

## Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, October 24 2022

6:00 PM

1. **Call to Order** - Chair Whit Moose

2. **Recognition of Quorum**

3. **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)*

4. **Approval of Agenda**

5. **Approval of Minutes of Previous Meetings** (August 22, 2022)

6. **Public Comment Period**

7. **Planning Board Cases**

**REZ 2022-05 Craver-James Lot**

Standard rezoning request to facilitate construction of two dwelling units. Location: 8150 W. Franklin St. (southeast corner of NC Hwy. 73 and S. Halifax Street). Area: 0.785 acres. Cabarrus County Parcel Number: 5670-04-7258. Current Zoning: C-1 Light Commercial. Proposed Zoning: RH Residential High Density

8. **Board of Adjustment Cases**

**SUP 2022-02 Tuscarora Taphouse – Iron Axe Society (Quasi-judicial evidentiary hearing)**

Special Use Permit request for a taphouse (bar) associated with an axe throwing venue (indoor amusement use). Area: 1.965 acres. Location: 1544 Pinto Place (behind historic Tuscarora Mill)

Cabarrus County Parcel Number: 5670-42-0239 Zoning: I-1 Light Industrial

**SUP 2022-01 Drye Property (NCMCA)**

Status update

**SUP 2021-01 Threadgill Carp Pond**

Status update

**9. Reports**

Planning Report and Zoning Permits for September & October (to date)

**10. Planning & Zoning Board Comment Period**

**11. Adjourn**

**TOWN OF MT. PLEASANT, NORTH CAROLINA**  
**Planning and Zoning Board Meeting Minutes**  
**Monday, August 22, 2022**

**Members Present:** Chairman - Whit Moose  
Vice Chairman - Mike Steiner  
Member - Bridget Fowler  
Member - Shirley Freeman  
Member - Rick Burleyson  
Alternate – Jonathan Helms (**Absent**)  
P&Z Clerk to the Board – Jennifer Blake  
Planning & Economic Development Director - Erin Burris

**Also Present:** David and Bonnie Gregory

**1. Call to Order:**

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:02 p.m.

**2. Recognition of Quorum:**

Chairman Whit Moose stated a quorum was present.

**3. Annual Election of Officers** – Chair and Vice Chair of Planning & Zoning Board (and Board of Adjustment)

Bridget Fowler made a **motion** to leave the Chair, Whit Moose and the Vice Chair, Mike Steiner and a second was made by Rick Burleyson. All were in favor. (5-0)

**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)

No one had a conflict.

**5. Approval of Agenda:**

A motion to approve the agenda was made by Mike Steiner with a second by Bridget Fowler. All members were in favor. (5-0)

**6. Approval of Minutes of Previous Meeting:**

A motion to approve the previous minutes for July 27, 2022, was made by Rick Burleyson with a second made by Mike Steiner. All members were in favor. (5-0)

**7. Public Comment:**

None

## 8. Planning Board Cases

### TA 2022-03 Infrastructure Amendments (continued from previous meetings)

Proposed amendments to infrastructure standards. Amendments regarding street frontage, adequate public facilities, plan submittal requirements, and standards & specifications. Affected Sections of the MPDO: Section 3.5, Article 10, Article 14, Appendix B, Appendix C (to be relocated to Specifications Manual), and Appendix D (partially relocated to Specifications Manual, partially relocated to Section 8.2) (Section 8.2 and Appendix D to be provided at meeting)

Erin Burris presented the packet of information and shared the following updates or changes:

Section 3.5 was updated to define the difference between a major and minor site plan.

Appendix B defined the requirements for major and minor subdivisions.

Article 8 has information from Article D that is in red or green letters.

8.1.1 C. updated to accommodate three (3) off-street parking spaces for a two-family dwelling unit.

Also, Ms. Burris shared updates in Section 8.2 on Private Driveway Provisions including 8.2.3 Driveway Paving and Design, Driveway Widths, and Driveway Permits and Inspections.

Appendix D has been done away with and the red-letter text has moved to Article 8 while the blue-letter text is deleted information that was repeated or no longer applies.

