

# Mount Pleasant

North Carolina

*Founded in 1848*

TOWN OF MOUNT PLEASANT, NORTH CAROLINA  
Planning and Zoning Board Meeting Minutes  
April 29, 2019

**Members Present:** John Murdock, Chairman; Whit Moose; Shirley Freeman; Rick Burleyson; Mike Steiner

**Members Absent:** Jeff Helmintoller

John Scarbrough stated that Jeff Helmintoller requested his absence to be excused.

John Murdock made a motion to excuse Jeff Helmintoller. All were in favor (4-0).

**Staff Present:** Erin Burris, Town Planner; Jennifer Blake, Clerk to Planning Board; John Scarbrough, Town Attorney; Randy Holloway, Town Manager; Crystal Whitley, Assistant Town Manager

**Also Attending:** Caren Dowless, Ron Hurlocker, Mary Ellen Brafford, Jan Cress, Lewis Walker Cress, Sue Collins, Wayne Collins, Sue Hyde, Keith Cauthen, Glenn Sellers, Justin McClure, Terry Crayton, Margare Crayton, Chris Joyce, Andrea Nicholson, Andrew Pennington, Joyce Allmon, Dexter Allmon, Kristy Almond, Joel Arnwine, Katie Cauthen, Ronald Barnhardt, Kirk Hanson, Earl Coulston, Tim Seagraves, and Melissa Seagraves.

**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 since Jeff Helmintoller was absent.

**Approval of Agenda:** Chairman John Murdock entertained a motion to approve the Agenda. Motion was made by Whit Moose, and a 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 March 25, 2019 minutes. Rick Burleyson made a motion to approve the minutes. Whit Moose seconded the motion. All members were in favor (4-0).

**Public Comment:** No public comment at this time.

**ANX 2019-01, REZ 2019-01, SUB 2019-01 Walker Road Subdivision  
(Recommendation)**

Requests for voluntary noncontiguous annexation, map amendment (rezoning), and major subdivision preliminary plat approval for 97 single-family residential lots. These requests are also accompanied by a development agreement in order to facilitate the location of an emergency services substation and increased sewer line size. Area: approximately 38 acres. Location: 777- 941 Walker Road (east side near schools). Cabarrus County PINs: 5650-95-6345, 5660-05-0225, 5650-95-8958, 5650-96-8496 Current Zoning: Cabarrus County Countryside Residential (CR). Proposed Zoning: Town of Mount Pleasant Conditional Zoning Residential Medium Density (CZ RM) with associated plan and development agreement

Erin Burris reminded the Board they would be making a recommendation and reviewed the staff report enclosed on pages 1 through 7.

John Murdock opened the Public Hearing beginning with the Developer.

**Tim Seagraves, Developer**

**4600 Lower Stone Church Road, Rockwell, NC 28138**

The Developer, Tim Seagraves thanked us for coming out to listen to what they are proposing. He said that he is a local boy and has grown up in Mt. Pleasant all his life. He knows a lot about the Town. He is not just a developer; he is also a builder and runs his own trucking and grading company. He would be overseeing the building and making sure it is done up to par. Tim Seagraves said he brought pictures of the homes to show they aren't just starter homes they are proposing. With this property, and where it is, and the location of it, the development is coming to Mt. Pleasant. It is close to utilities and has a good thoroughfare in between two highways which has a stoplight at each end which would make it safer for traffic.

The houses would be anywhere from \$215,000 to \$300,000 homes. They are a far cry from starter homes and it will be a really nice development that will be kept nice.

Tim Seagraves shared information from the National Association of Home Builders of all the positive impact from new residential building in small communities such as Mt. Pleasant.

It brings a lot of extra revenue in. I know the need for the new fire station on Walker Road especially with the craziness with the school houses and the call volume to the schools. I think incorporating the fire station, they will have EMS there as well and hopefully police officers too, which would definitely cut the response time from traveling from Park Drive all the way to the high school to respond for an incident.

Tim also wanted to share information of the National Association of Home Builders about the positive impacts of building from revenue standpoints to the county, to jobs it creates, to job growth, and it is a tremendous benefit to the

multiply 97 homes by 2.89 which equals 280.33 people. This would be adding 280 people to the Town limits or a 15% increase in population.

Rick Burleyson stated his opinion that the Town is not ready to add 97 units in one spot.

