



Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, August 28, 2023

6:00 PM

1. **Call to Order** - Chair Whit Moose
2. **Swearing in of New Members – Liz Poole & Kiesha Garrido**

Fiscal Year 2023-24 Planning & Zoning Board Members

Regular Members-Rick Burleyson, Bridge Fowler (ETJ), Jonathan Helms, Liz Poole, Whit Moose (ETJ)

Alternate Member-Kiesha Garrido

3. **Election of Officers – Chair & Vice Chair of Planning & Zoning Board**

4. **Recognition of Quorum**

5. **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)

6. **Approval of Agenda**

7. **Approval of Minutes of Previous Meetings** (June 26, 2023)

8. **Public Comment Period**

9. **Board Training Session**



**Planning and Zoning Board Meeting Minutes
Monday, August 28, 2023**

Members Present: Chairman - Whit Moose
Member – Rick Burleyson
Member - Bridget Fowler
Member – Liz Poole
Member – Jonathan Helms
Alternate – Kiesha Garrido
P&Z Clerk to the Board – Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Present: None

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. Swearing in of New Members – Liz Poole & Kiesha Garrido

Fiscal Year 2023-24 Planning & Zoning Board Members
Regular Members-Rick Burleyson, Bridge Fowler (ETJ), Jonathan Helms, Liz Poole, Whit Moose (ETJ)
Alternate Member-Kiesha Garrido (alternate is usually a new member to get familiar with how things work and as openings occur can move up to a regular voting member)

Appointment of Liz Poole and Kiesha Garrido was sworn in by the Clerk to the Board, Jennifer Blake.

Introductions were made by each Board member.

3. Election of Officers – Chair & Vice Chair of Planning & Zoning Board

After opening the floor for nominations, the Board made a motion to reappoint Whit Moose as Chairman and appoint Rick Burleyson as Vice Chair for Fiscal Year 2023-24. Bridget Fowler made the motion with a second by Jonathan Helms. All were in favor. (5-0)

4. Recognition of Quorum:

Chairman Whit Moose stated a quorum was present.

5. 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.

6. Approval of Agenda:

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

7. Approval of Minutes of Previous Meeting:

A motion to approve the previous minutes for June 26, 2023, was made by Chairman Whit Moose with a second made by Bridget Fowler. All members were in favor. (5-0)

8. Public Comment:

None

9. Board Training Session

Erin Burris reviewed the Planning and Zoning Board Training packet, the Rules of Procedure for the Mount Pleasant Board, and the Rules of Procedure for the Mount Pleasant Board of Adjustments.

(A copy is enclosed in the Minute Notebook)

10. Planning Board Cases

REZ 2023-04 625 Jackson Street (Legislative Hearing)

Property owner Town of Mount Pleasant requests rezoning former public works property to residential. Location: 625 Jackson Street; Cabarrus County Parcel Number: 5670-26-8665; Lot Area: 1.0 acre; Current Zoning: I-1 Light Industrial; Proposed Zoning: RM Residential Medium Density.

Erin Burris reviewed the Background on 625 Jackson Street.

(A copy of the Background, Zoning District Review, Staff Comments, Procedures and Actions, and the Attachments are enclosed in the Minute Book)

Chairman Whit Moose asked the Board for any questions for Erin.

None.

Chairman Whit Moose opened the Public Hearing and since no one was in attendance, Chairman Whit Moose closed the Public Hearing.

Board had no discussion and said it was straight forward.

A **motion** was made by Liz Poole that the proposed RM zoning district is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan and a second was made by Jonathan Helms. All were in favor. (5-0)

TA 2023-01 Parking Surface Requirements (Advisory Hearing)

Text amendment request to consolidate paving exemptions into one section, remove assembly uses from the paving exemption, and extend paved parking amortization date for an additional 2.5 years until December 31, 2025, to give the Town enough time to construct/improve parking and stormwater in the southwest quadrant of downtown. Affected Section of MPDO: 8.1.3.1.

Erin Burris reviewed the Background, Relationship to Adopted Plans & Policies, Staff Recommendations, and the Action Requested.

A Copy of TA 2023-01 Parking Surface Requirements is enclosed in the Minute Book.

