



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, July 29, 2024
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 NCGS 160A-175, NCGS 14-234, and NCGS 160D-109)
4. **Approval of Agenda**
5. **Approval of Minutes of Previous Meetings** (April 22, 2024)
6. **Public Comment Period**
7. **Planning Board Cases**
None
8. **Board of Adjustment Cases**
None
9. **Comprehensive Plan Update Steering Committee Business**
Informal discussion about public input summary from survey and workshop.
10. **Reports**
Planning Report and Zoning Permits for May, June, July (to date)
11. **Planning & Zoning Board Comment Period**
12. **Adjourn**



**Planning and Zoning Board Meeting Minutes
Monday, July 29, 2024**

Members Present: Chairman - Whit Moose
Vice Chairman - Rick Burleyson
Member - Bridget Fowler (**Absent**)
Member – Liz Poole
Member – Jonathan Helms
Alternate – Kiesha Garrido
P&Z Clerk to the Board – Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Present: Randy Holloway and Justin Simpson

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:00 p.m.

2. Recognition of Quorum:

Chairman Whit Moose stated a quorum was present with Kiesha Garrido as a voting member.

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)

No one had a conflict.

4. Approval of Agenda:

A motion to approve the agenda was made by Jonathan Helms with a second by Kiesha Garrido. All members were in favor. (5-0)

5. Approval of Minutes of Previous Meeting:

A motion to approve the previous minutes for April 22, 2024, was made by Rick Burleyson with a second made by Jonathan Helms. All members were in favor. (5-0)

6.. Public Comment:

None

7. Planning Board Cases

None

8. Board of Adjustment Cases

None

9. Comprehensive Plan Update

Informal discussion about public input summary from survey and workshop.

Erin Burris reviewed the public input questions from the summary and workshop and made the following points:

- (Page 49) Approximately 60 percent of survey respondents wanted to see additional retail and restaurants while around 24 percent said they would not like to see any further development. The Town cannot have more commercial businesses without additional residential housing. There is a disconnect with the desire for more retail and restaurants.
- In the Vision Statement people did not understand why we need tourism. The Town cannot have businesses survive here with this population without a small level of tourism. We need people from other areas to support the businesses because the businesses cannot survive with just the population within the Town limits alone.
- Definition of a Small Town is anything less than 5,000 residents and you have different requirements than larger communities in North Carolina. To be more self-contained and to do the things we need to do, the Town would need to have around 3,000 residents to be able to function with the services provided.
- Randy Holloway mentioned that the water line needs to be updated and repaired. The Town cannot rely solely on grants to get this done and needs more houses to help with the cost. We have 30 years of catching up to do.
- The water line has been submitted to NCDEQ and is finished but we are waiting on NCDOT to work through some of the encroachments. Randy Holloway shared that the 2.2 million dollars that got pushed out from the American Rescue Plan for water and sewer, has caused NCDOT staff to do their regular work as well as the rescue plans which is causing the delay for the water line project. It should go out to bid any day.

(The Community Input Summary is enclosed in the Minute Book).

10. Reports

Reviewed the Reports and Zoning Permits for May, June, and July (to date)

Erin Burris reviewed the reports and zoning permits for May, June, and July.

Reports and Zoning Permits are enclosed in the Minute Book.

11. Planning and Zoning Board Comment Period

Liz Poole asked if a barrier would be placed on Highway 73 so inquisitive drivers would not drive down the right-of-way. The school requested a barrier since it is a large area. Erin Burris said she would ask for that to happen.

12. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Liz Poole made the motion to adjourn and a second was made by Jonathan Helms. All were in favor. (5-0)



Board Chair, Whit Moose



Clerk to the Board, Jennifer Blake