Whit Moose threw out the idea for Tim Seagraves to have a lower number of homes that he could work with to make this profitable and work for the Town.

John Murdock said his only concern with this project is the density.

Eric Coulston stated that the density is so important because of the cost of sewer, utilities, and roads.

John Murdock made a motion for Denial and not consistent because of density.

The motion died.

After discussion, Mike Steiner made a motion to Defer. The motion died after Erin Burris explained that the Statutes would require a recommendation after 30 days on the current plan being proposed.

John Scarbrough recommended a decision be made at this meeting.

**John Murdock made a motion to recommend denial and that the Planning & Zoning Board finds that the proposed zoning map amendment is not consistent with the Comprehensive Plan, because of the proposed residential density, and does not consider the action to reasonable and in the public interest.**

**The motion was seconded by Mike Steiner. All were in favor (5-0).**

Erin Burris stated that the Town Board of Commissioners Public Hearing is scheduled for May 13, 2019 and that the Planning and Zoning Board's recommendation would be provided to the Town Board.

**Monthly Cases and Permits:**

Erin Burris reviewed the Zoning Cases and Permit Report as listed on the chart in the packet.

Erin Burris provided updates on transportation and economic development.

**Board Comments:**

Rick Burleyson wanted information on the turn lanes at the square.

**Ronald Hurlocker**

**8505 Fisher Road, Mt. Pleasant, NC 28124**

Ronald Hurlocker stated the presentation showed there were 2.55 homes per acre times 30 acres which shows 76 homes not 97 homes. Also, 30 acres with 97 homes was 3.23 homes per acre. One thing about the school is the school board in the next 3 to 4 years is trying to equalize all schools to be 3A schools by reassigning around 200 – 300 students to Mt. Pleasant High School. This redistricting doesn't account for the new development. So we need to take redistricting into consideration as well as what the development will bring in.

Keith Cauthen, in the audience, just wanted to ask a question about there being a traffic study for Walker Road. Erin Burris stated that if it is less than 1,000 average daily trips per day then a study is not required. However, NCDOT will determine if turn lanes are required.

John Murdock ~~made a motion to close~~ the public hearing.

Whit Moose asked about the calculations of 2.55 or 2.75 densities. Erin Burris stated that the engineer calculated 2.75 for the overall density based on subtracting out an acre for the Walker Road right-of-way and the 1.7 acres for the future substation. Then the overall density for what property is left is 2.75. The 2.55 calculation is if you used the entire 38 acres and didn't take any right-of-ways out. The calculations on the map as total yield on the lot 106 units and they proposed 97 units. Yield density is 2.92 but they are proposing 2.75.

Whit Moose asked if the required open space is 5.7 and they proposed 8.05. Erin Burris stated that was correct.

Rick Burleyson wanted Ms. Burris to remind him what the density for Countryside Residential (CR) is. Erin Burris stated that Cabarrus County CR zoning district is one dwelling unit per acre. This zoning designation is typically located where water and sewer are not available.

John Murdock stated that was a lot of homes and how do they calculate the 2.75. Erin Burris stated that Residential Medium has a minimum 10,000 square foot lot size. They took total acres and subtracted out 1.04 acres Walker Road right of way and 1.71 acres for the future substation and got the 2.75 dwelling units per acre. If they took out the road infrastructure out the density would be higher. The infrastructure is 15% and if we took that out it would be over 3 units per acre, but the ordinance does not require that road infrastructure be subtracted out to calculate density.

Rick Burleyson asked Ms. Burris if she had any numbers on the estimated population. Erin Burris stated that the average household size is 2.89. So

not how many students it was built for. So while it was built for 850 students the way there are currently using it is for 696.

**Caren Dowless**

**493 Walker Road, Mt. Pleasant, NC 28124**

Caren Dowless wanted to make sure the EMS substation was coming down the road in the next 5 years and had nothing to do with this development that was mentioned in the neighborhood meeting last Thursday. And don't think that donating the land is making this any better. The other concern we have to look at in our Town is law enforcement and will we get more law enforcement with more people moving into the area. Mrs. Dowless has 2 small children and lives across from the high school. She doesn't want to see more traffic. Maybe the Town could look into an Elementary School and make it more acceptable for others to come to our Town. Mrs. Dowless doesn't believe the marketing is here yet. It is inevitable but is this the way we want to start our Town. Mrs. Dowless moved from the Odell side of Concord to Mt. Pleasant for their bigger lots and better schools. We need to take into consideration what we want our Town to be like. Do we want it like Harrisburg or the Odell side of Town that are on top of each other or do we want to be different with bigger lots and better schools. Maybe we need to bring more commercial out our area versus this. I don't think this is where we need to start as a Town.

