

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, April 24, 2023

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** (February 27, 2023)

6. **Public Comment Period**

7. **Planning Board Cases**

REZ 2023-02 N. Main Street Zoning District Boundary Adjustments

Town-initiated request to adjust existing zoning district boundaries to align with property boundaries and remove spot zoning. Locations: 1415, 1430, 1431, and 1438 N. Main Street; Cabarrus County Parcel Number: 5670-23-9509, 5670-23-1727, 5670-23-3688, 5670-23-1646 and; Area: approx. 1.17 acres; Current Zoning: RM Residential Medium Density and CC Center City; Proposed Zoning: O-I Office & Institutional, CC Center City, and RM Residential Medium Density

8. **Board of Adjustment Cases**

None

9. **Reports**

Planning Report and Zoning Permits for March & April (to date)

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

11. **Adjourn**

**TOWN OF MT. PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
Monday, February 2023**

Members Present: Chairman - Whit Moose (Tardy 6:15 p.m.)

Vice Chairman - Mike Steiner

Member - Bridget Fowler (**Absent**)

Member - Shirley Freeman

Member - Rick Burleyson

Alternate – Jonathan Helms (**Serving as voting member**)

P&Z Clerk to the Board – Jennifer Blake

Planning & Economic Development Director - Erin Burris

Also Present: Christopher Swofford, Property Owner, and Kathy Steiner

1. Call to Order:

Vice Chairman Mike Steiner called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:03 p.m.

2. Recognition of Quorum:

Vice Chairman Mike Steiner stated a quorum was present with Jonathan Helms as a voting member.

3. Conflict of Interest:

The Vice 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.

4. 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. (4-0, Whit Moose tardy)

5. Approval of Minutes of Previous Meeting:

A motion to approve the previous minutes for October 24, 2022, was made by Rick Burleyson with a second made by Jonathan Helms. All members were in favor. (4-0 Whit Moose tardy)

6. Public Comment:

None

7. Planning Board Cases

REZ 2023-01 Common Grounds Property (associated with ANX 2023-01)

Request for rezoning to RM district (associated with voluntary annexation request ANX 2023-01), which generally permits medium density single-family residential uses.

Cabarrus County Parcel Number: 5670-06-4884

Location: 619 N. Skyland Drive Area: approx. 0.60 acres

Current Zoning: RL Proposed Zoning: RM

Erin Burris reviewed the packet information on the rezoning and voluntary annexation for Common Grounds.

Mrs. Burris shared that the property across the street was left out of a 2016 rezoning at the request of a previous owner. It was supposed to be zoned RM and everything in the Town limits on that section of N. Skyland Drive was supposed to be RM. This would have been an extension of the zoning district because everything on N. Skyland Drive is zoned RM except at the very end of the road which is in the ETJ.

Deleted the sentence in the Environment section that the site plan would be subject to review by the North Carolina Department of Environmental Quality for soil and erosion control and stormwater because the property is less than an acre.

Mrs. Burris shared that Mr. Swofford was the only one to show up for the Neighborhood Meeting held on February 23, 2023. She did talk to two adjacent property owners on the phone, but they did not have any concerns. She also had one other person to call about the sign and what it was for. Mrs. Burris shared the dates and time for both the planning and zoning meeting and the Town Board meeting with the caller.

Mrs. Burris stated the date for the Town Board public hearing for the voluntary annexation and rezoning is March 13.

The Board did not have any questions and said it was straight forward.

Jonathan Helms made a **motion** to recommend approval and consistent with 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 Shirley Freeman. All were in favor. (4-0 Whit Moose tardy)

8. Board of Adjustment Cases

None

9. Reports

Whit Moose arrived 6:15 p.m.

Erin Burris shared that there were two new things added to the project list this month:

1. The site plan for Propel Church.
2. The annexation and rezoning request for Common Grounds Property.

Mrs. Burris shared that the progress on the Historic survey and downtown stormwater surveying group is going very well. The stormwater study is almost complete, and they finished the field work from the historic district survey last week.

Mike Steiner had questions about seeing surveyors in the downtown area.

That was LKC and they are the ones doing our downtown stormwater study as well as our asset inventory for all our water lines, sewer lines, and stormwater infrastructure. We got a grant for that.

