



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, August 25, 2025, 6pm

1. **Call to Order** - Chair Whit Moose

2. **Recognition of Quorum**

3. **Oath of Office**

Reappointed members will take the oath of office.

4. **Election of Officers**

The Board will elect a member to serve as the chair of the board and member to serve as co-chair of the board when acting both as the Planning & Zoning Board and the Board of Adjustment.

5. **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)

6. **Approval of Agenda**

7. **Approval of Minutes of Previous Meetings** (July 28, 2025)

8. **Public Comment Period**

9. **Planning Board Business**

TA 2025-01 Accessory Uses and Temporary Uses

Proposed development ordinance amendments to address organization of the Accessory Structure requirements, options for concealment of inoperable vehicles, the temporary use of shipping containers during moving or renovations, and the issuance of temporary use permits for gravel parking in the CC district. Affected Sections of MPDO: Section 5.2, 5.10.2, & 8.1.3, App. A (Definitions)

10. **Board of Adjustment Business**

CNA 2025-01 Reid Manufactured Home Replacement (APPROVE ORDER from July Meeting)

Approve order for Board of Adjustment approval of Certificate of Nonconformity Adjustment to permit the replacement of an existing nonconforming manufactured home with a newer manufactured home. Location: 1243 Preston Drive. Cabarrus PIN: 5670-53-1970. Current Zoning: RL Residential Low Density. Area: approximately 0.46 acres

- 11. Reports**
Planning Report and Zoning Permits July and August (to date)
- 12. Planning & Zoning Board Comment Period**
- 13. Adjourn**



Planning and Zoning Board Meeting Minutes
Monday, July 28, 2025

Members Present: Chairman - Whit Moose

Vice Chairman - Rick Burleyson

Member - Bridget Fowler **(Absent)**

Member – Liz Poole

Member – Jonathan Helms **(Absent)**

Alternate – Kiesha Garrido

P&Z Clerk to the Board – Jennifer Blake

Planning & Economic Development Director - Erin Burris

Also Present: Adam, Lindsey, Ava, and Mattie Love, Lee and Jannette Kluttz, Tony Lapis, Jermaine and Kenisha Reid, and Martha Brown.

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 the Alternate, Kiesha Garrido as a voting member.

3. Oath of Office

Tabled until next meeting when all board members are present.

4. Election of Officers

Tabled until next meeting when all board members are present.

5. 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)

No one had a conflict.

6. Approval of Agenda:

Whit Moose made a motion to Table items # 3 and #4 the Oath Officers and the Election of Officers since we do not have our full Board this evening. Liz Poole seconded that motion.

A **motion** was made by Liz Poole to approve the agenda with the Oath of Office and Election of Officers tabled until the next meeting and a second motion was made by Kiesha Garrido. All were in favor. (4-0)

7. Approval of Minutes of Previous Meetings (May 19, 2025)

A **motion** was made by Liz Poole to approve the minutes for the previous meeting (May 19, 2025) and a second motion was made by Kiesha Garrido. All were in favor. (4-0)

8. Public Comment:

None

9. Planning Board Cases:

REZ 2025-04 Kluttz Property Request to rezone property to align with new property lines on portion of Miller Lumber Company property for one additional residential lot. Location: 665 Jackson Street. Cabarrus PINs: 5706-26-8428, p/o 5670-26-8661, & p/o 5670-36-0236. Current Zoning: I-1 Light Industrial & RM Residential Density. Proposed Zoning: Realignment of RM and I-1 districts to follow property lines. Area: approximately 0.44 acres (I-1 to RM), 0.18 acres (I-1 to RM), & 0.13 acres (RM to I-1)

A. BACKGROUND

Applicant(s):	Lee & Jannette Kluttz 736 N. Main Street Mount Pleasant, NC 28124
Location:	625, 665, and 705 Jackson Street
PIN(s):	5706-26-8428, p/o 5670-26-8661, & p/o 5670-36-0236
Property Size:	approximately 0.44 acres (I-1 to RM), .18 acres (I-1 to RM), & 0.13 acres (RM to I-1)
Current Zoning:	I-1 Light Industrial & RM Residential Medium Density
Proposed Zoning:	Realignment of RM and I-1 districts to follow property lines

The subject properties are located in the town limits of Mount Pleasant. The applicants recently recorded a plat that shifted property lines for properties that are owned by their family and family business and are requesting that the zoning district lines be shifted to match the new property line locations. Approximately 0.44 acres of one property will shift from the I-1 district to the RM district.). Approximately 0.18 acres of another property will shift from the I-1 district to the RM), and approximately 0.13 acres of the third property will shift from the RM district to the I-1 district.

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

The subject properties are located in the “Medium Intensity” and “Employment Center” land use classifications on the Future Land use Map of the Town’s Comprehensive Plan. This classification is described below:

“Medium Intensity Designation: This land use classification is intended for a variety of medium density residential uses of two to four dwelling units per acre and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.

Employment Center Designation: This land use classification is intended for existing industry and development for light industry and major employers. These areas typically have readily available or easily extended or improved infrastructure to accommodate industry. Areas designated employment center can also include the adaptive reuse of large sites or buildings that previously provided larger scale employment.”

Based on Table 4.3-1 in the Mount Pleasant Development Ordinance (MPDO), the RM district and I-1 district are consistent with these land use designations.

Zoning District Intent

The MPDO states the primary intent of the RM district is:

“To provide areas for medium density, single-family residential uses, with a maximum of four (4) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. Residential Medium Density provides flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.”

The MPDO states the primary intent of the I-1 district is:

“To provide for areas that contain a mix of light manufacturing uses, office park, institutional, and limited retail and service uses that service the industrial uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. I-1 districts should include areas which continue the orderly development and concentration of light industrial uses. I-1 zones should be located so as to have direct access to or within proximity to a major or minor thoroughfare. This shall not apply where an existing building or structure used as permitted within the I-1 District has been established prior to the adoption of this Ordinance on a parcel subject to an application for rezoning.”

Existing Zoning and Development Patterns

<u>Zoning District(s)</u>	<u>Land Use(s)</u>
North RM Residential Medium Density	Single-family residential
East RM Residential Medium Density	Agricultural
South I-1 Light Industrial	Lumber mill
West RM Residential Medium Density, RH Residential High Density I-1 Light Industrial	Vacant, Single-family residential, Two-family residential, Warehouse

The requested zoning districts are an adjustment of existing zoning district boundaries in keeping with the existing uses in the area.

Utility Availability

The property is in the Town limits and has access to both water and sewer. Any new taps will be subject to the installation policies of the Town of Mount Pleasant and may require installation by a private utility contractor due to depth.

Transportation Capacity

The property is located on Jackson Street, a Town-maintained road. There is no anticipated increase in traffic from this rezoning since it is a shifting of district lines of less than one acre.

Environment

There are no streams or wetlands on the property. The topography of the subject properties is relatively flat.

C. STAFF COMMENTS

Staff find that the shift in the I-1 and RM zoning district lines to align with new property lines is consistent with the Town of Mount Pleasant Comprehensive Plan Future Land Use Map, and is consistent with surrounding zoning and uses.

Any development of the properties would still be subject to the review procedures set for the Mount Pleasant Development Ordinance (MPDO).

D. PROCEDURES & ACTIONS

After the public hearing, **one (1)** of the following actions is requested of the Planning & Zoning Board:

- **Approve and consistent:** The Planning & Zoning Board finds that the proposed zoning districts are consistent with the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan*.
- **Approve and not consistent:** The Planning & Zoning Board finds that the proposed districts are not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted but finds the proposed amendment to be reasonable and in the public interest.
- **Deny and not consistent:** The Planning & Zoning Board finds that the proposed zoning districts are not consistent with the Comprehensive Plan and does not consider the action to be reasonable and in the public interest.