**Terry Crayton**

**301 St. John's Church Road, Concord, NC 28025**

Terry Crayton stated that every proposal deserves a name. The name of this proposal is "I want to build way too many houses on far too few acres." Nothing says we have to allow 97 houses. If you want to let this area be developed than let it to be developed, nobody is fighting that. 30 houses on this would be more than enough. What you are really being asked to vote on tonight is not the 97 houses but precedence. What happens when the next developer comes along and wants to build 97 houses on 28 acres or 97 houses on 25 acres? You have already set the precedence of letting this person do it. If you have set the precedence of letting this person do it how are you going to tell the next gentleman in line that they can't do it. You have already established the road to turning Mt. Pleasant into Harrisburg. I don't know about you, but I don't want to live in Harrisburg. They have ruined that place. The road map here is the road map into destroying Mt. Pleasant and everything that is special to the Town. They talk about doing this for the children and our school is already at capacity. I don't want to pay for the schools so they can put money in their pockets. Building 97 homes on quarter acre lots is the definition of overdevelopment and too much in one space. Your decision is clear; it is not just about this lot it is about the future of Mt. Pleasant. Do we want them and other builders to take over this town and destroy it? Your decision is clear: you can vote to deny this request and you can vote to do what is in the public interest of every family in Mt. Pleasant.

developing it based on what the planning documents show and the current zoning which would probably bring it down to at least 75 lots. Also, as the Town planner indicated, I would ask to double check the stream. If FEMA has regulated a stream it is typically a perennial stream and not an intermittent so that might affect the buffers you have. It does seem unusual that there is a 100-year flood plain on an intermittent stream when normally it is a perennial stream and those buffers are different. I would be against the rezoning concerning that you are setting a precedence and you have this nice new plan and are starting to go in a different direction. There are people that make choices based on these planning documents. I do appreciate the opportunity to speak. Thank you.

**Lewis Parker Cress**

**1223 Walker Road, Mt. Pleasant, NC 28124**

Lewis Parker Cress stated that he was 300 feet from some of this property. We have lived there since 1962 and my mother said he ruined the best cotton field in Cabarrus County because her family has been there since 1775. So our family has been in this neighborhood for a long time. If you had 30 houses on the land, it wouldn't bother him at all but to stick for 97 houses in there like that wouldn't work. He knows that the money would not work for the developer to build 30 houses but we just really don't need that development out there right now. The day will come when there will be density of houses all over this area of Cabarrus County. But for him it isn't here yet. Mr. Parker said he appreciates the opportunity to live in a low density area for 57 years. He knows he won't be here that long, but do as good as you can on getting the development here in Mt. Pleasant area. Thank you.

**Glenn Sellers**

**133 Birnamwood Drive, Mt. Pleasant, NC 28124**

Glenn Sellers stated that the Planning and Zoning Board has a big task in front of them which is to protect our community. The best land in Mt. Pleasant is right there on Walker Road. If you are in sales you know you have an opportunity to sell that land and build 30 to 40 homes for \$500,000 to \$600,000. These people will accept it, buy bigger lots, build nicer homes, and lower the density. The planner said the schools are packed 100% over 100% and you are sticking too many people in the schools. And you say single family homes, but when the kids come home and bring their kids it becomes a 3-family home. Glenn Sellers stated that he was concerned about the ¼ acre lots being able to provide a large house and a decent square footage on the side. Timothy Seagraves said the homes will fit on the lots on Walker Road. Glenn Sellers stated that the schools are full and please don't do it.

Erin Burris wanted to clarify the school capacity regarding an e-mail that was sent by Tim Lowder. The e-mail said the design capacity for Mt. Pleasant Middle School was 850 students and the current program capacity is 696 students. The program capacity is based on how the school is currently using the building and

the developments come, the people come, and then the schools adjust to that. But, once you have a little bit of development then that brings in more tax dollars and revenue that we can improve our schools, and that also Tim stated has a rippling effect. There are many businesses here and she has seen a lot of improvement in businesses with the restaurant at Highway 73 and Main Street. I see Mt. Pleasant moving in a positive direction. You have the Town here to set the boundaries and the guidelines on how much will be allowed and there hasn't been a subdivision in Mt. Pleasant for quite some time. I don't think an excessive amount of development is going to be allowed. I thank you all and I hope you will keep an open mind about the development to come and understand we want to have a positive effect on the community as we live here.

