

Mount Pleasant

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
March 25, 2019

Members Present: John Murdock, Chairman; Jeff Helmintoller; Shirley Freeman; Rick Burleyson

Members Absent: Whit Moose and Mike Steiner

Staff Present: Erin Burris, Town Planner; Jennifer Blake, Clerk to Planning Board; John Scarbrough, Town Attorney

Also Attended: Earl Coulston, Tim Seagraves, Melissa Seagraves, and Barry Fay

Call to Order: Chairman John Murdock called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:00 pm.

Recognition of Quorum Chairman John Murdock stated a quorum was present with Rick Burleyson as a voting member with the absence of Whit Moose and Mike Steiner.

Approval of Agenda: Chairman John Murdock entertained a motion to approve the Agenda. Motion was made by Jeff Helmintoller and second was made by Rick Burleyson. All members were in favor (4-0).

Approval of Minutes: Chairman John Murdock entertained a motion to approve the January 28, 2018 minutes. Jeff Helmintoller made a motion to approve the minutes. Rick Burleyson seconded the motion. All members were in favor (4-0).

Public Comment: No public comment.

Planning and Zoning Board Cases:

REZ 2018-03, SUB 2018-02 South Skyland Drive Residential Infill (Revised)
Applicants, Earl Coulston with S&C Carolina Group LLC and Tim Seagraves, request amending Conditional Zoning District and Subdivision Preliminary Plat to allow for 16 single-family attached residential units (townhomes) on 4.33 acres, instead of the 16 single-family detached residential units previously approved. Location: 991 South Skyland Drive. Cabarrus County Parcel Number: 5660-95-4083. Current Zoning: RH CZ Residential High Density Conditional Zoning. Proposed Zoning: Same with revised plan

John Murdock opened the public hearing.

Erin Burriss reviewed the request for the revision of the plan to facilitate the development of the property into 16-single-family attached residential lots (townhomes) instead of the 16-family detached residential lots approved in 2018.

Erin Burriss stated that there are Quasi-Judicial components to this case because exceptions are being requested. Therefore, each person wanting to speak at the hearing needed to be sworn in.

As the staff and applicants were gathering to be sworn in, John Scarbrough gave a summary on Quasi-Judicial hearing and decisions. Mr. Scarbrough stated that Quasi-Judicial decisions will be made based on written and oral evidence presented. The decision needs to be based on facts and not on opinion.

The Clerk to the Board, Jennifer Blake swore in Erin Burriss, Planning and Economic Development Director, applicants Earl Coulston, Tim Seagraves, and Barry Fay..

Erin Burriss reviewed the case Background, Zoning Criteria, and Staff Comments in the staff report included in the agenda packet.

Earl Couston, the developer, provided a drawing of what the townhomes would look like that was passed around for the Board to see.

John Murdock made a motion to open for questions.

Rick Burleyson asked where the front of the units would be. Erin Burriss said the fronts would all be facing the new Park View Drive that will have a different name. Erin referred to the drawing to show how the driveways would be alternated and the single-car garages would be facing toward the new road. There will be a 15' buffer that would have to be implanted in an opaque manner along Skyland Drive. So, the backs of the units will have a 15' buffer planted and the fronts will face the interior new road.

Rick Burleyson also asked if each unit would have a driveway. Erin said it's more like a parking pad, but, yes the driveway will line up with the single car garages.

Rick Burleyson asked Erin to review where the sidewalks would be. Erin Burriss reviewed the site map to show the sidewalks only on the side of South Sklyand Drive toward Highway 73 from the entrance but not southward from the development entrance.

Jeff Helmintoller questioned that there would be no sidewalks on Highway 73. Erin Burriss said no that would be an offsite improvement and would eventually get done in conjunction with NCDOT. Erin Burriss reminded the Board that the Town has been awarded the Bicycle, Pedestrian and Planning Grant that will help with

project acceleration and is hoping at that point she can discuss that with them. Also, she has put in for a TIP request where the mayor will be working with MPO to realign Skyland Drive and has a sketch of how the sidewalks will work with that but that will involve a lot of planning.

Jeff Helmintoller asked what the buffer for the units was going to be. Erin Burris stated that it has to be landscaping and shrubs that is opaque.