Mike Steiner also commented on seeing work being done on the Barber Shop.

Mrs. Burris shared that the work on the brick they did was amazing. It was in bad shape, and it looks a lot better.

Rick Burleyson asked "What is the Embrace, Inc.?"

Erin Burris said that was Sheri Walker at the Community Church of Mount Pleasant site. She has the fieldhouse portion of that and basically, she is running a community center. It's sports and recreation, and counseling, and various things in that building.

Whit Moose asked about the status of the Taphouse.

They are working on their ABC Permit and the Town has signed their portion of that. They are waiting to get some of their fire code issues worked out. They expect to have a

ribbon cutting and/or grand opening on April 29, 2023. They were hoping for March, but things are taking a little longer than they thought. Whit Moose also asked as far as the building itself are they moving along with construction and all that. As far as she knows they are they have put in ax throwing lanes and things like that, but she has not been in the building.

Mike Steiner asked where the Mount Pleasant Manufacturing was located. Mrs. Burris shared that is where the Down South Deals is/was on Highway 49 N. Whit Moose wanted to know if Down South Deals had moved out of that building. Mrs. Burris said he still has some stuff in there and does an occasional sale in there.

A Copy of the Reports are enclosed in the Minute Book for your Review.

10. Comments

Whit Moose wanted to apologize for being late. He said he is sorry for that and for inconveniencing the Board. Mike Steiner commented that if you had to be absent this is the meeting to do it since it was a short one.

Erin Burris shared that the Town Board starts looking at reappointments starting in June and asked board Secretary Jennifer Blake who was up for appointment this year.

Mrs. Blake stated that Members, Mike Steiner and Shirley Freeman that are coming up for reappointment.

It was stated that if either board member wanted to be reappointed, they needed to resubmit an application and turn that in to be considered.

11. Adjournment:

With no further discussion, Vice Chairman Mike Steiner entertained a motion to adjourn. Rick Burleyson made the motion and a second was made by Jonathan Helms.

All were in favor. (5-0)

Vice Chairman, Mike Steiner

Clerk to the Board Jennifer Blake

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Planning & Zoning Board
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: April 24, 2023
Subject: REZ 2023-02 N. Main Street Zoning District Boundary Adjustments

A. BACKGROUND

Applicant: Town of Mount Pleasant

Location: 1415, 1430, 1431, 1438 N. Main St.

PIN(s): p/o 5670-23-9509, 5670-23-1727, 5670-23-3688, 5670-23-1646

Property Size: approximately 1.17 acres

Current Zoning: RM Residential Medium Density and CC Center City;

Proposed Zoning: O-I Office & Institutional, CC Center City, and RM Residential Medium Density

The subject properties are located within the Town limits in the vicinity of the Mount Pleasant Fire Station. All subject properties are currently developed with no new buildings proposed. The intent of the proposed zoning district boundary adjustments is to align with property boundaries and land uses and to remove spot zoning, as follows:

Address	Parcel Number	Current Zoning	Proposed Zoning	Current Use
1415 N. Main St.	p/o 5670-23-9509	OI Office & Institutional and RM Residential Medium Density	OI Office & Institutional	Portion of Town Hall property
1430 N. Main St.	5670-23-1727	CC Center City	RM Residential Medium Density	Single-family residential
1431 N. Main St.	5670-23-3688	RM Residential Medium Density	CC Center City	Temporary Fire Dept. Office
1438 N. Main St.	5670-23-1646	CC Center City	RM Residential Medium Density	Single-family residential

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

All subject properties are located within a transitional area between areas designated as “Downtown Core” and “Medium Intensity” on the Comprehensive Plan Future Land Use Map. These classifications described below:

- The Downtown Core land use classification is intended to *“to protect and promote the vitality and character of Downtown Mount Pleasant. The Downtown Core is the central hub of the Town and eastern Cabarrus County, including civic activities, tourism, arts, entertainment, restaurants, events, small-scale specialty retail, and professional services, in a pedestrian-oriented setting.”*
- The Medium Intensity land use classification is intended for *“a variety of medium density residential uses of two to four dwelling units per acre and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.”*

Based on Table 4.3-1 in the Mount Pleasant Development Ordinance (MPDO), the proposed zoning districts are consistent with these land use designations.