Whit Moose asked the developer, Timothy Seagraves if he could tell us of other developments he has done or what the houses might look like.

Tim Seagraves said the subdivision off Highway 49 past the Buffalo Ranch that was built by Niblock Homes; the houses are comparable in lot sizes and style of the homes. Tim Seagraves said he will offer 5-8 house plans and may be able to altered or change that around to make even more plan options. Tim Seagraves said he wasn't sure about the house plans at this time.

John Murdock continued the public hearing with those in favor of the development.

**Justin McClure  
Mooresville, NC**

Justin McClure said he represents the Collins and Lane family and they have asked that I come speak to you guys regarding the community. They own 30 out of the 38 acres of the proposed development here and have had it in their family for a long time and enjoyed it for many years. They are currently at a different stage in their life and looking forward to moving on and entering retirement and going onto the next chapter in their life. They felt Mr. Seagraves and his partner were the best developer and best fit for this project to preserve the area and put out the type of product that they would feel comfortable selling their property to. Also, it would be good to see that family tradition turn into that next phase.

John Murdock asked for all those opposed to the development to come forward and speak.

**Sue Hyde  
2200 Walker Road, Mt. Pleasant, NC 28124**

Sue Hyde stated that she disagreed with the statement in the staff report talking about being located in a transitional area between the low density and medium density. The main issue is it not following the plan. It is a brand new plan around 2017 or 2018 and a lot of people make choices like buying and selling land based on that plan. I would say it is clearly in the low density section of the map and I support being able to develop their property, but I would support them

**7050 Buckland Road, Charlotte, NC 28278**

Eric Coulston said Tim Seagraves pretty much covered everything and did a good job of what was going on with the project. Eric Coulston said he has been in construction and development business for over 50 years. I am currently working on a project off Harrisburg Road. The biggest project for the last 28 years is the Old Heritage PTL property. Eric Coulston still has his office there after 28 years. He started the Heritage PTL project in late 1990's to 2000 with the homes starting at about \$135,000. He built over 2,000 homes and they stepped up to nicer homes for \$250,000 to 1 million dollar homes. He found the key to development is rooftops. Once you see the rooftops, you get commercial, industrial, then grocery stores and restaurants. The revenue from the houses will pay for your police and fire department, but the revenue from the Town will be a growth comes from your stores and your marketing along with what it brings to the community and schools for the community to grow. Eric Coulston said he is excited to be a part of it and hopes the Town lets him be a part of it. He met Tim Seagraves a few years ago and said Tim wanted him to bring some growth to the Mt. Pleasant area. Eric Coulston came out of retirement and said he has more fun working than being retired. Eric Coulston believes this would be a big asset for the community overall. You have some people that do not want the growth but you have to do what is best for the majority of the Town and people. And what are the Town's goals and where do they want to be. Mr. Coulston thanked us for the opportunity for coming here and for Timothy Seagraves for being a partner with him.

Mike Steiner asked about where his development was in Harrisburg and the width on the lots. Eric Coulston said the development is at 8212 Harrisburg Road and they have just started putting the roads in for 72 lots. It is a small development with smaller lots at about 40 feet wide for each lot.

Mike Steiner was concerned about the pressure on the school system with the number of people coming in. Eric Coulston said this is like growth in other towns. As the growth comes, the schools will add temporary classrooms and will eventually build new schools when it is needed.

**Melissa Seagraves, wife of Timothy Seagraves  
4600 Lower Stone Church Road, Rockwell, NC 28138**

Melissa wanted to reiterate that Mt. Pleasant is her home town. When her husband, Timothy first told her of the development she said it was something new and may have been alarmed. She wanted to say she is sorry but unfortunately, all developed land has been family land. This is an ideal piece of property between two highways and the schools. There will be development and she said she would prefer them do the work mindfully than someone else that just comes in. She said she wants to see a healthy growth in Mt. Pleasant and not see the Town become overgrown. We have to allow for some development and not stay stagnant. Like Earl Coulston said, we don't plan much for the future growth, which she feels needs to be addressed. But I think the way it happens is



Whit Moose asked Tim Seagraves when in the project would the Fire Station be constructed. Tim Seagraves said the Town would know more on that aspect of it but he said he thought it would be about 3 to 4 years and there is a lot of red tape to go along with that avenue as well. Tim Seagraves said he is donating that portion of the land for the Fire Station.