E. ATTACHMENTS

1. Application
2. Zoning Map
3. Aerial Map
4. Notice of Public Hearing Letter
5. Notice of Public Hearing Advertisement
6. Comprehensive Plan Future Land Use Map
7. MPDO Table 4.3-1 Zoning District Land Use Consistency

Chairman, Whit Moose opened the Public Hearing to questions for Erin Burris.
None.

Whit Moose opened the Public Hearing for those to come forward to speak in favor of the rezoning. None.

Whit Moose opened the Public Hearing for those to come forward to speak in opposition of the rezoning. None.

Liz Poole made a **motion** to approve and consistent with the “Future Land Use Map” in the Town of Mount Pleasant Comprehensive Plan and a second motion was made by Kiesha Garrido. All were in favor. (4-0)

10. Board of Adjustment Business

CNA 2025-01 Reid Manufactured Home Replacement Request for Board of Adjustment to approve a Certificate of Nonconformity Adjustment to permit the replacement of an existing nonconforming manufactured home with a newer manufactured home. Location: 1243 Preston Drive. Cabarrus PIN: 5670-53-1970. Current Zoning: RL Residential Low Density. Area: approximately 0.46 acres

Erin Burris stated that anyone wishing to speak regarding the case, including herself, would need to be sworn in since this is a Quasi-Judicial Hearing. The Clerk to the Board, Jennifer Blake swore in Erin Burris and Jermaine Reid.

A. SITE INFORMATION

Applicant/	Jermaine Reid
Property Owner(s):	1243 Preston Drive Mount Pleasant, NC 28124
Tax PIN:	5670-53-1970
Location:	1243 Preston Drive
Zoning:	RL Residential Low-Density
Lot Area:	0.46 acres B. CERTIFICATE OF NONCONFORMITY ADJUSTMENT REQUEST

The subject property is located in the Town’s extraterritorial jurisdiction (ETJ) zoned RL Residential Low Density and has an existing manufactured home and storage shed on the property. The existing manufactured home was installed in 1997, prior to the adoption of Mount Pleasant’s Development Ordinance. Manufactured homes are not permitted in the RL zoning district outside of a manufactured home overlay (MH-O), so this is a nonconforming use. Section 13.1 of the Mount Pleasant Development Ordinance only permits the expansion or replacement of a nonconforming use with the issuance of a Certificate of Nonconformity Adjustment by the Board of Adjustment. The applicant requests a Certificate of Nonconformity Adjustment in order to replace the existing manufactured with a new larger manufactured home.

C. ZONING CRITERIA

Surrounding Area / Existing Conditions

Zoning and land uses within 500 feet of surrounding properties include:

Direction	Zoning	Land Use
North	RL Residential Low Density	Single-family residential, Agriculture
East	RL Residential Low Density	Single-family residential, Forestry
South	RL Residential Low Density, Z-RH Conditional Zoning Residential High Density	Single-family residential, Vacant
West	RL Residential Low Density, OI Office & Institutional	Single-family residential, Public Park

Comprehensive Plan & Other Relevant Plans

The Future Land Use Map in the adopted Comprehensive Plan designates the subject property and surrounding area for “Medium Intensity” development. This designation is intended primarily for a variety of medium density residential uses of two to four dwelling units per acre and low to medium intensity civic, institutional, office, service and retail uses designed to keep impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.

Utilities

The property is currently served by public water and sewer.

Site Plan

The applicant has provided a sketch site plan showing a new approximately 2,400 square foot (32' x 76') manufactured home. The existing home is approximately 1,400 square feet. The new manufactured home would be subject to the setbacks of the RL zoning district as follows:

Front: 35'

Side: 15'

Rear: 30'

Access and Parking

Preston Drive is a state-maintained low volume, dead-end road that does not have an NCDOT traffic count. No new access points are proposed. There is an existing parking pad on the property shared with the adjacent vacant property that can hold approximately 6 or 7 vehicles. The minimum number of parking spaces for a single-family home is three (3).

MPDO Supplemental Requirements

Where permitted, manufactured homes are required to meet the following standards:

A. Any manufactured home on an individual lot shall conform to the same building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, and square footage standards and requirements to which a conventional single-family residential dwelling on the same lot would be subject.

B. All manufactured homes on individual lots shall be oriented so that the side having the front (main) entrance shall be no more than 20 degrees from parallel to the front property line. This does not apply to manufactured homes that are at least 200 feet from the right of way.

C. The roof on Type II manufactured homes shall have a minimum pitch of 3:12 (a rise of a nominal three (3) feet for each 12 feet of horizontal run or portion thereof). The roof shall be finished with a type of shingle that is commonly used in standard residential construction with a class C or better fire rating. All roof structures on Type II manufactured homes shall provide eaves and raker projections of no less than six (6) inches, excluding guttering.

D. The exterior siding on manufactured homes shall consist of non-reflective vinyl or aluminum lap siding, wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.

E. A continuous masonry (brick, stone or decorative block) curtain wall or foundation, unpierced except for ventilation and access, shall be installed under the outer perimeter of the dwelling from its base to the ground so as to be compatible with surrounding residential land uses.

F. The dwelling shall be attached to a permanent foundation system in compliance with the NC State Building Code as may be amended.

G. All wheels, axles, transporting lights and removable towing apparatus shall be permanently removed prior to installation of the dwelling unit.

H. The foundation shall be excavated and shall have continuous skirting or backfill leaving no uncovered open areas except vents and crawl spaces. The foundation shall be exposed no more than 12 inches above grade.

I. All manufactured homes shall have a deck or porch, at least 32 square feet in area, at each entrance.

D. BOARD OF ADJUSTMENT ACTION

In order to determine whether a Certificate of Nonconformity is warranted, the Board must decide that each of the findings-of-fact as set forth in the MPDO and outlined below has been met and that the additional approval criteria have been satisfactorily addressed. Staff has provided draft findings-of-fact based on the application and site analysis. If the Board concurs completely with the draft findings provided by staff, the findings may be approved by the Board. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be provided by the Board.

Each of the findings should be voted on individually. If all findings are met, then the Board of Adjustment should vote to approve the Certificate of Nonconformity Adjustment with applicable conditions. If any of the findings are not met, then the Board of Adjustment should vote to deny the Certificate of Nonconformity Adjustment. Should a Certificate of Nonconformity Adjustment be approved, the Board may impose such reasonable conditions as will ensure that the use of the property to which the Certificate applies will be as compatible as practicable with the surrounding properties and all local, state, and federal requirements are met.

1. Noise. Does the nonconformity create noise above and beyond levels considered normal to the area?

The replacement of the nonconforming use will result in the same land use with a slightly larger floor area. The use is still a type of single-family dwelling within a district primarily intended for single-family residential uses.

2. Traffic. Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

The replacement of the nonconforming use will not result in an increase in traffic volume in that it is still a type of single-family uses.

3. Other measurable, physical effects. Does the nonconformity generate any other negative effects including but not limited to: dust, air pollution, foul smell, etc.?

The replacement of the nonconforming use will not result in any additional negative effects than the current use or any other single-family dwelling.

4. Aesthetics. Does the nonconformity compliment or detract from the overall aesthetic character of the area?

The replacement manufactured home will be similar in appearance to the existing manufactured home, just larger and newer. A condition that the new manufacture home meets the design standards for manufactured homes in Section 4.2.7 is proposed to meet this finding.