Ms. Burris reminded Board members that they are making a recommendation to the Town Board on what is proposed and to keep in mind that following these updates there will be a new Standards Specification Manual produced.

Rick Burleyson asked if the Planning and Zoning Board had any input or dealings with the Standards Specification Manual and if the Town Board will have to approve that.

Ms. Burris said not really that it was based on DOT requirements and industry standards for things like the paving schedule, that has changed over time. She working with the Town Engineer to provided needed there. It is separate from the Ordinances, so it is not an amendment. It is something that has be updated on occasion to keep up with industry standards.

Ms. Burris said she would ask the Town Board to approve it as part of the Town Code of Ordinances and it is separate from the Zoning Ordinance.

Mike Steiner made a **motion** to recommend approval that the proposed amendments are not addressed by the Comprehensive Plan but are not inconsistent with it. These amendments are intended to improve Development Ordinance organization, reduce inconsistencies and redundancies, and meet current best practices. Following these ordinance amendments, a new Standards and Specification Manual will be produced and a second was made by Rick Burleyson. All were in favor. (5-0)

**Whit Moose made a motion to suspend the Planning and Zoning Board meeting and opened the Board of Adjustment Cases.** Mike Steiner made a motion to suspend the Planning and Zoning Board and a second was made by Bridget Fowler. All were in favor. (5-0)

### **SUP 2021-01 Threadgill Carp Pond**

Erin Burris informed the Board of Adjustment last month that she sent out a deficiency and violation letter regarding the Threadgill Carp Pond. She reminded Mr. Threadgill that he did receive approval with these conditions and highlighted that all improvements shall be completed by July 1<sup>st</sup> and that had not been done.

In summary, Concord Engineering & Surveying has been in touch with him and providing an updated site plan. However, since the pond has been constructed upon the issuance of any permits and encroachment on adjacent property, the process has been delayed. The letter advised the application that the deadline had been missed and a Certificate of Compliance had not been obtained. It also advised that the Board has been informed of the missed deadline and at its discretion may hold a hearing to revoke the Special Use Permit. Such hearing would have to be advertised in the same manner as the original hearing and you and all the adjacent property owners would receive notice. No activity should be taking place on this site including fishing or associated activities until such time that all conditions of approval are met, and the Certificate of Compliance is issued. If any further activity takes place on the property, prior to the issuance of the Certificate of Compliance, you are in violation of the Development Ordinance and are subject to the penalties.

Mr. Threadgill did receive this letter and called this morning. He is in the hospital, and he said he would get back to us in a couple of days. We do not need a hearing at this time but will follow up with the property owner and user regarding progress.

### **9. Reports**

Planning and Economic Development Report was placed at each person's seat prior to the meeting.

Erin Burris stated that she plans on having a development agreement for Brighton Park to go before the Town Board at the September 2022 meeting. They have applied for demolition permits for the three houses sitting on the site now and they should start grading soon since they have their Soil Erosion Control Permit approved by DEQ.

Mr. Burleyson asked about the schedule for the municipal complex improvements. Ms. Burris shared that the Municipal Park and the Fire Station are two separate projects but are running at the same time. The Municipal Park should be done in six months, and they have installed test lighting to make sure the lighting was going to work. They took down one pole but with the LED lights and the way they are adding more lights to each pole that one pole won't be missed. However, the Fire Station project will take a little bit longer.

Also, the Town is working with a firm on the Town's communication strategy for all projects going on, so, in the next few weeks there will be a lot of information coming out on social media to know about timing and to have pictures of what is going on.

*A copy of the Board Report and Zoning Permits have been enclosed in the Minute Book*

**10. Comment Period:**

Mike Steiner had concerns about the Old Theater (next door to the Esthetician's place at 1476 S. Main Street) falling in.

Mrs. Burris shared that the property has changed hands and that they did close on the property. The National Register Study update is starting in October but will take about a year to complete. The theater will be designated a "Contributing Structure" so the owner can use state and federal tax credits on the building rehabilitation.

**11. 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 were in favor. (5-0)

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**Chairman, Whit Moose**

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**Clerk to Board Jennifer Blake**