Jeff Helmintoller wanted to clarify that the only yards the units would have would be beside the driveway in the front. Erin Burris said they were townhomes and they would have a little patch of grass.

Rick Burleyson asked where accessory structures and fences would go. Erin Burris said there is a little room but wanted to check with the applicant to see if they would allow it. After discussion with Eric Coulston, Erin Burris summarized that there will be dividers on the property line for the patios but the applicants were not proposing a fence along the back, at this time.

Jeff Helmintoller asked if there would be access in and out of the townhomes from both the front and back of the units.

Earl Coulston said no and that it would just be front access. They will only have access to Skyland Drive with the landscape buffer for the back of the units.

Jeff Helmintoller also asked about the request for Alternate Design Section 11.2.2 about requiring 50% brick or stone on the fronts and corner side (along street) of buildings. After clarification of 50% of the brick and stone it was decided to have the Alternate Design Section 11.2.2 to be **changed** to 50% brick or stone on the fronts only and delete corner sides.

Jeff Helmintoller said another concern would be the parking and thought it would be extremely difficult for policeman with parking on the street, especially to a street that is accessible from one road.

The applicant, Earl Coulston stated that each unit did have 2 parking spaces per unit. The street is a double-wide street and there would be no one on the other side. The driveway would be 10' x 25'.

Erin stated that the driveway was equivalent to one parking space and one garage space.

Rick Burleyson asked if there would be anything done to the open space.

Erin Burris said that this is supposed to be a Nature Preserve Category and not to be touched at all. There will be a pump station to get sewer up to the manhole at Abbott and Eagle Street. Also, depending on storm water calculations there may be a storm water pond for detention. So, there could potentially be a storm water detention next to a natural pond. Also, there is an area reserved if the homeowner's association chooses later to have a parking area.

John Murdock asked to explain the difference in townhomes and apartments next door.

Erin Burris stated for townhomes, the land underneath them goes with the unit. Apartments don't do that. Apartments are buildings on one parcel. If you are purchasing the townhome you are also purchasing the land underneath it. That is why they are called single-family attached units.

Rick Burleyson asked if these units were single-story or multiple-story.

Earl Coulston said the townhomes would be two-story and could live on both floors.

Jeff Helmintoller asked if the issue with the DOT and the previously approved plan was the traffic flow.

Erin Burris said no, it was driveway access points. DOT didn't want a driveway for every unit nor did they want a shared driveway between every unit. The last applicant ran into that problem and wasn't prepared to do an attached product like this applicant is prepared to do. This makes the infrastructure a little more compact and that is the only way to enter into this site. This is the only product type that can go on this property given its constraints. This site does not perk, utilities are nearby, but you can't do single family residential without some type of cul-de-sac street into it and there are environmental constraints to doing that with the pond. So, really townhomes are the only thing you can that can put on this property and have it developed.

Jeff Helmintoller also asked about the turn arounds meeting code with the Fire Marshall.

Erin Burris said the longer end is a hammer-head turn around which is allowed by fire code so when the fire truck pulls in they can back up. This is right at 150 feet and fire code requires a maximum of 150 feet without having a turn around. So, in this case the fire truck can pull in and back up and then pull out. As long as the Fire Marshall is okay with this, then it meets our ordinance.

Jeff Helmintoller wanted to know if this has he been presented to the Fire Marshal.

Erin Burris stated that the Fire Marshall has and they were looking at a difference of about two feet on the requirement for a turnaround and this was recalculated. So once this goes to construction drawings if Fire Marshal is okay with that it is fine, however, if there is no agreement and they have to do a turn around there is room in the reserve parking area and that wouldn't substantially change the preliminary plat.

Erin Burris reviewed 4 requests for the revised Conditional Zoning Residential Medium Density (CZ RM) district and the Major Preliminary Plat with exceptions requested for 991 S. Skyland Drive for the Board to vote on.

Rick Burleyson asked if our Ordinance for Townhomes only requires 1.5 parking spaces.

Erin Burris said that is correct and contradicts the requirement that you have 3 onsite spaces because that is the assumption that you are dealing with single family detached homes. The ordinance only requires 1.5 spaces for townhomes.

Jeff Helmintoller had concerns about rollout waste containers.