E. NOTICE OF PUBLIC HEARING (per NCGS 160D-406)

1. Mailed notice to adjoining owners on July 16, 2025
2. Posted signs on subject property on July 16, 2025

F. ATTACHMENTS

1. Application
2. Sketch Site Plan provided by Applicant
3. Zoning Map
4. Aerial Map
5. Notice of Hearing to Adjacent Property Owners

Whit Moose opened the Public Hearing to questions for Erin Burris.

None

Whit Moose opened the Public Hearing for those to come forward in favor of the case.

Jermaine Reid

1243 Preston Drive, Mount Pleasant, NC 28124

Jermaine Reid: I really don't know what to say but me and my family moved back home in 1997 when we had my second son. At that time, we were a young couple that was trying to get something, so we brought a small, manufactured home which is what we could afford at the time. The family has outgrown that, and we have grandbabies now. The house is filling up, so we needed something bigger. We couldn't add on to the manufactured home due to a lot of restrictions. So, we are just trying to provide for a better future for the family and give us more

room and access. We are trying to do it the right way. Other than that, I do not know what else to say but I would appreciate it if we can get this done.

So, then the family can have a little more room for the kids and grandbabies so we can enjoy life a little better. Thank you.

Rick Burleyson: Have you looked at this logistically are you going to be able to get this bigger home in there?

Jermaine Reid: Going by the measurements I took, and I had a guy that does homes and stuff with the setbacks so close we should be able to do it even if we have to push it back a little farther. And the adjacent property at the end is actually my mother's so if we need to we can do whatever we need to do with that. It is all family land; it is me and my mother right there together.

Rick Burleyson: If the existing home will have to be moved out before this one can be moved and you have plans for all of that."

Jermaine Reid: Yes.

Erin Burris: The property measures 108 feet across the front so given the 76 divided by 2. They have 16 feet on either side to work with. The setbacks are 15 feet, so you need to get it in there and make sure you measure right."

Whit Moose: Do you have the new home already picked out and know what you are getting on that, yet?

Jermaine Reid: Yes, we have picked out a home we just waiting on the zoning and everything done so we can move forward on that.

Whit Moose: If it is similar in appearance to what you have now? Just longer basically?

Jermaine Reid: Yes, bigger and longer. We are going to add the porch on and the underpinning.

With no one else speaking, Whit Moose closed the Public Hearing and moved on to the Findings.

Erin Burris read each draft finding for the board to vote separately on each one:

1. Noise. Does the nonconformity create noise above and beyond levels considered normal to the area?

The replacement of the nonconforming use will result in the same land use with a slightly larger floor area. The use is still a type of single-family dwelling within a district primarily intended for single-family residential uses.

Liz Poole made a **motion** to approve the finding for Noise as proposed and a second motion was made by Kiesha Garrido. All were in favor. (4-0)

2. Traffic. Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

The replacement of the nonconforming use will not result in an increase in traffic volume in that it is still a type of single-family uses.

Liz Poole made a **motion** to approve the finding for Traffic as proposed and a second motion was made by Kiesha Garrido. All were in favor. (4-0)

3. Other measurable, physical effects. Does the nonconformity generate any other negative effects including but not limited to: dust, air pollution, foul smell, etc.?

The replacement of the nonconforming use will not result in any additional negative effects than the current use or any other single-family dwelling.

Liz Poole made a **motion** to approve the other measurable, physical effects as proposed and a second motion was made by Kiesha Garrido. All were in favor. (4-0)

4. Aesthetics. Does the nonconformity compliment or detract from the overall aesthetic character of the area?

The replacement manufactured home will be similar in appearance to the existing manufactured home, just larger and newer. A condition that the new manufacture home meets the design standards for manufactured homes in Section 4.2.7 is proposed to meet this finding.

Whit Moose: As a point on this we would only be approving a new home so if something were to come up that another option was made available, it would have to be a new home, is that correct.

Erin Burris: You get into case law with that one.

John Scarbrough: The question is if you approve the Certificate of Nonconformity of Adjustment, are you approving any type of replacement?

Whit Moose: We are saying here a new home. If something new were to come up that they had an offer to get something that was not a new home but was the same size. Would that be allowed?

John Scarbrough: Well I think what has been stated so that the evidence is that it will be a new home.

Erin Burris: Newer home than the existing home.

John Scarbrough: Newer home and then we have the condition that it met the design standards which is incorporated in that finding which kind of gets you over that hurdle I believe, if that answers your question.

Whit Moose: I guess it does but two things. If it were a not a new home, does that mean we would have to go through all this again.

John Scarbrough: We can make that a condition if they agree that it's going to be a newer home. We can ask if that is a condition.

Whit Moose: Just for clarity, is this newer than what's there now? Correct? Is that a brand-new home?

Jermaine Reid: Brand-new

John Scarbrough: We can make that a condition and that would be...

Whit Moose: That's what I am taking this to mean because it does say new manufactured home. I didn't want a hiccup to come along if something comes up that it's not. But if it is a new manufactured home and everybody is on the same page, then I am good with that.

Rick Burleyson: I am assuming all new manufactured homes meet the standards we have in place.

Erin Burris: So we haven't had anyone apply for a permit in a manufactured home overlay in a very long time. I think I remember issuing one in the entirety of my time being here and it did have to meet those requirements.

Rick Burleyson: I feel like it would meet the standards.

Erin Burris: The only reason we are doing this is because it is not a manufactured home overlay. It is not conforming, and you cannot enlarge or replace a nonconforming use without going through this Certificate of Nonconforming Adjustment.

John Scarbrough: Does the Board want a condition that it be a new home or lead way there.

Rick Burleyson: I think we will assume that it is.

Erin Burris: I mean it is kind of addressed in the findings. It is a larger and new manufactured home.

Whit Moose: Is everyone good with that as presented? The board concurred.

Liz Poole made a **motion** to approve the last finding as presented and a second was made by Kiesha Garrido. All were in favor. (4-0)

Whit Moose asked for a motion to approve the Certificate of Nonconformity Adjustment.

Liz Poole made a motion to issue the Certificate of Nonconformity Adjustment with a second motion made by Kiesha Garrido. All were in favor. (4-0)

11. Reports

SUB 2020-03 Brighton Park

Erin Burris has issued 10 permits to date. Their sewer line has been finalized and approved by NCDEQ.

SUB 2017-01 Green Acres

Erin Burris had issued 10 permits and did issue 4 more permits today for a total of 14.

Erin Burris called about the gate, and the Developer said it was down at the spot ready to be put up. The developer also said it should be installed by the end of next week.

Erin Burris shared that the Town gets a sewer capacity allocation twice a year. The Town will get around 3500gpd every 6 months if there is not a super rainy season so that is equivalent to 15 houses every 6 months. We currently have 21,994gpd in nonstrategic reserve which is the equivalent of 97 homes. Ms. Burris does keep track of things that have submitted applications even if they have not been approved yet. So, there is only about 7,000 gallons on sewer capacity available. The total amount of 123,864 gpd from the very beginning and 15,000 gallons of that will be put into Strategic Reserve like Economic Development Projects which is not that much.

Water Distribution Line – The tie-ins have not been done yet. Due to the BRIC grant funding being cancelled, the State Utilities may go ahead and finish at the South end of Main Street and then do Franklin Street. There will be a lot of discussion at the meeting the Town has with State Utilities on Wednesday. The Town tries to let people know what is going on but what State Utilities tells us has not happened. The communication is not there but we are hoping to get more information so we can share that.

Duke Energy has not communicated with the Town about replacing poles while our roads are closed. One part of Duke Energy does not talk to another part of Duke Energy.

The Water Treatment Plant has been shut down and is being worked on. Folks from Utah from WesTech are doing the work. It is moving along, and the Town appreciates everyone conserving the water while we get water from Concord. The projected timeline for completion was eight weeks. The State has approved the well. The Town will be using and the power activated carbon system is moving along and is taking some time getting through the Engineers and DEQ. The numbers that came back from the powder activated carbon and coagulant have really brought down the total organic numbers in the jar testing. The Town is confident this will take care of things and be the best water around.

