

# Mount Pleasant

North Carolina

*Founded in 1848*

TOWN OF MOUNT PLEASANT, NORTH CAROLINA  
Planning and Zoning Board Meeting Minutes  
September 23, 2019

**Members Present:** Chairman, Whit Moose, Vice-Chair Jeff Helmintoller, Mike Steiner, Shirley Freeman, Bridget Fowler, and Alternate, Rick Burleyson

**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:** Town Planner, Erin Burris, Clerk to Board, Jennifer Blake, Town Attorney, John Scarbrough

**Also Attending:** None

**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 Rick Burleyson as an alternate.

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

**Approval of Minutes:** Chairman Whit Moose entertained a motion to approve the minutes August 24, 2019 minutes. Mike Steiner made a motion to approve the minutes with a second by Bridget Fowler. All members were in favor (5-0).

**Public Comment:** None

## **Planning and Zoning Board Cases:**

**TA 2019-03 Use Matrix, Supplemental Regulations, and Use Definitions (Recommendation)** Text Amendments to begin compliance with new NCGS Chapter 160D, update Use Matrix and related supplemental requirements and definitions. Affected Sections of UDO: Article 4, Article 5, and Appendix A.

### **Affected Sections of UDO: Article 4, Article 5, Appendix A**

In an effort to begin compliance with newly updated North Carolina General Statute Chapter 160D, updates have been proposed for Article 4. Updates include providing a table showing which districts are consistent with which land use designations on the Future Land Use Map in the adopted Comprehensive Plan. NCGS Chapter 160D also changes the name of "Conditional Use Permits" to "Special Use Permits" to avoid confusion with "Conditional Zoning". This nomenclature is reflected in the proposed amendments and will also be updated throughout the ordinance. Town staff requests the updates to the Use Matrix table (now Table 4.6-2) in order to consolidate similar uses, add uses that did not exist at the time of ordinance adoption, and organize uses in a clearer manner. Article 5 is proposed to be reorganized using the same categories as the Use Matrix to make supplemental regulations easier to find, with redundant language to be removed. Appendix A has been revised to make definitions consistent with the Use Matrix updates.

Erin Burris provided a summary of changes to Article 4:

4.3 Zoning District Purpose Statement – Provided table showing zoning districts and corresponding Future Land Use Map designations to make it easier for Planning & Zoning Board and Town Board to match district consistency with rezoning cases.

4.6.2.4 Matrix Symbols – Changed Conditional uses to "special" uses to prevent in accordance with new NCGS 160D.

Table 4.6-2: Principal Uses Permitted in Zoning Districts-

Changed to Farm equipment sales and service to become Farm support businesses for things like selling tractors, servicing tractors, or pasture management.

Whit Moose asked if wedding venue would have fallen under Agribusiness. Erin Burris said that banquet facilities are categorized separate. If a banquet facility would not qualify as agritourism.

Rick Burleyson asked if a vineyard was a farm. Erin Burris stated that a vineyard is a farm and production of wine is considered Agribusiness. But if you add the banquet and event facility, it would be classified separately. She also said banquet

and event's facilities, like Dennis Vineyards, are allowed with a special use permit in the agricultural areas.

Added Boarding or Rooming House since there was a definition in the ordinance as a special use permit in the residential high (RH) district only.

Added Dormitory (associated with school or university) made sure it was covered since defined.

Reorganized the Dwellings for single-family and multi-family to get that in order to see where they are allowed more easily and also Duplexes.

Added Caretaker's residence with a manufacturing use or retail use which is where someone is overseeing a facility. They can live there and look out for everything.

Temporary Health Care Structures referred to as "granny pods" are statutorily protected and have to be allowed anywhere you have single-family residential and has to be related to medical care.

Vacation Rentals - the Board wants to allow with defined and special requirements listed in Article 5.

Amusement Park will change to include indoor and outdoor amusements.  
Indoor – bowling, roller skating, trampoline parks, and similar indoor activity  
Outdoor – batting cages or mini-golf (brought up this line item to amusement).

Nightclubs, Bar Lounges item to be permitted with a special use permit only.

Need to reorganize school categories for clarity.

Animal Services (no outdoor kennel) and Animal Services (with outdoor kennels) were for pet and veterinary services.

