

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, May 24, 2021

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 G.S. 14-234, 160A-381(d), or 160A-388(e)(2). **NC State Statute 160A-75**)*

4. **Approval of Agenda**

5. **Approval of Minutes of Previous Meetings** (April 26, 2021)

6. **Public Comment Period**

7. **Planning Board Cases**

TA 2021-01 Statute 160D Amendments

The Planning Board will continue review portions of the Development Ordinance regarding amendments required by the new Chapter 160D of the North Carolina General Statutes.

8. **Board of Adjustment Cases**

None

9. **Reports**

Planning Report and Zoning Permits for May (to date)

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

11. **Adjourn**

TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
April 26, 2021

Members Present:

Chairman - Whit Moose
Vice-Chairman - Mike Steiner
Member - Bridget Fowler
Member - Shirley Freeman
Member - Rick Burleyson
Alternate – Warren Love
P&Z Clerk to the Board - Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Attending: None

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

Recognition of Quorum: Chairman Whit Moose stated a quorum was present.

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 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 one had a conflict.

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

Approval of Minutes of Previous Meeting: Chairman Whit Moose entertained a motion to approve the minutes for January 25, 2021. A motion to approve the previous minutes was made by Mike Steiner with a second by Mike Steiner. All members were in favor (5-0).

Public Comment: None

Planning and Zoning Board Cases:

TA 2021-01 Statute 160D Amendments

The Planning Board reviewed and discussed Development Ordinance Articles 1-3 regarding amendments required by the new Chapter 160D of the North Carolina General Statutes.

Erin Burris stated that she wants to get the 160D amendments completed by July 2021. Normally it does not take this long to update the amendments, but parts of the 160D are very outdated. Also, there are some organization problems that need to be changed.

Erin Burris reviewed Article 1, Article 2, and the beginning of Article 3.

In Article 3, Erin Burris wanted the Board to think about whether to have neighborhood meetings for a rezoning. This is an extra step but is not statutorily required. This can be left in there or taken out. Mrs. Burris wanted the Board to think on this and to decide later.

A copy of Articles 1,2, and part of 3 are included in the minute book.

TA 2021-02 Infrastructure Standards

The Planning Board briefly discussed upcoming proposed amendments to the Town's infrastructure standards.

Erin Burris stated that she wanted the Board Members to see what the Town Engineer, Richard McMillan is working on with the infrastructure which can be found in Article 10, Appendix C and Appendix D. Mrs. Burris stated that the standards specifications would be extracted from the Ordinance and put into a Specifications and Standards Manual.

Board of Adjustment Cases: None

Reports

Mrs. Burris reviewed the cases and permits for February, March, and April 2021.

A copy of the cases and permits are included in the minute book.

Mrs. Burris presented the monthly report.

Planning & Zoning Board Comment Period

Board Members asked the following questions:

1. Fifth-Third road/driveway behind Buddy's Place.

- Erin Burris shared that the driveway has been on the Town's radar for some time but the plans she had fell through once COVID hit. Mrs. Burris continues to work on this since the driveway affects several businesses.
2. Repairs on the pothole at the tire store at the corner of W. Franklin Street and Main Street. The Clerk to the Board, Jennifer Blake shared that she would find out information from Justin Stallings, the Public Work's director, and give him a call with the information.
 3. Is the tenant leaving the tire store? Mrs. Burris stated that it was her understanding that Air Repair would be run by a new operator. It would be the same business type for the building. Also, the property owner was sent a violation notice about the state of the building. The owner of the property requested information about façade grants.

Adjournment:

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

Chairman, Whit Moose

Clerk to Board Jennifer Blake

Planning and Economic Development May 24, 2021

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: Awaiting construction drawings

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: Awaiting Construction Drawings.

Permits

May 2021 (to date) reports attached

Comprehensive Plan Implementation

- Town Staff is working with the Catawba Lands Conservancy to apply for a grant to expand the Buffalo Creek Preserve Trailhead Parking area, add a picnic shelter, and include other safety and litter control measures.
- Town Staff prepared a Request for Qualifications for professional architectural and engineering services ahead of application for a loan for improvements to the Municipal Complex. Proposals are currently under review and project scope is being considered as part of this year's budgeting process. Funding for adjacent land acquisition is also included in the proposed FY2021-22 budget.
- 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. The Town has been awarded \$94,250 for the three studies. The grant will be processed through the federal government with procurement in Summer of 2021. This process has been delayed.
- The Downtown Historic Photo Mural Program is proceeding with the first mural to be placed on the Old Barringer's Motor Building, local artist Cicada Studios is working on artistic modifications for the image, and the image will be applied to the wall as vinyl by TPM, an experienced company that has also completed mural work in downtown Concord. A directory sign for the block will also be installed. Mural work is anticipated to be complete by July 1. Landscaping and directory sign to be complete by September 30.
- Duke Energy is preparing a preliminary cost estimate for burying or relocating utility lines within the Square.
- A total of \$6,500 for construction drawings has been placed in the proposed FY2021-22 budget for the gateway entry sign at the 49/73 interchange.

Transportation

- This spring, NCDOT will be working on the Highway 73 and Main Street intersection improvement project with anticipated completion by July 1. This project was supposed to be completed more than a year and a half ago, but was delayed due to NCDOT budget constraints. All on-street parking in the square will be removed, and there will be new turn lanes on Highway 73 (Franklin Street).
- Town Staff submitted a CMAQ funding application for the N. Washington Street sidewalk shown on the adopted Bicycle and Pedestrian Project Acceleration Plan. Awaiting funding award announcement.
- Staff is researching a Surface Transportation Block Grant to construct sidewalk that is due in August.

May 2021 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2021-24	5/17/2021	5670-32-2122	8619	Lee Street	New	Single-family residential	Common Grounds	
Z-2021-25	5/11/2021	5660-82-2976	895	Mount Pleasant Rd. W	Addition	Porch Additions and Upfit	Tom Abernathy	Check with Land Records
Z-2021-26	5/17/2021	5660-95-7991	837	N. Skyland Dr.	Upfit	SFR Upfit	Quicksilver Custom Build.	
Z-2021-27	5/19/2021	5670-69-4832	9318	Kirk Drive	New	Manufactured home setup	Marlene Mossop Race	Dogwood MHP
Z-2021-28	5/19/2021	5670-41-7979	8930	E. Franklin St.	Upfit	Restaurant Repair	161 Architecture	Sandy's
Z-2021-29	5/20/2021	5579-38-5733	8822	Oldenburg Dr.	Access.	Pool	Alan Rehn	
Z-2021-30	5/20/2021	5670-23-2181	8400	E. Franklin St.	CoC	Air Repair Tires-Occupancy	Christina MacQueen	Temp. CoC for deficiencies

7 Zoning Permits