10. Planning & Zoning Comment Period

Whit Moose asked if the ABC Store's new location is still in the process? Erin Burris shared that the ABC Store is still trying to move to the White Owl and asked to temporarily relocate to 8930 E. Franklin Street, a couple of lots down from where the Store is currently located (Old Sandy's Restaurant building).

Liz Poole asked Ms. Burris if she knew what the plans would be for the ABC Store's old building. Ms. Burris stated that she did not know of any plans and that it would be up to the current owner of the building to whom they chose to rent the space within the permitted use of the C-1 district.

Liz Poole asked for an update on the service station at the corner of Highway 49.

Ms. Burris stated that through correspondence with the code enforcement officer the landowner has arranged for someone to come in and tear that building down being done in the next week.

Liz Poole also asked about the new Theater. Ms. Burris stated it is still moving along, and the Theater Board meets every month. They have building plans drawn up, naming rights arranged,

and once the Theater has their social media and website up and running, they will start working on fundraising. The Theater has moved the hopeful opening date from September 2026 to January 2027 to be more realistic.

Liz Poole made a personal comment about parking in front of the Post Office on the opposite side of the road to be eliminated on that side of the road. This is a narrow road and with cars parked on both sides of the road it is tight, especially with trucks coming through. Ms. Poole does not want it to be done right now but with future projects going on to have it investigated. Ms. Burris said that the Town can talk with NCDOT about striping when they are coming into repave and have some striping for “no parking” would make sense.

Rick Burleyson asked what kind of pet enclosure would need a zoning permit. Ms. Burris stated that any accessory structure that is greater than 50 square feet needs a zoning permit and that types of animals permitted are limited by the ordinance.

Mayor Tony Lapish wanted to thank each of the Board members for all the work they do, especially with all the projects going on.

Liz Poole wanted to thank the Town for taking the tree down on Jackson Street, cleaning out the ditch close to the tree, and part of the tree that was cut back on Walnut Street. It was very much appreciated and did not go unnoticed.

12. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn.

Liz Poole made the **motion** to adjourn, and a second motion was made by Kiesha Garrido.

All were in favor. (4-0)

Chairman, Whit Moose

Clerk to the Board, Jennifer Blake



Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Planning & Zoning Board

From: Erin S. Burris, AICP, Planning Director

Date: August 25, 2025

Subject: TA 2025-01 Accessory Uses & Temporary Uses

A. BACKGROUND

Applicant: Town of Mount Pleasant
8590 Park Drive
Mount Pleasant, NC 28124

Affected Sections of MPDO: Section 5.2, 5.10.2, 8.13, and Appendix A (Definitions)

Development ordinance amendments are proposed to address organization of the Accessory Structure requirements, options for concealment of inoperable vehicles, the temporary use of shipping containers during moving or renovations, and the issuance of temporary use permits for gravel parking in the CC district. Below is a summary of proposed amendments:

Section 5.2

- Organization and clarification of Accessory Uses & Structures Section
- Consolidate location, setbacks, and height requirements into one subsection to reduce confusion.
- Provide additional standards for the use of shipping/cargo containers and reference permissible temporary uses of containers.
- Remove mounting types for antenna devices/satellite dishes (redundant and contradictory with Location of Device requirements).
- At the recommendation of the Code Enforcement Officer, providing additional options for the storage of junked/inoperable vehicles. (Definition added in Appendix A for definition of fitted automotive cover)

Section 5.10.2

- Clarification of timeframes for temporary uses and section references.
- Add provisions for approval by the Fire Marshal of fireworks stands and promotional/special events.
- Extend the temporary sales of agricultural products from four (4) months to six (6) months.
- Add maximum area requirements for Food Vendors to match Agricultural Products.
- Add provisions for the temporary use of shipping/cargo containers (e.g. PODs) for moving and storage during construction.
- Add provisions for temporary gravel parking in the CC district to allow for construction timeframes and public parking improvements (reference added in Section 8.1.3).

B. RELATIONSHIP TO ADOPTED PLANS & POLICIES

The relevant goals/strategies in the Town's adopted Comprehensive Plan are listed below:

- Community Character Strategy #4: Continue with proactive code compliance and enforcement efforts by providing community education and a clear process for bringing properties into compliance.
- Downtown Strategy #2: Continue to improve downtown parking.

C. STAFF RECOMMENDATION

Staff recommends review and approval of the proposed amendments.

D. ACTION REQUESTED

The Planning & Zoning Board is requested to review and make a recommendation to the Town Board of Commissioners on one of the following items:

- **Recommend approval and consistent:** The Planning & Zoning Board finds that proposed amendments are consistent with the Comprehensive Plan.
- **Recommend approval and not consistent:** The Planning & Zoning Board finds that the proposed amendments are not consistent with the Comprehensive Plan as adopted, but finds the proposed amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency.
- **Recommend denial and not consistent:** The Planning & Zoning Board finds that the proposed amendments are not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.

- **Defer:** The amendment needs additional consideration.

The Planning & Zoning Board's recommendation will be forward to the Town Board of Commissioners prior to the public hearing for the request, which is tentatively scheduled for September 9.

E. ATTACHMENTS

1. Sections 5.2, 5.10.2, 8.1.3, and Appendix A (affected definition)

5.2. ACCESSORY USES & STRUCTURES

5.2.1. PERMITTED ACCESSORY USES AND STRUCTURES

The uses listed in Column A, below, shall be permitted by right (unless noted otherwise) in any of the zoning districts set forth in Column B, below:

(A) Accessory Use	(B) Zoning Districts
Accessory Dwellings (subject to the provision of Section 5.4.1)	see Table 4.6-1 in Article 4
Garages or Carports (noncommercial) (subject to this Section)	All Residential Zoning Districts
Greenhouses (noncommercial) (subject to this Section)	All Residential Zoning Districts
Home Occupations (subject to Section 5.4.2)	All Residential Zoning Districts
Off-Street Parking and Driveways (subject to Article 8)	All districts.
Wireless Support Structures and Antennas (subject to Section 5.9.7)	see Table 4.6-1 in Article 4
Other Telecommunication Antennas or Towers	see Table 4.6-1 in Article 4
Satellite Dishes and Antennas (subject to Section 5.2.9)	All Zoning Districts
Signs (see Article 12)	All Zoning Districts
Storage Buildings (residential) (subject to this Section)	All Residential Zoning Districts.
Swimming Pools (subject to the provisions of Section 5.2.5)	All Residential Zoning Districts.
Stables/Private (see Section 5.3.1)	see Table 4.6-1 in Article 4
Tennis Courts (subject to the provisions of this Section)	All Residential Zoning Districts.
Nonresidential Accessory Structure (subject to Section 5.2.7)	All Zoning Districts on lots with an approved nonresidential principal use.
Parking of Vehicles (subject to Section 5.2.10 and Article 8)	All Zoning Districts
Any other Building or Use customarily incidental to the permitted Primary Use or Building (subject to the location standards of Section 5.2.3) as long as the use is permitted in the zoning district in which it is located.	All Zoning Districts. See Table 4.6-1 in Article 4.

