. It will be big shoes to fill. We hate to lose him but glad to have him serve in some capacity on these committees and utilize his brain since he more knowledge in his area than all of us combined.

Bridget Fowler asked about the old middle school. Erin Burris stated that the group is moving forward with their plans slowly. She should have a rezoning application in the next couple of months. The site they are proposing matches what is in the Comprehensive Plan for that spot.

Adjournment:

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


Whit Moose, Chairman


Clerk to Board Jennifer Blake