

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, December 7, 2020 (special date)

6:00 PM

1. **Call to Order**-Chair Whit Moose
2. **Recognition of Quorum**
3. **Installation and Swearing In of New Alternate Member**-Warren Love
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** (September 28, 2020)
7. **Public Comment Period**
8. **Planning Board Cases**
None
9. **Board of Adjustment Cases**
None
10. **Annual Planning & Zoning Board Training Session**
Board Members will participate in a presentation and discussion about the role and duties of the Board.
11. **Reports**
Planning Report and Zoning Permits for October/November
12. **Planning & Zoning Board Comment Period**
13. **Adjourn**

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

Planning and Economic Development December 7, 2020

Cases

SUB 2020-03 Brighton Park Preliminary Plat

Description: 179 single family lots with community clubhouse and pool

Area: approx. 86.77 acres

Proposed Density: 2.06 dwelling units per acre

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

Current Status: A preliminary plat has been received and will be reviewed by the Technical Review Committee prior to being presented to the Planning & Zoning Board for administrative review (anticipated in Jan. 2021). Notes on the plat state that the first final plat will be recorded in the spring of 2022 and the development will be completed in five phases over several years, averaging 35 lots per phase.

SUB 2020-02 Pleasant Crossing (old middle school site-formerly Tiger Crossing)

Description: Preliminary Plat for 13 commercial lots and 34 townhome lots

Area: approx. 22.18 acres

Cabarrus County Parcel Numbers: 5670-17-7936

Zoning: OI Office & Institutional (5.481 ac), C-2 General Commercial (12.413 ac), RH Residential High Density (4.285 ac)

Current Status: The Planning & Zoning Board approved the Preliminary Plat at the September 28 meeting. Final conditions and comments have been provided to the applicant ahead of construction drawings.

Permits

October/November report attached.

Comprehensive Plan Implementation

- As requested by the Town Board, Town Staff is researching a USDA Community Facilities Grant for improvements on the Town Hall property in keeping with the Comprehensive Plan including park improvements, fire station updates, community building updates, bathroom renovations, and parking.
- Town staff submitted a grant application for three studies for the Mount Pleasant National Register Historic District: an updated architectural survey, an updated National Register District Study Form, and a comprehensive stormwater study and plan for the downtown portion of the National Register District to help plan for mitigation to avoid future storm damage. This grant is available through the National Park Service for Hurricane Florence Relief. This is a full grant with no match required. The Town had previously budgeted \$20,000 for the National Register District. If the full grant is awarded, this will no longer be needed for this project but can be redirected to other downtown projects. The Town of Mount Pleasant's project received a favorable recommendation from the State Historic Commission which has been forwarded to the National Park Service for final approval. This announcement will be made in November.
- The Town received the Grassroots Project Assistance Grant of \$5,000 from the Cabarrus Arts Council for the inaugural mural for the Downtown Historic Photo Mural Program. This proposed program is an outgrowth from Downtown Strategy #7 in the Comprehensive Plan to introduce wall murals in downtown. The idea is to work with the Eastern Cabarrus Historical Society to identify historic photos of buildings that are no longer standing or are altered and place them near the geographic location of where the building once was. The Town would work with a local artist or artists to modify the photos to show the juxtaposition of what existed in the past versus what exists today. For example, what still exists in some form may be shown in a muted

color, while what is no longer there appears in black and white. Eastern Cabarrus Historical Society has provided the photo of the Old Barringer's Motor Building, local artist Cicada Studios is working on artistic modifications for the image, and the image would be applied to the wall as vinyl by an experienced company that has also completed mural work in downtown Concord. Grant should be announced in November.

- Staff had been working with Duke Energy to prepare a study to reroute and/or bury the utility lines within downtown and along N. Main Street. In March 2020, staff requested a budget amendment for the \$21,000 to complete the study. The Town Board deferred a decision until a later date. Given the number of studies, plans, and infrastructure projects affecting downtown, staff feels that now would be the best time to move forward with a study to see if any improvements can be made while Main Street is being worked on for the USDA water line project and stormwater infrastructure is being studied.
- Staff has been working with Bizzell Designs on the design for the Highway 49/73 interchange gateway sign. The design was presented to the Town Board for discussion. A few adjustments to the design were requested. Mr. Bizzell is working on a final rendering and a proposal for Phase 2 of the project which will include construction drawings and cost estimates.

Transportation

- Town staff submitted a list of requests to NCDOT Division 10 representatives regarding issues on North Drive, North Main Street, and West Franklin Street. They are looking into these issues and will report back. Town staff has asked for an update, but has not received anything from NCDOT regarding the stormwater issues at the square.
- NCDOT Division 10 reports that the bridge over Adams Creek on Mount Pleasant Road South will reopen in mid-December.

October and November 2020 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2020-37	10/27/2020	5579-39-5760	8719	Oldenburg Dr.	Accessory	Shed	Aaron Kent	
Z-2020-38	10/27/2020	5670-14-7612	8292	Historic Hill Dr.	Other	Retaining Wall	New Life Developers	
Z-2020-39	10/29/2020	5670-41-5709	1654	Eastover Dr.	Accessory	Carport	Joshua Fabricius	

3 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2020-40	11/10/2020	5670-14-2974	8250	Historic Hill Dr.	New	Single-family residential	New Life Developers	
Z-2020-41	11/10/2020	5670-15-4025	8257	Historic Hill Dr.	New	Single-family residential	New Life Developers	
Z-2020-42	11/10/2020	5670-15-5011	8265	Historic Hill Dr.	New	Single-family residential	New Life Developers	

3 Zoning Permits