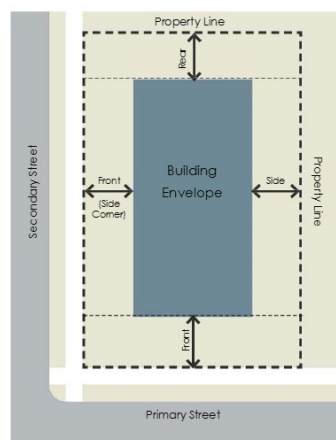
5.2.2. ESTABLISHMENT AND USE

- A. Accessory buildings or uses shall not be constructed or established on a lot until construction of the principal building has commenced or the primary use is established, except as provided in Section 5.2.3.
- B. Accessory buildings shall not be used for dwelling purposes, except as provided in Section 5.3.
- C. Construction, installation, or establishment of accessory structures are subject to the issuance of a zoning permit in accordance with the procedures set forth in Section 3.2.

5.2.3. LOCATION, SETBACKS, & HEIGHT

- A. Accessory structures shall be required meet the setback standards for accessory structures as set forth in Table 4.7-1 Dimensional and Density Standards. Accessory structures that are 15 feet or less in height shall meet the accessory structure setbacks for the district. Accessory structures greater than 15 feet in height shall meet the principal structure setbacks for the district. No accessory structure shall exceed the height of the principal structure on the property or the maximum structure height for the zoning district in which it is located, whichever is less. Accessory structures may be located within a setback yard for principal structures and shall be regulated in accordance with the standards below.
- B. No accessory structure shall be located less than 36 inches from the exterior wall of the principal structure. Structures that are located closer than 36 inches shall be considered as additions to the principal structure and shall conform to all applicable setbacks.
- C. For residential lots not exceeding of less than two (2) acres, detached accessory structures shall not be located in the front yard and may only be located in the side or rear yard. Detached accessory structures may be built in the required rear yard but The total area of such accessory structure shall not occupy more than 30 percent of the total area of the rear yard or more than 50 percent of the total area of the side yard. Accessory structures shall not be located in a corner side yard unless the corner side setback for the district is met. required rear yard. and shall not be closer than five (5) feet to any side or rear lot line or setback line.

FIGURE 5.2-1



- D. For residential lots exceeding two (2) acres, detached accessory structures may be located in the front yard but not closer than 75 feet from the front property line/street right-of-way. Detached accessory structures may be closer than the distance specified above if they are not visible from a public street.

- E. ~~Enclosed~~ Nonresidential accessory structures may only be located in the rear yard of a lot, behind the rear building line of the principal structure.
- F. Accessory buildings on double frontage lots shall not be closer to either street than the required front yard setback.

HEIGHT

~~The height of accessory structures shall not exceed:~~

- ~~A. The standard height regulations of the zoning district as set forth in Table 4.7-1 where accessory structure is located within the buildable lot area;~~
- ~~B. 15 feet in height, where accessory structure is located within a principal structure setback yard; and~~
- ~~C. The height of the principal structure(s) on the lot.~~

5.2.4. LIGHTING

Exterior lighting for accessory uses and/or structures shall be placed so as to not direct or reflect light upon adjoining land.

5.2.5. SWIMMING POOLS

A private swimming pool along with incidental installations, such as pumps and filters, is permitted in any residential zoning district provided:

- A. The swimming pool and incidental installations are located in the side or rear ~~other than the front~~ yard.
- B. If any pool contains at least 450 square feet of water surface area or has a depth of 36 inches or greater at its shallowest point, the pool shall be enclosed from adjoining lots by the principal structure, an accessory structure, a solid wall, or a protective fence of not less than four (4) feet in height. In the alternative, a pool cover shall be provided and shall be installed whenever the pool is not in use.
- C. The swimming pool shall be set back from all lot lines a distance of not less than five (5) feet.

5.2.6. EXCLUDED FROM USE AS ACCESSORY STRUCTURE

- A. No vehicle, tractor trailer, shipping/cargo container, manufactured home, recreational vehicle, POD or similar container shall be used as an accessory structure. ~~on any property in any zoning district.~~ However, properties zoned I-1 and public recreational uses may utilize shipping/cargo containers for storage, provided that:
 - 1. Containers are located in the side or rear yard of a principal structure; and
 - 2. Containers are located more than 150 feet from any street right-of-way or adjacent property; and
 - 3. Containers are screened from view from any street right-of-way with an appropriate combination of fencing, landscaping, berming, or building placement; and
 - 4. Containers are not stacked on top of one another; and
 - 5. Containers storing more than 55 gallons or 500 pounds of hazardous materials (where permitted) require a NFPA 704 Placard.
- B. The temporary use of a shipping/cargo container or similar container during construction or relocation of a residence, business, or organization shall be subject to the requirements of Section 5.10.2.

5.2.7. ADDITIONAL STANDARDS FOR ~~NONRESIDENTIAL~~ ACCESSORY STRUCTURES IN NONRESIDENTIAL ZONING DISTRICTS

- A. Except in the I-1 zoning district, the size of ~~enclosed~~ nonresidential accessory structures is limited to 30 percent of the gross floor area of the principal structure, not to exceed 1,000 square feet.
- B. Except in the I-1 zoning district, only one (1) accessory structure may be established per nonresidential lot.
- C. Nonresidential accessory structures may not be used for retail sales or customer contact areas.
- D. No temporary or permanent signs may be placed on nonresidential accessory structures.
- E. Nonresidential accessory structures shall comply with all design standards set forth in the Ordinance, including the Nonresidential Building Design Standards in Section 11.3 and Landscaping and Buffering Standards in Article 7.

5.2.8. EXEMPTIONS TO ACCESSORY USE AND STRUCTURE REGULATIONS

The following uses/structures shall be exempt from the provisions of this Section:

- A. Fencing and retaining walls;
- B. Mailboxes;
- C. Plant and landscaping materials;
- D. Any structure or improvement, once installed, is at grade or less than one (1) feet above grade; and
- E. Incidental structures of 50 square feet or less.

5.2.9. STANDARDS FOR ANTENNA DEVICES/SATELLITE DISHES

The following rules shall apply to devices covered by Section 207 of the Telecommunications Act of 1996 in the interest of promoting the safety and welfare of the Town:

Type of Mountings Permitted/Prohibited

~~A. Free standing on patio or deck prohibited~~

~~B. Fence/railing prohibited~~

~~C. Siding mounted permitted~~

~~D. Roof mounts permitted~~

~~E. Fireplace chimney mounted permitted on stone/brick chimneys or other materials approved by the zoning administrator~~

~~F. Balcony mounts on railing or deck permitted~~

~~G. Pole mounted on detached footing permitted (see #2 Height Restriction, E.)~~

5.2.9.1. Height Restrictions

- A. DBS (Direct Broadcast Satellite) – Not more than 12 feet above roof level.
- B. MMDS (Multichannel Multipoint Distribution Services) – Not more than 12 feet above roof level.
- C. TVBS (Television Broadcast Signals) – Not more than height limitations above roof level as specified in local IBC Code (International Building Code with North Carolina Amendments).
- D. Devices are to generally be mounted so they are not visible from front of unit.
- E. Mounted devices shall only be as high as necessary above a structure surface to give the device the required clear view of the transmitting signal antenna/satellite.

5.2.9.2. Size Restrictions

- A. DBS – Dish shall not exceed 1 meter (39.37 inches) in diameter.
- B. MMDS – Dish shall not exceed 1 meter (39.37 inches) in diameter or diagonally.
- C. TVBS – Antennas shall be limited in size pursuant to local IBC Code.

5.2.9.3. Location of Device

- A. Rear of dwelling unit unless signal would be impaired.
- B. Device may be mounted on owner's side of firewall toward rear of unit.
- C. If rear of unit is not suitable, device shall only then be permitted in front of dwelling unit in a location as inconspicuous as possible.