Zoning District Intent

The primary intent of the proposed districts, as set forth in the MPDO are listed below:

- *“The RM district is established to provide areas for medium density, single-family residential uses, with a maximum of four (4) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. Residential Medium Density provides flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.”*
- *“The CC district is established to provide concentrated downtown retail, service, office and mixed uses (including residential uses) in the existing central business district. Shopping centers are permitted, but urban design standards as set forth in Article 11 are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. The CC district promotes the long-term vitality of the central business districts. No rezoning to a CC or a CC-CZ District shall be approved unless the lot, parcel or tract subject to the application adjoins an existing CC, or CC-CZ zoning district.”*
- *“The OI district is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and*

charitable institutions. To protect the low intensity character of this district, retail and wholesale trade are prohibited as permitted principal uses.”

Existing Zoning and Development Patterns within 250 feet

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	OI, RM	Fire Station, Single-family Residential
<i>East</i>	OI	Town Hall, Town Park
<i>South</i>	CC	Public Parking Lot, Single-family residential, Downtown office and retail
<i>West</i>	CC, OI	Parking, Restaurant, Automotive Service, Service Uses, Religious Institution

Utility Availability

All properties are currently served by existing water and sewer service.

Transportation Capacity

All properties are accessed from N. Main Street, a state-maintained secondary route. No new buildings are proposed, therefore no additional trips will be generated.

Environment

There are no streams or wetlands on the subject properties. Topography is relatively flat.

C. STAFF COMMENTS

Staff finds that the requested zoning district boundary adjustments are consistent with the current land use designation of “Downtown Core” and “Medium Intensity”, respectively, on the *Town of Mount Pleasant Comprehensive Plan Future Land Use Map*.

Any development of the properties would still be subject to the review procedures set forth in the Mount Pleasant Development Ordinance (MPDO).

D. PROCEDURES & ACTIONS

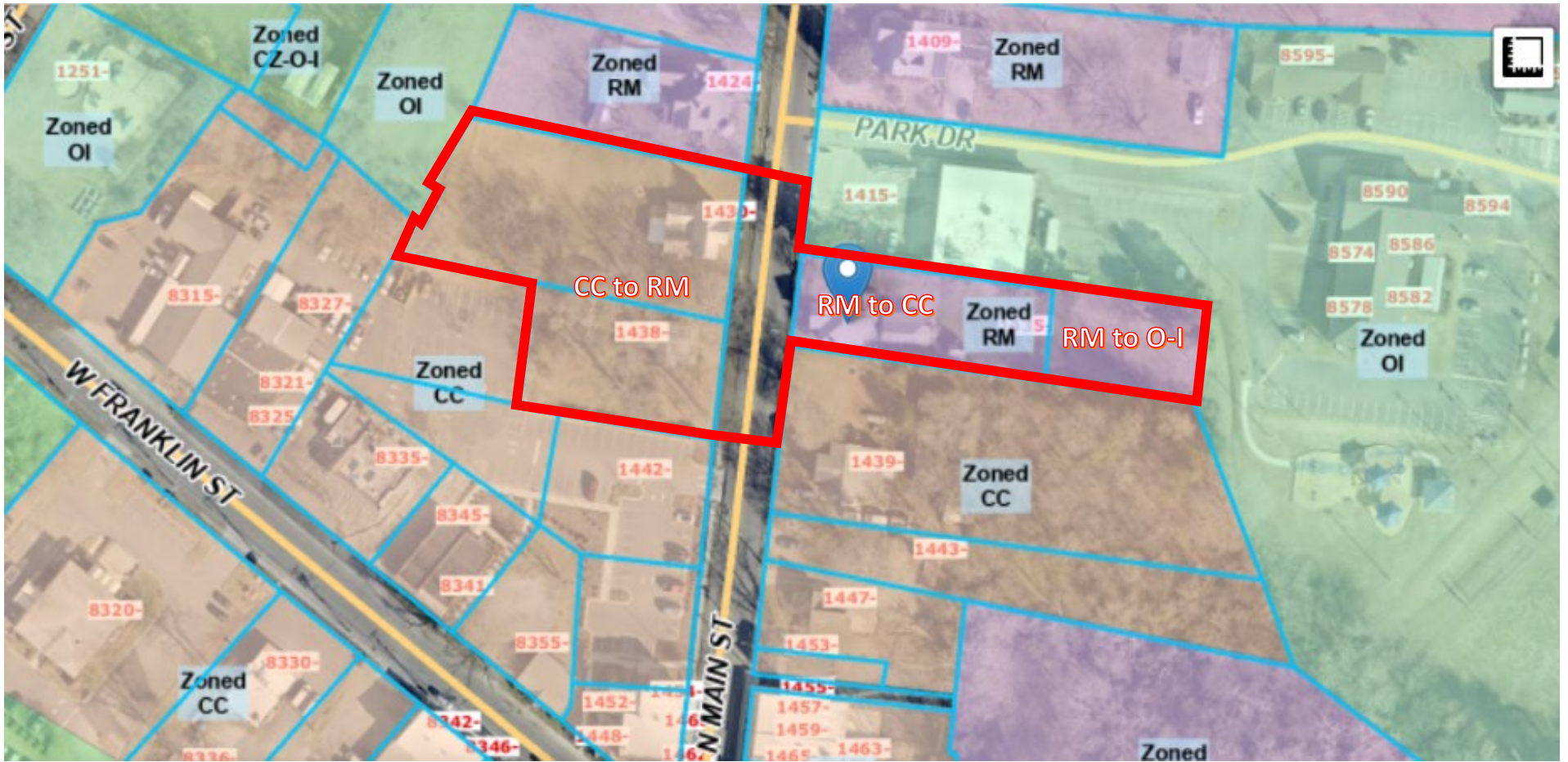
The Planning & Zoning Board is requested to take action on one of the following items:

- **Recommend approval and consistent:** The Planning & Zoning Board finds that the proposed zoning district boundary adjustments are consistent with the land use designations on the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan*.
- **Recommend approval and not consistent (also amends Future Land Use Map):** The Planning & Zoning Board finds that the proposed zoning district boundary adjustments are not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency.

- **Recommend denial and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.

E. ATTACHMENTS

1. Zoning Map
2. Notice of Public Hearing Letter to affected/adjacent properties
3. Notice of Public Hearing Advertisement



REZ 2023-02 N. Main Street Zoning District Boundary Adjustments

 Affected Property

Founded in 1848

April 13, 2023

Dear Property Owner,

Please be informed that the Town of Mount Pleasant has received the following request for property in the vicinity of property that you own:

REZ 2023-02 N. Main Street Zoning District Boundary Adjustments

Town-initiated request to adjust existing zoning district boundaries to align with property boundaries and land uses and to remove spot zoning. Districts will be adjusted as listed below:

Address	Parcel Number	Current Zoning	Proposed Zoning
1415 N. Main St.	p/o 5670-23-9509	OI Office & Institutional and RM Residential Medium Density	OI Office & Institutional
1430 N. Main St.	5670-23-1727	CC Center City	RM Residential Medium Density
1431 N. Main St.	5670-23-3688	RM Residential Medium Density	CC Center City
1438 N. Main St.	5670-23-1646	CC Center City	RM Residential Medium Density

The **Planning & Zoning Board legislative hearing will be held on Monday, April 24, 2023 at 6:00pm** in the Meeting Room of the Town of Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC.

If you have any questions regarding this request, you may contact Erin Burris at Town Hall at 702-436-9803 or burrise@mtpleasantnc.us.

Sincerely,



Erin S. Burris, AICP
Planning & Economic Development Director

NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant **Planning & Zoning Board will hold a legislative hearing on Monday, April 24, 2023 at 6:00pm** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following case:

REZ 2023-02 N. Main Street Zoning District Boundary Adjustments

Town-initiated request to adjust existing zoning district boundaries to align with property boundaries and remove spot zoning. Locations: 1415, 1430, 1431, and 1438 N. Main Street; Cabarrus County Parcel Number: 5670-23-9509, 5670-23-1727, 5670-23-3688, 5670-23-1646 and; Area: approx. 1.17 acres; Current Zoning: RM Residential Medium Density and CC Center City; Proposed Zoning: O-I Office & Institutional, CC Center City, and RM Residential Medium Density

Please call Mount Pleasant Town Hall at 704-436-9803 if you have questions or need special accommodations for the meeting. Those who are unable to attend the in-person meeting may submit comments or concerns in writing to be presented to the Planning & Zoning Board. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number (711 or 800-735-2962).