Rick Burleyson had questions about examples of an assembly and thought of the baseball practice on Washington Street.

Erin Burris shared that parking on the grass will be resolved after the new Virginia Foil Park is completed since it will have 300 to 400 parking spaces. However, there will need to be a transition period since Washington Street will be an active construction site and widening taking place at the end of Washington Street towards E. Franklin Street until the park is complete.

Chairman Whit Moose asked about any current situations like that.

Erin Burris said we do not have any situations like that, but the Community Church does have overflow parking that spills out on the grass. If they think about expanding, the Town will need to make sure the minimum number of spaces are paved, and they have overflow parking that is gravel and not turf.

A **motion** to recommend approval of TA 2023-01 Paved Parking Requirements of Section 8.1.3.1 and is consistent with the Comprehensive Plan was made by Liz Poole and a second was made by Rick Burleyson. All were in favor. (5-0)

11. Board of Adjustment Cases

None

12. Reports

Erin Burris reviewed the updates on the Planning and Zoning Cases.

The Highway 49 Mini Storage is working on their site plan, and they are not using any sewer capacity.

Sewer capacity is a bit of an issue in the entire county, and we count every single drop because we have so little to use. We are a small community, and we have to be very mindful of all these projects on how much sewer they use. The Town Board has to allocate sewer if it is more than 5,000 gallons per day. Ms. Burris cannot make that decision if it is over 5,000 gallons per day.

WSSAC is working on doing a plant expansion but there will never be a time in Cabarrus County where sewer capacity is not something to be considered.

Liz Poole asked if the Mini Storage would have an office building that will have water and sewer.

Erin Burris shared that they will not have an office, but they are still going to have a couple hydrants for fire suppression and bring the water line across the street. The fire suppression might be a little low right now, but the Town is doing a water line replacement in the next 18 to 24 months. I will go ahead and apologize to those that live on Main Street, but once we replace the water lines, the flow there will be better, and the water quality will improve.

The Parking Lot at East Franklin Street and Eastover Drive has gotten started. The house on that property has always been zoned C-1, Light Commercial. The heavy equipment is sitting out there to put in a pipe for the stream that had to get Army Corps of Engineers approval. They are putting in the pipe and building a 25-space parking lot.

Propel Church is working on their Site Plan, and they are coordinating with the adjacent property owner for access and utilities.

Green Acres and Brighton Park

Green Acres and Brighton Park property development started back in 2008. That is when those properties paid money to build the WSACC Pump Station number three which until recently only served the High School and Middle School. There were certain assurances made that they would be able to develop those properties when they paid into that. Then the Recession happened, and developments were delayed. It was a long time until finally there was interest in the properties again.

Brighton Park Niblock came in at the corner of Highway 73 and Highway 49 and made a deal to develop that property in phases. There is a development agreement with that developer because they paid back in 2008 and assurances were made to allow development. There will be 178 houses built at that location in comparison to Oldenburg with 168. The lots in Oldenburg were a little bigger but there was no open space set aside in Oldenburg. Also, they do not have curbs and gutter, sidewalks, and various other things

that the Brighton Park neighborhood must provide which cuts down on the lot sizes because of all the expense for what needs to go in.

Green Acres Green Acres was a 20-unit Mobile Home Park with a failing community septic system. So, instead of 20 mobile homes, there will be 37 single-family homes. So, it is a net gain of 17 dwelling units from what was there. It will have sewer run to it. We do have a development agreement in place and the property was annexed in 2008 with assurances made that they would be able to develop the property.

So, these two properties are merely finishing out agreements that have already been in place a very long time and nothing else new has come in at this point. Additional development requests may be submitted in the near future due to large amounts of vacant land in close proximity to utilities. So, all those will have to be considered on a case-by-case basis as they come forward and we will need to measure that against what our Comprehensive Plan says. People will bring requests, and decisions will have to be made which may or may not be comfortable.

Liz Poole asked if sewer for Brighton Park was coming up Highway 49.

Erin Burriss said no that it was going under Highway 49. There is a Pump Station being constructed off Empire Drive to replace two older Pump Stations that the Town has been planning to replace since 2007. The sewer is going to come under Highway 49, hit that Pump Station and then go to WSAAC Pump Station number three.