- D. If rear and side of dwelling is not suitable, device shall only then be permitted in front of dwelling unit in a location as inconspicuous as possible.
- E. Device shall not interfere nor obstruct the exterior maintenance responsibilities of the Town and/or utility providers.
- F. Device shall not be located near power lines or other utilities, e.g. gas, water, phone, etc.
- G. Device shall not extend beyond unit lot lines.
- H. Devices are prohibited on Town common property.

5.2.9.4. Installation

- A. Device shall be grounded in accordance with N.E.C. (National Electric Code) and local codes.
- B. Device shall be installed in complete accordance with local codes:
 - 1. Siding mounted devices shall be anchored securely to a wall with corrosive resistant fasteners.
 - 2. Mounting brackets and corrosive resistant fasteners (except those furnished with the antenna by its manufacturer) shall be painted to match the unit siding color. If desired the antenna and its factory furnished mounting materials (usually a medium gray color) may be painted to match the unit siding color.
 - 3. All devices shall be able to withstand 50 mph winds without failure.
 - 4. All devices shall exhibit UL (Underwriters Laboratory) label or equivalent.
 - 5. All devices shall comply with all ordinances, laws, regulations and industry standards.
 - 6. All energy needed to operate said device shall be at owner's expense.
 - 7. No device shall impair the signals of other devices or any other type of signal.
 - 8. Owner is responsible for maintaining the paint or other finishes on the device and its brackets, fasteners, or other associated hardware so they do not rust and weaken over time.
 - 9. For safety, all exterior wiring shall be neatly attached to the device and building structure and hidden from view as much as possible to prevent such wiring from coming loose and causing bodily injury or property damage. If practical, wiring shall be run internally to prevent U.V. (Ultra Violet) deterioration and wind damage.
 - 10. Any persons or individuals, who install antenna/satellite dishes, must contact the local service providers for that jurisdiction before installation begins. (i.e. Power, cable, sewer, water, gas, etc.)

5.2.9.5. Removal

Should the device be removed, owner shall restore premises to condition it was in prior to installation, wear and tear excepted.

5.2.9.6. Damage

Owner is responsible for any damage caused directly or indirectly by the device or installation or removal thereof.

5.2.9.7. Acronyms

The following acronyms apply to the is Section:

- DBS- Direct Broadcast Satellite
- MMDS- Multichannel Multipoint Distribution Services
- TVBS- Television Broadcast Signals (Commonly referred to as antennas)
- IBC- International Building Code with North Carolina Amendments
- N.E.C.- National Electric Code
- U.V. Ultra Violet

5.2.10. PARKING OF VEHICLES

5.2.10.1. Junked or Inoperable Vehicles

- A. No more than one (1) junked or inoperable vehicle may be parked on a ~~residentially-zoned or used~~ property. In accordance with North Carolina General Statute 160A-303, junked vehicle shall mean a vehicle that is partially dismantled or wrecked, cannot be self-propelled or moved in a manner in which it was originally intended to move, or is more than five (5) years old and appears to be worth less than \$100.00. Such vehicle may be located on the property for up to 60 calendar days provided that a fitted automotive cover is placed on the vehicle.
- B. Any junked or inoperable vehicle that is located on a property for more than 60 calendar days shall be located in the rear yard and shall be screened by one (1) or more of the following methods:
1. Minimum six (6) foot tall opaque fence or by natural terrain and landscaping; or
 2. Covered with a maintained and fitted automotive cover in good repair and not allowed to deteriorate; or
 3. Inside a completely approved enclosed building, garage, or similar structure.

~~Such vehicles located on the premises for more than 60 calendar days shall be stored inside an approved completely enclosed accessory structure.~~

- C. Provisions for the removal of junked or inoperable vehicles are set forth in Chapter 4 of Part 8 of the Code of Ordinances.

5.2.10.2. Vehicle Parking on Residential Properties

All operable vehicles on residential properties shall be parked:

- A. On a paved or gravel driveway; or
- B. In the side or rear yard of the principal structure; or
- C. Inside of an approved accessory structure.

This excludes occasional gatherings of not more than one (1) day per month.

5.2.10.3. Commercial Vehicle Parking on Residential Properties

On any residentially-zoned or used lot of less than two (2) acres in size, no commercial vehicle with more than two (2) axles may be parked on the property for longer than is necessary to make deliveries or perform construction work on the property. No residentially-developed lot may be used as the base of operation for any freight hauling truck.

5.2.10.4. Recreational Vehicles and Boat Parking

- A. No more than one (1) recreational vehicle and no more than two (2) motorized boats may be parked on a property used for single-family or two-family residential purposes.
- B. Recreational vehicles and boats of greater than 30 feet in length shall not be parked on lots of less than 20,000 square feet which are residentially-zoned or used for single-family or two-family residential purposes. All recreational vehicles and boats shall be parked on a paved or gravel driveway, in the side or rear yard of the principal structure, or inside of an approved accessory structure.

- C. Recreational vehicles and boats shall not be parked on any multi-family residential or non-residential property for greater than 24 hours unless there is a designated area on an approved site plan for such storage that is screened in accordance with Section 11.7.
- D. Recreational vehicles shall only be used for recreational travel purposes. A recreational vehicle shall not be used as a dwelling at any time or for visiting guests for more than 14 days per calendar year. The usage of a recreational vehicle for living, sleeping, housekeeping, storage, or commercial purposes or the connection of such vehicle to electric or wastewater disposal (other than for periodic maintenance and/or repair purposes) shall be prohibited, except as permitted in Section 5.10.2.3.5 for temporary use. Any slide-outs shall not be extended for a period of greater than 24 hours for periodic maintenance, repair, loading and unloading.

5.10.2. TEMPORARY USES**5.10.2.1. General Provisions**

- A. The Temporary Use Permit is a mechanism to allow a use on a short-term basis and certain seasonal or transient uses not otherwise allowed. Prior to conducting or establishing a temporary use or structure, approval of a Temporary Use Permit by the Planning Department is required pursuant to [the Administrative Approval procedures set forth in Section 3.2 of this Ordinance](#). Temporary Use Permits shall not be required for non-profit organization fundraisers or individual vendors at Town-sponsored special events or individual vendors for which a Temporary Use Permit has been issued under Section 5.10.2.8.
- ~~B.~~ All temporary uses listed in this Section require a Temporary Use Permit. The Administrator shall not approve or modify and approve an application for a Temporary Use Permit unless the ~~following~~ [criteria of this Section](#), specific regulations and time limitations are met in addition to criteria for any particular temporary use as specified [throughout Section 5.10. in sections 5.10.2.2 through 5.10.2.6 below](#).
- C. The allowance of such use shall not be detrimental to the public health, safety and general welfare, and the use shall be consistent with the purpose and intent of this Ordinance and the specific zoning district in which it will be located; and the use is compatible in intensity, characteristics and appearance with existing land uses in the immediate vicinity of the temporary use, and the use, value and qualities of the neighborhood surrounding the temporary use will not be adversely affected by the use or activities associated with it. In addition to those listed herein, factors such as location, noise, odor, light, dust control and hours of operation shall be considered.
- D. The use shall not be on publicly or privately-owned property unless the applicant first obtains written approval from the owner.
- E. The location of the temporary use or structure shall be such that adverse effects on surrounding properties will be minimal, particularly regarding any type of traffic generated or impacted by the temporary use or structure and impact upon traffic circulation in the area.
- F. Adequate off-street parking shall be provided to serve the use. The use shall not displace the required off-street parking spaces or loading areas of the principal permitted uses on the site. The entrance and exit drives shall be designed to prevent traffic hazards and nuisances.
- G. Structures and/or display of merchandise shall comply with the yard and property line setback requirements of the zone district within which it is located. Items shall be displayed so as not to interfere with the sight triangle of the intersection of the curb line of any two streets or a driveway and a street. In no case shall items be displayed, or business conducted within the public right-of-way, except ~~that this section shall not apply to~~ [displays on sidewalks for permitted promotional activities](#) in the CC district.
- H. Signage for temporary uses shall be permitted only within the time frame for which the temporary use is permitted. See Article 12 for specific standards for signs.
- I. Only one Temporary Use Permit shall be permitted for a single parcel of land at any given time.
- J. The period of time an expired Temporary Use Permit on a parcel and application for ~~another~~ [the same](#) Temporary Use Permit on that parcel shall be at least three (3) months. This restriction shall not apply to real estate development and constructed related temporary uses as set forth in section 5.10.2.3.