Commercial Trucks are addressed under major category of Vehicle Repair and will delete the excluding commercial trucks from the minor category.

Separated Contractor Office (no outdoor storage) from Contractor Office (with or without outdoor storage).

Added Data Centers and Call Centers to accommodate them.

Added Gunsmith (including guns and ammunition).

Printing Services (including screen printing) added to CC district.

Added Taxidermy with special use permits.

### Changed *Auction Sales* to *Auction House*

Added *Flea Markets* since we have a definition and has to be for outdoor markets to prevent an on-going yard sale. It would be allowed with a special use permit in the C-2 and I-1 district.

Consolidated a lot of uses for retail.

Retail is now based on the size: Up to 10,000 sq. ft.  
10,000 – 50,000 sq. ft.  
50,000 – 100,000 sq. ft.  
Greater than 100,000

Separated out Tobacco, electronic cigarette, vaping, and related accessory stores and is not permitted in any districts.

Added Microbrewery in the AG district as a special use permit.

### Grouping of *Manufacturing, Type A, B, and C*

- Type A – taking already manufactured parts and assembling them.
- Type B – taking materials already manufactured and making components.
- Type C – taking raw, out of the ground material and turning into something.

Added electric power generation (accessory to permitted use, not connected to grid) to cover solar panels.

### Other Uses:

Added this section to include:

Accessory structures, non-residential

ATM Kiosks (ATM, ice vending, movie vending, etc)

Drive-through uses (associated with permitted uses)

Outdoor storage (associated with permitted uses, excludes outdoor sales display)

Temporary uses and events had an error and was supposed to show permitted "P" in all districts subject to the standards.

Article 4.7 - Setbacks adding retaining walls of less than six (6) feet in height and other minor encroachments of less than one (1) foot for field adjustments made during construction, as determined necessary by the Administrator.

Table 4.7-1 - Erin Burris wanted to clarify conservation development and all setbacks may be reduced by 50% lot size reduction for Conservation Development and subject to Section 6.7, and no front setback is less than 20 ft., and no side setback is less than 5 ft.

Erin Burris reviewed all of Article 4 and will continue with Article 5 and Appendix A at the October, 29, 2019 meeting.

**Board of Adjustment Cases:** None

**Monthly Cases:**

**ANX 2019-02 NC Highway 49 Near Cold Springs Road Annexation**

Mount Pleasant Zoning must be applied within 60 days. The Comprehensive Plan Future Land Use Map has the High Intensity Land Use designation for this intersection.

**Monthly Permits:**

Erin Burris had five (5) permits for September with one home in the ETJ. Whit Moose asked if he missed the permits for the Domino's building. Erin Burris stated that the permits for the Domino's building were listed under Synergy Resources, LLC as an "upfit".

**Transportation:**

Had the first Town's Bicycle and Pedestrian Plan Steering Committee meeting on September 9 2019 and it went well.

**Economic Development:**

A quarterly Downtown Association meeting will be scheduled for October.

**Comprehensive Plan Implementation Task Force**

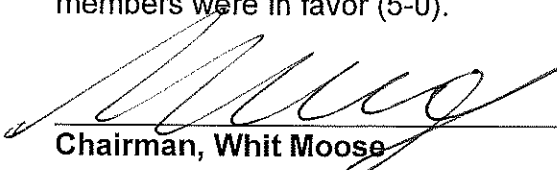
If the Board knows anyone that would love to be on the Comprehensive Plan Implementation Task Force, please let her know. The volunteer would need to have a flexible schedule, diverse interests they are passionate about, and a strong interest in the Town of Mt. Pleasant and its long-term prosperity. The task force would meet quarterly or semi-annually and report to the Planning & Economic Development Director on any progress or ideas.

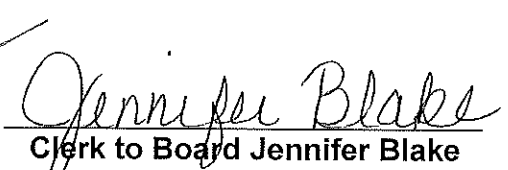
**Board Comments:**

None

**Adjournment:**

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

  
Chairman, Whit Moose

  
Clerk to Board Jennifer Blake