Publish dates: Fridays, April 14 and 21

Planning and Economic Development

April 24, 2023

Planning & Zoning Cases

REZ 2023-02 N. Main Street Zoning District Boundary Adjustments

Description: Town-initiated request to adjust existing zoning district boundaries to align with property boundaries and remove spot zoning.

Location: 1415, 1430, 1431, and 1438 N. Main Street

Cabarrus County Parcel Number(s): 5670-23-9509, 5670-23-1727, 5670-23-3688, 5670-23-1646

Current Zoning: RM Residential Medium Density and CC Center City

Proposed Zoning: O-I Office & Institutional, CC Center City, and RM Residential Medium Density

Area: approx. 0.55 acres

Estimated Sewer Capacity Usage: 0gpd

Current Status: Scheduled for Planning & Zoning Board Public Hearing on April 24, 2023

SITE 2022-07 Virginia Foil Park/Library/Senior Center

Description: Site plan for athletic complex/library/senior center

Location: 1111 N. Washington St.

Cabarrus County Parcel Number(s): 5670-44-0187

Zoning: O-I Office & Institutional

Area: approx. 29.11 acres

Estimated Sewer Capacity Usage: 19,400 gpd (pending allocation request)

Current Status: Construction plans under review.

SITE 2023-02 Cantina 73/ABC Parking Lot Expansion

Description: Site plan for commercial parking lot expansion

Location: 8860 E. Franklin Street

Cabarrus County Parcel Number(s): 5670-42-6218

Zoning: C-1 Light Commercial

Area: approx. 0.5 acres

Estimated Sewer Capacity Usage: 0gpd

Current Status: Construction plans under review.

SITE 2023-01 Propel Church

Description: Site plan for religious institution

Location: 7801 NC Highway 73 E

Cabarrus County Parcel Number(s): 5660-96-0201

Zoning: OI Office & Institutional

Area: approx. 6.8 acres

Estimated Sewer Capacity Usage: 1,520gpd (5gal per seat) (pending allocation request)

Current Status: Coordinating with adjacent property owner on access and utilities. Alternative Design Proposal for building has been submitted and is scheduled to be reviewed by the Board of Adjustment at May 22 meeting.

ANX & REZ 2023-01 Common Grounds Property

Description: Annexation and rezoning request for up to two single-family residential homes

Location: 619 N. Skyland Drive

Cabarrus County Parcel Number(s): 5670-06-4884

Zoning: RM Residential Medium Density

Area: approx. 0.6 acres

Estimated Sewer Capacity Usage: n/a-under threshold for flow acceptance (480gpd for 2 houses)

Current Status: Town Board approved at March 13, 2023. Exempt division plat has been approved for two lots. Awaiting water and sewer installation and zoning permit applications.

SUB 2017-01 Green Acres Construction Plans

Description: 37-lot single-family subdivision. Plans for development of this property were originally initiated in 2008.

Location: NC Highway 73 at Sloop Arthur Drive and Green Acres Circle

Cabarrus County Parcel Number(s): 5651-70-6355

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

Estimated Sewer Capacity Usage: 8,880gpd (allocated in development agreement 7/12/2022)

Current Status: Construction Plan review nearing completion. Grading-only approval has been issued.

SUB 2020-03 Brighton Park

Description: 178-lot single-family subdivision with community clubhouse and pool. Plans for development of this property were originally initiated in 2008.

Applicant: Niblock Homes

Location: Southwest corner of NC Highway 73 and NC Highway 49

Cabarrus County Parcel Number: 5660-56-4096, 6785, 8647, & 9681

Zoning: RM Residential Medium Density

Area: approx. 86.77 acres

Density: 2.05 dwelling units per acre

Estimated Sewer Capacity Usage: 28,560gpd for first three phases and 14,160gpd for last two phases (42,720gpd total) (allocated in development agreement 6/17/2022)

Current Status: Grading underway

Code of Ordinances

Part 7: Motor Vehicles & Traffic

Town Board voted to approve amendments to Part 7 at its September meeting. The updated ordinance has been added to the Town website. Notice of changes were sent out in December 2022 water bill and posted on Town Facebook page. Signs have been ordered and will be installed in sections over the course of 2023. Need to revisit Section 7-4.1 regarding use of coasters, skates, scooters, and similar devices. This section referencing "play street" was left over from previous ordinance and was missed during the update. These devices were intended to be permitted on all residential streets of 25mph or less.