Liz Poole asked if the Town would have much to do with Green Acres and their sewer line. Erin Burriss shared that they had engineered it awhile back and it is about a mile sewer line. The Town is participating financially a little bit to make up for the cost of that sewer line since it has been such a long time. The property was annexed in 2008, so we need to finish this out. They paid for most of it, and the Town is paying a small amount. So, there is participation in that development agreement.

Liz Poole also asked if there would be oversight from the Town at all on the sewer line.

Erin Burriss stated yes, and from the NCDEQ. Liz Poole's requested when they get close to the High School where the farm is that proper fencing is in place so there is no issue with farm animals.

Erin Burriss agreed and shared that the Town Engineer provided details to the Developer of how the fence needed to be done with a gate locked on either side and has also engaged Ms. Delaney about that. The Town Engineer has been in touch with both the Principal and Ms. Delaney and are trying to make sure that is communicated.

Code of Ordinances are going through and trying to be codified since they have not been updated since 1927. We should be presenting portions of that to the Town Board regarding Public Safety in September and then a couple of updates to Part 7.

There were updates on utilities with new legislation that gave us more sewer capacity, which was great, but it was not much.

We are waiting to hear about the BRIC Grant which would help us bury power lines and do some storm water improvements in the Downtown area, which is super, super expensive, but necessary. We are hoping to get that grant which is through FEMA. That is the hardest grant I have ever applied for, but we did score second in the State of North Carolina in the scoring, but we are having to compete against all 50 states. North Carolina has had the best track record in the country for getting these grants. So, we are very hopeful for that.

Work will begin on Empire Drive Pump Station utilizing the USDA loan any day now since bids were awarded last month. The water line bidding goes out in October.

Paving

- Jackson Street was paved because it was in terrible shape.
- Our Public Works Staff and Town Engineer have managed to score all the streets in Town, rating them based on their condition, so that the Town can make solid decisions about which streets need to be paved.
- Streets will be grouped to reduce mobilization costs.
- There are five (5) streets in Oldenburg that we are hoping to get paved by the end of October 2023. We are waiting on getting an estimate back and we are hoping to get all five (5) of those streets done.
- The Town gets \$50,000 a year from Powell Bill from the State money because we are so small and that does not go very far. The Town has started setting aside more money but hopefully that will get better when we add the streets in Brighton Park and Green Acres to the list.

Permits

There were 5 single-family homes. This probably skews what you think of permits for single-family homes. We average between twelve and fifteen single-family permits a year. They are all not in the Town limits, some of the homes are in the ETJ (Extraterritorial Jurisdiction). There were years that we lost housing units from demolition, and they are rebuilding these houses. We have added an average of 12 people per year for 80 years to Mount Pleasant. So, that does not even count for birth rate.

A copy of the Reports is enclosed in the Minute Book

13. Planning & Zoning Board Comment Period

Bridget Fowler had a question about joint driveways.

Erin Burris shared that joint driveways only happen on State Roads where there has been something that qualifies as a subdivision. So, for example, on South Skyland Drive the State required them to do that since it was a minor subdivision. The State would not allow

individual driveways that close to the intersection on a State Road, so they forced them to do shared driveways. A shared driveway occurs usually because DOT has required it. It is not a Town requirement.

Jonathan Helms asked about the two homes being built on Halifax Street if they will have individual driveways.

Erin Burris shared they will have individual driveways.

Rick Burleyson asked if the house would be torn down at the parking lot at Eastover Drive and East Franklins Street.

Erin Burris stated that the house will stay there but does not know what it will be used for. The house has been zoned commercial for a long time, but it has always been used residentially. It can continue as residential use until a change of use is done on the house which would involve it having a zoning permit issued, ADA accessibility, and things like that. I believe he plans on continuing to use it for residential uses.

Jonathan Helms commented about liking the new Town logo being used.

Erin Burris said the Town is working with a consultant to get the new website up and change over to the new logo format.

14. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn.

Rick Burleyson made the motion to adjourn and a second was made by Bridget Fowler.

All were in favor. (5-0)


Chairman, Whit Moose


Clerk to the Board Jennifer