

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, June 28, 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** (May 24, 2021)

6. **Public Comment Period**

7. **Planning Board Cases**

TA 2021-01 Statute 160D Amendments

Administration initiated amendments to the Development Ordinance to comply with new Chapter 160D of the North Carolina General Statutes.

TA 2021-02 Center City District Parking Amortization Extension

Administration initiated amendment to accommodate hardships on businesses from the pandemic, extend the amortization period to pave or discontinue all gravel parking within the Center City district for another 2 years, until June 30, 2023.

8. **Board of Adjustment Cases**

None

9. **Reports**

Planning Report and Zoning Permits for May & June (to date)

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

11. **Adjourn**

TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
May 24, 2021

Members Present:

Chairman - Whit Moose

Vice-Chairman - Mike Steiner

Member - Bridget Fowler

Member - Shirley Freeman

Member - Rick Burleyson

Alternate – Warren Love (**absent**)

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 6:00 pm.

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

Conflict of Interest:

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No one had a conflict.

Approval of Agenda: Chairman Whit Moose made a motion to approve the agenda. Mike Steiner 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 April 26, 2021. A motion to approve the previous minutes was made by Mike Steiner with a second by Rick Burleyson. All members were in favor (5-0).

Public Comment: None

Planning and Zoning 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.

Erin Burris reviewed Article 3.

Page 3-5 Mrs. Burris asked if the Board had time to think about requiring neighborhood meetings if there are map amendments or an increase or decrease in density. She has been doing this even though it is not statutorily required.

After the Board discussed the benefits of having a neighborhood meeting, like the low cost, the opportunity to get questions answered, and may not be able to attend one meeting the Board had a consensus to keep the neighborhood meeting as a requirement before the Planning and Zoning Meeting.

Mrs. Burris stated that she will be moving this required neighborhood meeting from the Purpose, Applicability, & General Procedures to the Map Amendment location.

Page 3-10 Changed C. Plot Plans to say non-residential expansions of less than 20% floor area and not 25%

Erin Burris responded to the following questions for Board members:

Mrs. Burris informed the board that a zoning permit for grading and a zoning permit for building is included in the zoning permit if you are building something. This is in place for her to go after someone who is grading without building something. Mrs. Burris said this is not an issue unless someone is grading more than an acre.

Whit Moose asked about subpoenas for Quasi-judicial hearings.

Mrs. Burris said this would only happen on a very rare occasion. This may happen if a public official was needed for a case as evidence. They may need to be subpoenaed.

A copy of Article 3 is included in the minute book.

Board of Adjustment Cases: None

Reports

Mrs. Burris reviewed the cases and permits for May 2021.

- There were no new cases for this month.
- Green Acres had a someone that wanted to build, but they backed out. The issue with the property is the need for a 5,000 feet sewer line.

Erin Burris answered questions about the Board cases:

- On Lee Street the builder has 3 homes. One home was demolished and being rebuilt at the corner of Lee Street and Barringer Street.
- Air Repair has a new occupant. The Code Enforcement Officer issued the property owner a notice of violation letter on the building as the transition was happening. Erin Burris will be noting a few things from the violation letter onto the temporary COC but ultimately, it is the property owner's responsibility.
- Erin Burris said the old dentist's office building has sold to an aesthetician or beauty salon and the theater is still available.
- The on-street parking will be gone on along S. Main Street down to the post office. The new owners of the old dentist's office have been advised they can park in the old gravel parking lot until it goes away, and they can also make arrangements with Uwharrie Bank for a couple of their spots.
- Gravel lot will go away in 2 years and be sold. The Town would likely retain some type of easement for rear parking on the property.
- Any new parking would likely require underwater stormwater detention and must have some type of outlet. That is why the stormwater study is so important, so we know how the stormwater is going to be handled.

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

Comprehensive Plan Implementation

Erin Burris gave the following updates:

- Grant for Buffalo Creek Preserve Trailhead Trailhead Parking area will add:
 1. Picnic Shelter – new recreation opportunity
 2. Parking expansion – will be circular to allow the sheriff's department to drive through.If we receive the grant, it would be done within the next fiscal year, July 1 to July 1. If we do not receive the grant, it will likely not be done.
- Staff continue to work on how to handle improvements on the Town Hall site. The staff are trying to decide if using USDA, community facilities loan, or better to go with local community establishments for a loan. We may be leaning toward the later because of all the hoops involved. Mrs. Burris said we will still use USDA funding for the fire department expansion.
- Still waiting on federal money to do the National Registry Study at downtown storm water survey. They need a map and then, it will be done in late summer now.
- The Mural needs to be on the wall by June 30, 2021 and would like to have done by the Independence Celebration on June 26th.
- The Board recommended reviewing the text amendment since murals are becoming more popular

A copy of the Comprehensive Plan Implementation is in the Minute Book

Transportation

- NCDOT will be working on finishing on the Highway 73 and Main Street intersection improvement project any day and have already changed the signalization.
- Mrs. Burris submitted the application for CMAQ for the N. Washington Street sidewalk. CMAQ needed some more calculations and now they are processing our application.
- There is another Surface Transportation Block Grant that we will look at another sidewalk that is due in August. If we do another grant, we may look at doing sidewalk from the apartments to Food Lion or on E. Franklin Street at Tuscarora. Erin Burris said she will have to do more research on this grant.

