

# Mount Pleasant

North Carolina

*Founded in 1848*

**Planning & Zoning Board Meeting**  
Town Hall - 8590 Park Drive Mount Pleasant, NC  
Monday, September 28, 2020  
6:00 PM

1. **Call to Order-Chair Whit Moose**
2. **Recognition of Quorum**
3. **Annual Election of Officers (Chair & Vice Chair)**
4. **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**)*
5. **Approval of Agenda**
6. **Approval of Minutes of Previous Meetings (July 27, 2020)**
7. **Public Comment Period**
8. **Planning Board Cases**  
  
**SUB 2020-02 Tiger Crossing (former middle school site redevelopment)**  
The applicant requests approval of a Major Subdivision Preliminary Plat that includes 46 lots for a mix of commercial, office, civic uses, and residential uses in keeping with Comprehensive Plan Strategy LU4. Location: Northwest corner of NC Highway 49 and N. Main Street. Cabarrus County Parcel: 5670-17-7936. Current Zoning: C-2, OI, and RH. Area: 22.18 acres.
9. **Board of Adjustment Cases**  
None
10. **Reports**  
Planning Report and Zoning Permits for August/September (to date)
11. **Planning & Zoning Board Comment Period**
12. **Adjourn**

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9803 : fax 704-436-2921

**Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)**

# Mount Pleasant

North Carolina

*Founded in 1848*

**TOWN OF MOUNT PLEASANT, NORTH CAROLINA**  
**Planning and Zoning Board Meeting Minutes**  
**September 28, 2020**

**Members Present:**

Chairman - Whit Moose

Vice-Chairman - Mike Steiner

Member - Bridget Fowler

Member - Shirley Freeman

Member - Rick Burleyson

Alternate – **Vacant Seat**

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:** 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

**Approval of Agenda:** Chairman Whit Moose made a motion to approve the agenda as presented. Mike Steiner made a motion to approve the agenda as presented with a second by Bridget Fowler. All were in favor. (5-0)

**Annual Election of Officers (Chair & Vice Chair)**

The Board elected Whit Moose as Chair and Mike Steiner as Vice Chair.

Whit Moose asked about the alternate position. Erin Burris shared that the Alternate Member, Brad Hinson moved out of Mt. Pleasant and was no longer able to serve on the Board. The Town Board will appoint a new alternate at the October meeting.

**Approval of Minutes of Previous Meeting:** Chairman Whit Moose entertained a motion to approve the minutes for July 27, 2020. A motion to approve the minutes for June 29, 2020 was made by Bridget Fowler with a second by Mike Steiner. All members were in favor (5-0).

**Public Comment:** None

**Planning and Zoning Board Cases:**

**SUB 2020-02 Tiger Crossing (former middle school site redevelopment)**

The applicant requests approval of a Major Subdivision Preliminary Plat that includes 46 lots for a mix of commercial, office, civic uses, and residential uses in keeping with Comprehensive Plan Strategy LU4. Location: Northwest corner of NC Highway 49 and N. Main Street. Cabarrus County

Parcel: 5670-17-7936. Current Zoning: C-2, OI, and RH. Area: 22.18 acres.

Erin Burris reviewed the plans for the site with the Board. The developers are planning on keeping the main gym, the auditorium, and cafeteria of the Old Middle School. The rest of the building will be torn down. There are 46 lots. A total of 34 of the lots are Townhomes.

Chair, Whit Moose asked about the cafeteria.

Erin Burris stated that they planned on using the existing cafeteria structure. The area to the right of the cafeteria would likely be parking and not for open space.

Rick Burleyson asked about the Town taking over the interior roads.

Erin Burris shared that the Touchdown Trail and Tiger Lane would be maintained by the Town, but the Athlete Way is a private drive.

Whit Moose mentioned keeping the tribute to A.L. Barringer ballfield if possible.

Bridget asked if Townhomes would have dumpsters.

Erin Burris commented that the Townhomes will have roll out containers, but the commercial buildings will have the dumpsters. The dumpsters are required to be screened, to keep them from being seen.

Erin Burris mentioned that she had the sidewalk go off North Drive down Touchdown Trail and back around to the ballfield at North Drive. This was better than having two sidewalks within a few feet from each other.

Rick Burleyson asked if the Townhomes will have garages.

These townhomes will have garages. This is something that needs to be addressed in our ordinance. Every product being brought to Erin has the 1-car garage on the front. Since that is the case, Erin Burris said she would rather amend the ordinance to allow 1-car garage on the front rather than to give an exception every time. When you have a smaller site, like this, it is almost impossible to put the garages on the back of Townhomes.

Bridget Fowler asked if fencing could be unified for all the units. Erin Burris stated that since they are single-family attached products then you can specify the fencing be uniform for all units. The landscape requirements say it has a 10-foot street yard buffer and we can make sure it is planted more heavily than a typical street yard.

The Board decided to **ADD #8** to the condition list as follows:

# 8. Screening the rear of Townhomes to meet Article 7 and Article 11 of the UDO.

Rick Burleyson asked if there would be a Homeowner's Association. Erin Burris stated that since there is open space there would have to be some type of Property Owner Association. Typically, at between 51% and 75% completion of the development, that the developer will turn it over to the Homeowner's Association.

A **motion to approve** the preliminary plat with 8 conditions to meet the minimum standards of the UDO as outlined by staff was made by Mike Steiner and second was made by Rick Burleyson. All were in favor. (5-0)

#### **Board of Adjustment Cases**

None

#### **Reports**

Erin Burris reviewed the cases and permits for August/September (to date)

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

#### **Transportation and Comprehensive Plan Implementation**

Erin Burris shared that staff have applied for several grants. We are looking good on the National Registered District Grant to do a comprehensive storm water study and national registered district study update. It is an approximate \$90,000 grant that the State Historic Commission recommended that we receive that money to the Park Service. The Park Service will put their final stamp of approval on it in November, but it looks like we will get that.

Still waiting to hear about the Cabarrus Arts Council grant to do a mural on the side of the old Barringer Motor's building.

We did not receive the North Carolina Parks and Recreation Trust Fund (PARTF) grant. The announcement was made on September 18.

Erin Burris wanted us to share that if anyone sees survey stakes or surveyors that have white trucks with "LKC" on the side. LKC is doing working on the Town's USDA water and sewer infrastructure project. They are starting by doing a lot of

surveys in Town for a water project on our main streets. It will probably take about 2 years for us to start turning dirt on the project, but it is getting started.

*A copy of the Transportation and Comprehensive Plan Implementation is included in the Minute Book.*

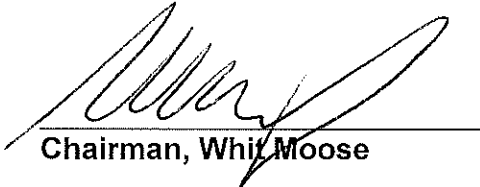
**Board Comments:**

Rick Burleyson asked about the structure going up on Washington Street. Erin Burris stated that it is a small house that meets all the building codes.

Erin Burris wanted the Board to know that the code enforcement officer, Jeff Watts asked to send out proactive letters to people that owned recreational vehicles just to let them know what the regulations were. Some people did not realize it was to help them and educate them, so if anyone asks about receiving the letter, please have them call Town Hall so Erin can answer any questions they may have.

**Adjournment:**

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

  
Chairman, Whit Moose

  
Clerk to Board Jennifer Blake