5.10.2.2. Temporary Retail Sales Uses**5.10.2.2.1. Fireworks Stands**

Limited to only non-residential zones for a period of time not to exceed 45 days. A maximum of one (1) structure, not to exceed 120 square feet in area, shall be allowed. The structure must be portable and completely removed at the end of the permit period. [This temporary use shall also receive the approval of the Cabarrus County Fire Marshal's office.](#)

5.10.2.2.2. Seasonal Sale of Agricultural Products (Including Christmas Trees)

Temporary Use Permits are required for all produce stands in non-residential zoning districts. Such sales are limited to a period of time not to exceed ~~six (6) four (4) consecutive~~ months per calendar year. A maximum of one (1) building/display booth shall be allowed and may cover a maximum of 400 square feet. The structure must be portable and completely removed at the end of the period.

5.10.2.2.3. Food Vendors

The sale of food and/or beverages from a stand, motor vehicle, tent, cart, or person, [not to exceed 400 square feet](#), may be allowed in the C-1, C-2, and I-1 zoning districts, and shall be limited ~~to a period not to exceed~~ [to no more than](#) 90 days ~~per calendar year~~ per lot of record. Food vendors shall be subject to applicable Health Department requirements.

5.10.2.3. Real Estate ~~Development~~ and Construction-Related Temporary Uses**5.10.2.3.1. Contractors Office and Equipment/Storage Sheds**

Accessory to a construction project (Residential or Non-Residential), placement of such a temporary use is limited to the period of time ~~that a valid building permit is in effect for the property. determined by an estimated project completion date with the option of an extension of up to one (1) year as and if approved by the Administrator.~~ A construction trailer may be used for a contractor's office or for the contractor's storage of equipment or materials. All temporary buildings and trailers shall be completely removed from the site within 30 days of issuance of a Certificate of Occupancy or completion of the construction project, whichever occurs first.

5.10.2.3.2. Real Estate Office in a Construction Trailer or Temporary Modular Unit

Temporary structures, such as construction trailers or temporary modular units, may be used as real estate sales offices in any new construction project for the sale of units within that project only. Such a temporary use may be allowed in all zoning districts. The permit shall be valid until the project is completed [\(with all certificates of occupancy issued\)](#) or for a period of two (2) years from the time of the recording of the most recent final plat, [whichever is sooner.](#)

5.10.2.3.3. Real Estate Office in a Model Home

Accessory to construction of a new Residential development. The permit shall be valid until the project is completed [\(with all certificates of occupancy issued\)](#) or for a period of two (2) years from the time of the recording of the most recent final plat, [whichever is sooner.](#) ~~Limited to a period of time not to exceed one (1) year with the option of an extension of up to one (1) year as and if approved by the Administrator.~~ The number of employees utilizing the office at any one time may not exceed five (5). A real estate office may not contain sleeping or cooking accommodations unless located in a model dwelling.

5.10.2.3.4. Single Family Dwelling in Temporary Structure

During the active construction period (after a building or grading permit has been issued) of a construction project involving a non-residential use or a residential development with building permit(s) for more than 50 units at any one time, one (1) mobile home or trailer may be allowed on the same property to be used as a temporary residence by a night watchman for a period not to exceed 12 months or the active construction period, whichever is less. The temporary home shall be removed from the site within 14 days of issuance of the Certificate of Occupancy for a

non-residential structure or the first residential unit if within a residential development.

5.10.2.3.5. Temporary Recreational Vehicles

Recreational vehicles shall be permitted as a temporary use or structure for up to six (6) months for residential construction or repair projects that have a valid building permit. At the end of six (6) months the recreational vehicle shall be removed from the property or disconnected from utilities and parked in accordance with Section 5.2.10. This timeframe may receive a one-time extension of up to three (3) months due to extenuating circumstances.

5.10.2.3.6. Temporary Shipping/Cargo Containers

The use of shipping/cargo containers are prohibited except for storage on properties zoned I-1 or public recreation uses, subject to the requirements of Section 5.2.6, or as a temporary use associated with construction related-activities or moving the contents of a residence or business during relocation. The temporary container shall meet the following requirements:

- A. Shall be located outside of the public right-of-way and any utility, stormwater, or access easements; and
- B. Shall be setback a minimum of five (5) feet from the adjacent property lines; and
- C. Shall not exceed the maximum of 30 days for moving purposes or the duration of a valid building permit for construction purposes.

5.10.2.3.7. Temporary Gravel Parking within the CC District

- A. As set forth in Section 8.1.3, new or expanded gravel parking in the CC District is prohibited and any existing gravel parking lot within the CC District shall be closed or paved by December 31, 2025. However, a temporary use permit may be obtained by a property owner within the CC district to allow temporary gravel parking for up to one (1) year in the following circumstances:
 - 1. The property owner has an approved site plan on file with the Town for building or parking improvements on the site; or
 - 2. A temporary gravel parking lot provides temporary public parking to facilitate the completion of permanent public parking improvements by the Town within the CC district;
- B. A one-time extension of the temporary use permit for up to one (1) year may be granted by the Administrator to account for delays in construction.
- C. Once a temporary use permit for gravel parking has expired, the temporary lot shall be closed, paved in accordance with the standards of this Ordinance (subject to site plan approval), or have the gravel removed from the site.

5.10.2.4. Temporary Business Relocation

A business may be temporarily relocated to any location within the CC, O-I, C-1, C-2, or I-1 zoning districts, whether or not the use is allowed in that district, during the renovation of their permanent location for a period not to exceed six (6) months with the issuance of a Temporary Use Permit. A one-time extension of up to six (6) months may be issued due to delays in construction. Such business may display a temporary banner not to exceed 32 square feet at the temporary location.

5.10.2.5. Amusement Enterprises

Carnivals, circuses, fairs, and amusement rides may be allowed in any non-residential zoning district for a period not to exceed 21 days within any calendar year. This classification excludes events conducted in a permanent entertainment facility.

5.10.2.6. Religious Events

- A. Religious events in a tent or other temporary structure may be allowed in any non-residential zoning district for a period not to exceed 15 days.
- B. Religious events in a tent or other temporary structure may be allowed in any residential zoning district for a period not to exceed 15 days, provided that the property on which the temporary use is going to be operated is owned by the same religious institution requesting the temporary use.

5.10.2.7. Promotional Activities and Special Events in Commercial Zones ~~Involving the Display of Goods and Merchandise~~

Such activities may be conducted outside for a period of not more than two (2) consecutive days. If the private sidewalk or pedestrian way in front of the building is used for display of merchandise, a minimum width of four (4) feet must remain unobstructed for pedestrian use. A Temporary Use Permit for promotional activities may be issued up to 12 times during any calendar year, for a maximum of 24 days per calendar year. [Tents, inflatables, and events expected to draw crowds of greater than 100 people at one time are subject to approval by the Cabarrus County Fire Marshal's Office.](#)

5.10.2.8. Special Events and Activities on Public Property

Special events and activities conducted on public property such as school sites and public parks shall be exempt from the provisions of this Section of the Ordinance but must comply with any guidelines, regulations and permitting process required by the authorizing agency (e.g. School District or a Parks and Recreation Department).