Planning & Zoning Board Comment Period

Whit Moose stated that the parking situation is going to be a concern and sure to hear a lot about it. Erin Burris said there was going to be a sign at Town Hall to let people know there is public parking, but the sign got put on hold for branding. The Town Hall property has approximately 80 spaces and anyone is welcome to park there.

Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. A motion was made by Mike Steiner with a second by Shirley Freeman. All members were in favor (5-0).

Chairman, Whit Moose

Clerk to Board Jennifer Blake

Planning and Economic Development June 28, 2021

Cases

TA 2021-01 NCGS 160D Text Amendments

Description: Amendments to comply with new North Carolina General Statutes Chapter 160D

Current Status: The Planning & Zoning Board will complete its review and recommendation at the June 28 meeting. Town Board Public Hearing is scheduled for July 12.

TA 2021-02 Center City District Parking Amortization Extension

Description: To accommodate hardships on businesses from the pandemic, extend the amortization period to pave or discontinue all gravel parking within the Center City district for another 2 years, until June 30, 2023.

Current Status: The Planning & Zoning Board will make a recommendation at the June 28 meeting. Town Board Public Hearing is scheduled for July 12.

TA 2021-03 Infrastructure Text Amendments

Description: Update infrastructure standards in the Development Ordinance to incorporate best practices and move specifications and details into a separate Standards and Specifications Manual.

Current Status: Planning Director and Town Engineer are currently working on draft amendments and anticipate bringing the amendments to the Planning & Zoning Board in August.

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. Code enforcement on existing buildings and site issues has begun.

Permits

May & June (to date) 2021 report attached

Comprehensive Plan Implementation

- The Branding Steering Committee met with a graphic artist on Monday, June 7 to discuss ideas.
- Town Staff has reached out to Downtown businesses to have an informal Downtown Open House during the time between the Independence parade and the fireworks to keep people around between the two events while also supporting Downtown businesses. Staff would also like to have a ribbon cutting for the first “Layers of History” mural during the Open House time between the parade and fireworks, if timing works out.
- 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. Mural work is anticipated to be completed the week of June 21-25. Landscaping and directory sign to be complete by Sept. 30.
- Town Staff worked with the Catawba Lands Conservancy and Carolina Thread Trail 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. Grant applications were reviewed by the Cabarrus County Active Living and Parks Commission on June 17. The grant was not awarded for the project. The Commission felt that since the lease between the Catawba Lands Conservancy and the Town for the parking area had not yet been executed that the Town was not demonstrating adequate commitment. The
- Town Staff prepared a RFQ for professional architectural and engineering services ahead of application for a loan for improvements to the Municipal Complex. Town staff is currently reviewing financing options to decide how to proceed. 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.
- 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

- Members of the Metropolitan Planning Organization (MPO) Technical Coordinating Committee (TCC) have been discussing the current MPO staffing arrangement. Current consensus of the TCC is to move to a staffing model more similar to that of other MPOs in which the staff is hosted by the lead planning agency, rather than contracted to an outside consultant. In the case of the Cabarrus-Rowan MPO, the lead planning agency is the City of Concord. With the current funding level, this would allow the MPO to have four full-time staff members dedicated to planning and implementation of transportation projects within the MPO. For Mount Pleasant and other small communities within the MPO, this could provide a better opportunity to receive more assistance in applying for and administering funding on priority transportation projects. Staff members of the lead planning agency have requested that TCC members discuss this potential change and get feedback from managers and the appointed Technical Advisory Committee (TAC) members.
- Staff is researching a Surface Transportation Block Grant (STBG) to construct sidewalk that is due in August.
- 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.
- 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).

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Chairman, Whit Moose

Clerk to Board Jennifer Blake

May and June 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	Mt. 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.	Accessory	Pool	Alan Rehn	
Z-2021-30	5/27/2021	5670-13-0595	1365	Ridge St.	Accessory	Carport	Judy Hubbard	Check with Land Records
Z-2021-31	5/27/2021	5670-23-2181	8400	E. Franklin St.	CoC	Air Repair Tires-Occupancy	Christina MacQueen	Temp. CoC for deficiencies

8 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2021-32	6/11/2021	5670-13-8359	8330	W. Franklin St.	Addition	What-a-burger Covered Pat	Mays Construction LLC	CoC

1 Zoning Permits