Whit Moose also asked if Tim Seagraves if he knew how far the two entrances on Walker Road were from the entrances to the High School and Middle School. Erin Burris stated that it was approximately 830 feet from the school entrances. Tim Seagraves said the plat does not show turn lanes but NCDOT requirements will be met.

Rick Burleyson asked to explain how you go about settling on a number of units in a development. Tim Seagraves said he ultimately wants to try to follow all the guidelines set by the Town and has done that here. It goes off your gross acreage of land. The biggest impact on residential building is infrastructure cost, which is astronomical and buying property is high as well. You have to have your plans laid out to and the standard format. The standard lot size 20 years ago was a half an acre and the land was a quarter of what it cost today. Once you start placing a house on bigger lots, you are pricing these homeowners where you are taking a lot away from the house, to a yard. This isn't where we are today. Younger generations want less to upkeep. They can go to work and pay a landscaper to come in and they don't have as much to keep up with and they like it that way.

John Murdock asked what percent of your development is tied up in roads. Erin Burris said the standard percent is between 15–20% and the engineer had that number somewhere on the plans. The plan shows that 15% of the proposed development is in roads.

Tim Seagraves mentioned that the lot yield was 106 units for yield density for dwellings and they are proposing 97 homes.

Whit Moose asked about the square footage range for the homes. Tim Seagraves said the price point would be from the \$215,000 to \$300,000. Most houses are in the upper range due to upgrade and standards. The houses will range in the 2000 to 2800 square foot homes.

Whit Moose asked what his goal was for the development and building the houses. Tim Seagraves said on construction time it would take 7-8 months build time. It will probably be 2 to 2 and ½ years start to completion date.

Mike Steiner asked for Tim Seagraves partner, Eric Coulston to speak about his perspective.

**Eric Coulston, Developer**

gentleman in line that they can't do it. You have already established the road to turning Mt. Pleasant into Harrisburg. I don't know about you, but I don't want to live in Harrisburg. They have ruined that place. The road map here is the road map into destroying Mt. Pleasant and everything that is special to the Town. They talk about doing this for the children and our school is already at capacity. I don't want to pay for the schools so they can put money in their pockets. Building 97 homes on quarter acre lots is the definition of overdevelopment and too much in one space. Your decision is clear; it is not just about this lot it is about the future of Mt. Pleasant. Do we want them and other builders to take over this town and destroy it? Your decision is clear: you can vote to deny this request and you can vote to do what is in the public interest of every family in Mt. Pleasant.

**Ronald Hurlocker**

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Keith Cauthen , in the audience, just wanted to ask a question about there being a traffic study for Walker Road.

Erin Burris stated that if it is less than 1,000 average daily trips per day then a study is not required. However, NCDOT is looking into adding turning lanes.

John Murdock closed the public hearing.

Whit Moose asked about the calculations of 2.55 or 2.75 densities.

Erin Burris stated that the engineer calculated 2.75 for the overall density based on subtracting out an acre for the Walker Road right-of-way and the 1.7 acres for the future substation. Then the overall density for what property is left is 2.75. The 2.55 calculation is if you used the entire 38 acres and didn't take any right-of-ways out. The calculations on the map as total yield on the lot 106 units and they proposed 97 units. Yield density is 2.92 but they are proposing 2.75.

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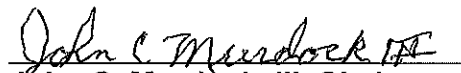
Rick Burleyson wanted Erin to remind him what the density for countryside residential is.

Erin Burris stated that Cabarrus County countryside residential is one dwelling unit per acre and they usually apply that to those that do not have water and sewer available.

Erin Burris stated that all on-street parking for 500 feet will go away on all sides of Franklin and Main Street. The Town will lose 22 parking spaces and is trying to work out a plan to help with more parking especially on the south side of Main Street. NCDOT will be putting turn lanes on Franklin Street only, as they would not fit on Main Street. The turn lanes will change the signalization of the lights and help traffic.

**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).

  
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John C. Murdock, III, Chairman

  
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Clerk to Board Jennifer Blake