Earl Coulston has not planned that far. He would either have individual containers or a dumpster. Erin Burris stated that the Ordinance always requires there to be an enclosure for dumpsters and she would be able to oversee that that is complete.

Chairman John Murdock closed the public hearing.

1. Rick Burleyson made a motion to **Approve with conditions and consistent:** The Planning & Zoning Board finds that the proposed single-family attached residential use of the subject property is consistent with the Medium Intensity land use classification in the Town of Mount Pleasant Comprehensive Plan in that the proposed density is under 4 dwelling units an acre at 3.70 dwelling units per acre and existing utilities are in close proximity. The proposed development supports Land Use Strategy #3 that encourages infill residential development. Additionally, the proposed district and use are reasonable in that the 4.33- acre site will accommodate the proposed development of 16 dwelling units at a density of 3.70 dwelling units per acre. This is comparable to the zoning districts and density in the vicinity of the proposed development.
Jeff Helmintoller made a second. All were in favor (4-0).

2. Jeff Helmintoller made a motion for Section 10.2.4 to allow sidewalks on one side of the road for the new proposed roads (only on the side with dwellings), and only on the portion of South Skyland Drive toward Highway 73 from the development entrance (not south from the development entrance). A second was made by Rick Burleyson. All were in favor (4-0).

Jeff Helmintoller made a motion to Section 10.2.3.4 to not require a minimum of 3 on-site parking spaces per unit (due to the proposed right-of-way only being 50 feet wide), since the only 1.5 spaces per unit are required for townhomes. A future parking area has been shown on the map if the Homeowner's Association decides in the future that additional parking is desired. A second was made by Rick Burleyson. All were in favor (4-0).

3. Jeff Helmintoller made a motion to approve the Alternative Design Proposal. As alternative to Section 11.2.2, only require 50% brick or stone on the fronts only of buildings instead of the 50% on all facades, due to the small scale of the project and its internal building orientation. A second was made by Rick Burleyson. All were in favor (4-0).

Rick Burleyson made a motion to approve as an alternative to Section 11.2.4, permit single-car garages on the front façade of the buildings (which

actually faces to the interior of the site). A second was made by Jeff Helmtoller. All were in favor (4-0).

4. Jeff Helmtoller made a motion for the proposed Major Subdivision Preliminary Plat to approve with conditions and exceptions as requested. A second was made by Rick Burleyson. All were in favor (4-0).

Monthly Cases and Permits:

Erin Burris reviewed the Zoning Cases and Permit Report as listed on the chart in the packet. She also reviewed the Economic Development section and stated that the meetings with the EDC Product Development Committee may result in a change in our land-use maps since we have a shortage of industrial property and the Town has potential for that. Erin Burris will see what EDC says about what is currently available and recommendations the next couple of months.

Board Comments:

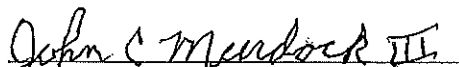
Jeff Helmtoller asked about the Old Middle School Site.

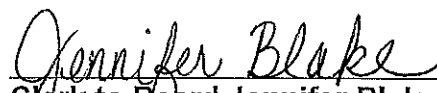
Erin Burris shared that Propel Church is leasing the gym and auditorium portion of the site. Propel Church is working on some improvements inside for that space. The landowner is also doing improvements to the building to have more spaces to rent. The landowner is still making plans for retail and residential use which matches the plans match what is in on our Comprehensive Plan. Jeff Helmtoller asked if the Mt. Pleasant Library was going to that site. Erin Burris said there are discussions about that potential between the Friends of the Library, the Landowner, and Cabarrus County. Jeff Helmtoller mentioned he was concerned about the condition of the building and said it needed a lot of work.

Rick Burleyson asked if this option of townhomes was given to the previous applicant of the Skyland Drive site. Erin Burris said the other developer couldn't make the project work. Erin Burris said that townhomes were suggested as an option early in the project and that the previous applicant preferred single-family homes.

Adjournment:

With no further discussion, Chairman John Murdock entertained a motion to adjourn. A motion was made by Shirley Freeman with a second by John Murdock. All members were in favor (4-0).


John C. Murdock, III, Chairman


Clerk to Board Jennifer Blake