Part 8: Offenses (Nuisances)

Staff presented the first three chapters of Part 8 to the Town Board at the February 13 meeting. This included regulations on Administration, Disorderly Conduct, and Animals. The remainder of Part 8 will be presented at the March 13 meeting. This will include Junk Vehicles, Public Nuisances, Noise, and Other

General Offenses. After the public hearing is closed, staff requests adoption of codified and updated Part 8, scheduled for April 10, 2023 meeting.

Utilities

- The Town of Mount Pleasant has a total 65,667 gpd to allocate until 2024 when the Phase 1 Rocky River Regional Waste Water Treatment Plant is completed. In accordance with the Town's adopted Wastewater Allocation Policy, 37,440 gpd has been allocated or reserved, and an additional 10,000 gpd has been held in reserve for economic development, leaving 18,227 gpd to be allocated. The new park will use approximately 19,400 gpd. Town staff has been discussing future sewer needs in regards to allocation to be requested for after the expansion of RRRWWTP is completed. The WSACC Board is currently looking at allocation options. Town Board input is needed.
- The application for the FEMA Building Resilient Infrastructure and Communities (BRIC) grant was submitted. The NC Department of Public Safety submitted the subapplication to FEMA on January 23. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. Initial state scoring put Mount Pleasant's project in second place in the state (out of 42 projects). The grant request is for approximately \$4.5 million. The grant match is 12%.

Comprehensive Plan Implementation

- Town received a Grassroots Project Assistance Grant through the Cabarrus Arts Council and NC Arts Council to complete a second Downtown Mural, "Greetings from Mont Amoena". The grant will cover up to \$7,000 or 50% of the project cost, whichever is less. Staff is currently working with the property owner and the artist to finalize artwork. The Town Board approved the draft wall lease at the February 13 meeting. Artwork and lease are complete with installation tentatively scheduled for the last week of April.
- HMW Preservation completed field work on February 20 for the National Register Historic District Survey and Study Form Update. LKC and subcontractor McAdams have completed a draft report with recommendations for the Downtown Stormwater Study and preliminary cost estimates. The study should be complete at the end of April. Staff will request that the CIP portion of the report be adopted to assist with grant applications.
- Town staff is working on plans for additional/improved parking in the southwest quadrant of downtown.
- Fire Department and Town Park construction projects are underway. Visit the www.mpncfuture.com website for project updates. Staff applied for the Lowe's Hometown Grant to complete some of the ancillary projects at McAllister Field including lighting, netting, and dugouts. Notice of award is expected in June.

Transportation

- Staff has been working on procurement for engineering for the N. Washington Street CMAQ project.
- Public works staff and engineering staff have scored the streets to prioritize paving. Jackson Street between North Drive and Highway 49 is the first segment that will be paved prior to June 30. Scoring reflects that several streets in Oldenburg are the next highest priorities for paving.
- State STIP prioritization P7.0 is currently underway. Staff is working on transportation projects to submit.

Permits

March and April (to date) report attached.

March and April 2023 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2023-15	3/14/2023	5670-22-0979	1425	B Street	Accessory	Storage Building (@2018)	Antonia Spratt (Latisha Massey)	Retroactive Permit
Z-2023-16	3/14/2023	5670-17-7936	430	N. Main St.	Sign	Wall sign	Embrace Community Center	
Z-2023-17	3/27/2023	5670-32-6525	1507	Pinto Place	Change	Mount Pleasant Home Health	Robin Long	CoC✓

3 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2023-18	4/3/2023	5670-32-7005	8651	Lee St.	Accessory	Swimming pool	Bryant Furr	
Z-2023-19	4/3/2023	5670-28-2953	219	N. Main St.	Accessory	Carport	John Jaynes	
Z-2023-20	4/21/2023	5670-14-0625	8115	W. Franklin St.	Sign	MP Hit Mill Ground Sign	Kat Kraver (Justin Crump)	
Z-2023-21	4/21/2023	5670-32-1675	8630	E. Franklin St.	Accessory	Storage Shed	Wesley Wilson	

4 Zoning Permits