

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Lion's Club
Monday, April 10, 2017 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Scott Barringer
Commissioner Warren Chapman
Commissioner Steve Ashby
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney Brittany Love (*Absent due to illness; copy of email in Minutes*)
Town Clerk Amy Schueneman

Also Present: Deputy Stephen Wagner, Crystal Smith, Troy Barnhardt, Bruce Gwyn, Jennifer Blake, Erin Burris, Wesley Miller, Eddie Miller, Todd Heintz, Tanner Heintz, Samantha Grass (Cabarrus EDC), Robert Causey (Cabarrus EDC), and Bobby Hartsell.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Bruce Gwyn led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

1. Public Forum

Robert Causey & Samantha Grass from Cabarrus Economic Development spoke to the Board. Mr. Causey informed the Board that the EDC separated from the Cabarrus Chamber of Commerce in September 2016. They have a staff of 4 with a stronger focus of Economic Development and would do all they could to promote Mount Pleasant to prospective businesses. Their job is to increase the tax base and job base in Cabarrus County while keeping a good quality of life.

Mayor Eudy stated that he and the Board appreciated the EDC keeping Mt. Pleasant on the radar for potential investors.

2. Conflict of Interest

The Mayor and Commissioners 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)

None of the Board Members had a Conflict of Interest.

3. Approve Agenda

Several changes were made to the Agenda:

Reports

Add E- Planning and Zoning - Erin Burris

Old Business

Add A- TA 2017-01 Map Amendment Procedures

A motion to approve the Amended Agenda as presented was made by Commissioner Chapman with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

4. Consent Agenda

- A. Minutes for March 11, 2017 Budget Workshop
- B. Minutes for March 13, 2017 Board Meeting
- C. Update on Fire Dept. FireHouse Subs Grant

Commissioner Simpson made a motion to accept the Consent Agenda with a second by Commissioner Furr. All Board Members were in favor. (5-0)

5. Reports

- A. Town Administrator- Randy Holloway
- B. Finance Officer-Crystal Smith
- C. Public Works- Bobby Hartsell
- D. Sheriff's Dept- Stephen Wagoner

Stephen Wagoner of the Cabarrus County Sheriff's Dept updated the Board on the N. Skyland Dr. Speed Study. A small box was placed on the street to monitor speeds on the street since several citizens complained of drivers going through the area at excessive speeds. Drivers were unaware of the purpose of the box so they did not alter their normal driving patterns. Based on the study from Friday, March 17- Monday, March 20 it was determined that there is not a speeding problem on the street. The average speeds were 27.75 MPH by 932 cars going towards Hwy 49 and 25.88 MPH by 824 cars going towards Hwy 73. Only speeder was one car going 54 MPH one way and 53 MPH the other.

**A copy of the Speed Study for N. Skyland Dr. is included in the Minutes.*

E. ADDED-Planning and Zoning - Erin Burris

6. Public Hearings

No Public Hearing

7. Old Business

A. ADDED TA 2017-01 Map Amendment Procedures

At its January 9 meeting, the Town Board of Commissioners directed staff to draft amendments to the UDO to have the map amendment procedures follow the standard map amendment protocol set forth in NCGS 160A-364, 384, and 387 rather than the special legislation within Session Law 1993-247. The Commissioners requested this in order to follow the standard legislative process that is used by the vast majority of counties and municipalities throughout North Carolina to approve map amendments. This process includes the Planning and Zoning Board making an advisory recommendation to the Town Board of Commissioners. The Town Board of Commissioners would then hold a duly noticed public hearing and make a legislative decision as the elected legislative body of the Town. Neighborhood meetings have been removed from the process, since there is no requirement for this in the statutes. Additional changes have been made to reflect the procedures set forth current state statutes, including the removal of protest petitions and reference to the notice requirements for quasi-judicial hearings. The abbreviation for Conditional Zoning Districts has also been changed to "CZ" to avoid confusion with the abbreviation of the CD Campus Development district.

The Planning and Zoning Board unanimously recommended denial of the proposed text amendment to the map amendment process, citing the desire to keep the current process in place. The Board did not make a separate recommendation regarding the other associated amendments proposed for compliance with current North Carolina General Statutes and correction of the Conditional Zoning abbreviation. These amendments can be handled separately at a later date, if necessary.

The Town Board of Commissioners is requested to either vote to set a public hearing for May 8 for the proposed amendment or choose not to proceed with a public hearing for the proposed text amendment.

Mayor Eudy reminded the Board that when he and Randy Holloway spoke to Planning & Zoning Board that they were very "passionate" to keep things as they are. The P&Z Board voted unanimously to keep Public Hearings under their Board. With the current process if anyone wants to appeal the decision, it would come before the Town Board anyway. Mayor Eudy also stated that based on the

statutes the Town Board could change the process at anytime without having to consult the P&Z Board. However, Mayor Eudy expressed to the Board that the P&Z Board has done nothing wrong and in fact has done a phenomenal job so there is really no reason to change the way we are doing things.

A motion was made by Commissioner Barringer with a second by Commissioner Ashby that we leave things as they are. All Board Members were in favor. (5-0)

8. New Business

A. Consider allowing the Town Administrator to sign an agreement with Stimmel Associates, PA to prepare the preliminary design concept for a municipal parking lot on North Main Street.

The Town Administrator has received a proposal from Stimmel Associates, PA for the preliminary design concept for a municipal parking lot on North Main Street. Stimmel Associates, PA was recommended by Erin Burris, Town Planner. The concept will include a design that involves the current Town gravel lot, mini-park, gravel lot adjoining the Town's lot, Marvin's Parking lot, Dance Trap parking lot, etc. The basic concept is to do a master plan that involves having all the area paved and flowing together as one master parking area. The Town Administrator would like to have the conceptual drawing to share with the adjacent land owners in order to move forward with the project.

The Town has mentioned this plan to 3 of the 4 business owners connected to the purposed lot. Even with everyone participating, this parking lot will not eliminate the parking problem downtown.

If the Business owners agree to pay their part of the paving, the Town will pay for the engineering fees, plans, and our section of the parking lot.

The estimate for the basic concept plan is \$5,000. The Town Administrator is requesting approval to move forward with the basic design in order to have an estimate for the actual project to include in the FY-2017-18 budget request.

A motion was made by Commissioner Simpson with a second by Commissioner Chapman to allow the Town Administrator to sign an agreement with Stimmel Associates, PA to prepare the preliminary design concept for a municipal parking lot on North Main Street.

All Board Members were in favor. (5-0)

Update on Hayes Building

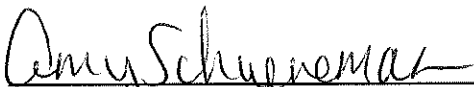
Randy Holloway helped facilitate a meeting with Dr. Dobson, Tom Earnhardt, DOT, the Contractor, Architect, utilities, etc. to discuss the project. They are planning to be in the building in December. Several businesses have already approached them about having their Christmas Party there. They are planning to make it look like it did in the early 1900's. When completed there will be an

outside dining area with fireplace, a destination restaurant, and microbrewery/ bourbon bar. Final plans are expected to be presented at the May meeting for the Board to see.

9. Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Chapman seconded the motion with All Board Members were in favor. (5-0)

By our signatures the following minutes were approved as submitted and amended on Monday, May 8, 2017 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