5.10.2.9. Similar and Compatible Uses Not Specified

If a particular temporary use is listed in the Ordinance, the Administrator shall have the authority to grant a temporary use permit for a "similar and compatible use". Similar and compatible uses not specified are those uses which are similar and compatible to those allowed as temporary uses in this Section. Determination of what constitutes similar and compatible shall be made by the Administrator. In such instances, the applicant shall provide the following information such as type of use; number of employees; parking/circulation needs/hours of operation; and duration of operation. If the Administrator determines that the use is not similar and compatible, the applicant may appeal the decision to the Planning & Zoning Board in accordance with Section 3.8 of this Ordinance.

8.1.3. PARKING LOT DESIGN

8.1.3.1. Parking Surface

8.1.3.1.1. Paving Required

All required parking and vehicular traffic surfaces shall be graded for drainage in accordance with Section 10.3 Stormwater Management Standards and shall be surfaced with concrete or bituminous asphalt pavement on a compacted base course, constructed to industry standards, except as allowed by Section 8.1.3.1.2 and 8.1.3.1.3, below. Alternative materials, such as pervious pavement or pavers, may be approved by the Administrator, subject to the standards of Section 10.3.8, if such material(s) exhibits equivalent load bearing and wear characteristics as concrete or bituminous asphalt. In making such a determination, the Administrator may consult the Town Engineer, Director of Public Works, or their designee or other persons with knowledge of paving materials.

8.1.3.1.2. Exemptions to Paving Requirements

Overflow and event parking areas that are used more than four (4) times per year, public park and trailhead parking areas, and industrial parking/storage yards may use gravel instead of paved surface provided that the following conditions are met:

- The minimum number of parking spaces required for each use is paved;
- All parking areas within front and side yards are paved;
- Driveway aprons a minimum of 20 feet deep (or greater if required by NCDOT) are paved;
- Required ADA accessible parking spaces are paved;
- Gravel is spread four-inches deep on top of a compacted base course; and
- The property is not located in the CC zoning district, [or has obtained a temporary use permit for gravel parking subject to Section 5.10.2.3.7.](#)

All parking areas for which paving is waived shall meet the minimum requirements of Volumes I-C and V of the North Carolina State Building Code for Accessibility and for Fire Prevention.

8.1.3.1.3. Striping Required

Paved off-street parking areas, as required by this Ordinance, shall be striped in accordance with the dimensions as set forth in this Article 8.

8.1.3.1.4. CC City District Parking

All parking surfaces within the Center City district shall be paved. Any unpaved, dirt or gravel parking and vehicular circulation areas existing within the CC zoning district as of July 8, 2019 shall be closed or paved by December 31, 2025, [unless a temporary use permit has been issued subject to the requirements of Section 5.10.2.3.7.](#)

8.1.3.2. Curb & Gutter

All sites with more than 50 parking spaces shall be constructed with standard or valley curb and gutter as detailed in Appendix C. As an alternative, parking areas shall be designed in accordance with *Low Impact Development (LID): A Guidebook for North Carolina* published by the North Carolina Cooperative Extension.

8.1.3.3. Overhang Protection

Wheel stops, bumper guards, or curbing shall be provided, located and arranged so that no part of any parked vehicle will extend beyond the boundaries of the parking space and into a pedestrian crossing area or landscaping area.

8.1.3.4. Backing Movements Prohibited

Except for single- and two-family dwellings on individual lots, parking spaces and driveways shall be arranged to require ingress and egress from the lot to a public street by forward motion of the vehicle.

FINAL PLAT - A survey map of record which indicates the boundaries for streets, blocks, lots and other property divisions which is prepared pursuant to Article 6 of this Ordinance.

FINAL SITE PLAN OR FINAL PLAN - The map of a proposed development to be filed after approval by the decision-making authority and any accompanying material as described in this Ordinance.

FINANCIAL INSTITUTION - Any trust company, savings bank, industrial bank, savings and loan association, building and loan association, commercial bank, credit union, federal association, investment company, or other business association, which is chartered under federal or State law, solicits, receives or accepts money or its equivalent on deposit and loans money as a regular business. (Source: NCGS § 116B-10)

FIRE FLOW SURVEY - A testing of fire hydrants to determine capacity by volume and pressure for fire-fighting purposes.

FIRE PROTECTION FACILITIES - Fire stations and major pieces of fire-fighting apparatus, including, but not limited to pumpers, quick response vehicles, hook and ladder trucks, and similar equipment, owned and operated by the Town of Mount Pleasant Fire Department or other duly authorized volunteer fire districts.

[FITTED AUTOMOTIVE COVER – A ready-fit cover made expressly for vehicles which will resist decay, mildew, and ultra-violet sunlight.](#)

FLAG - Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

FLAG LOT - See "Lot, Flag."

FLEA MARKETS - A flea market, swap shop, or similar activity by whatever name, where the use involves the setting up of two (2) or more booths, tables, platforms, racks, or similar display areas for the purpose of selling, buying, or trading merchandise, goods, materials, products, or other items offered for sale outside an enclosed building. Flea markets shall not include any of the following activities which occur at the same location four (4) or fewer days in any calendar year: garage sales, produce stands, or fundraising activities done by a non-profit organization.

FLOOR AREA - The sum of the gross horizontal areas of the several stories of the building measured from the exterior faces of the exterior walls or from the center line of party walls. It shall exclude any basement floor, interior balconies and mezzanines, elevator shafts and stair wells and enclosed porches. The floor area of accessory uses and of accessory buildings on the same lot shall be included.

FLOOR AREA RATIO (FAR) - The ratio of the gross floor area of all structures on a parcel to the gross area of the parcel on which such structures are located.

FORESTLAND - Land that is a part of a forest unit that is actively engaged in the commercial growing of trees under a sound management program. Forestland includes wasteland that is a part of the forest unit, but the wasteland included in the unit shall be appraised under the use-value schedules as wasteland. A forest unit may consist of more than one tract of forestland, but at least one of the tracts must meet the requirements in NCGS 105-277.3(a)(3), and each tract must be under a sound management program.

FRONT - Any public street frontage, not including alleys.

FRONTAGE - The distance where a property line is in common with a public or private street right-of-way, or a recorded access easement. See section 6.6.5.3. for provisions regarding access easements.

FRONTAGE, DOUBLE - A lot which extends from one street frontage to another street.

STATE OF NORTH CAROLINA
TOWN OF MOUNT PLEASANT

Mount Pleasant Board of Adjustment
Approved and Filed

Date: _____

Clerk: _____

In Re Application for Certificate of
Nonconformity Adjustment 2025-01

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ORDER GRANTING
CERTIFICATE OF NONCONFORMITY
ADJUSTMENT

THE BOARD OF ADJUSTMENT for the Town of Mount Pleasant, North Carolina held a public hearing on July 28, 2025 to consider the Application of Jermaine Reid (“Applicant”) for a Certificate of Nonconformity Adjustment allowing the replacement of an existing nonconforming manufactured home with a new manufactured home at 1243 Preston Drive, Mount Pleasant, NC 28124 (the “Subject Property”).

The Board of Adjustment (the “Board”) considered the staff report and testimony from Erin Burris, Planning Director. The Board also considered the testimony and evidence in support of the Application presented by the Applicant, Jermaine Reid.

There was no opposition to the Application.

Having heard and reviewed all the evidence and testimony presented at the hearing, the Board of Adjustment makes the following FINDINGS OF FACT:

FINDINGS OF FACT

1. The Subject Property is approximately .46 acres located at 1243 Preston Drive, Mount Pleasant, North Carolina, 28124 (Tax PIN 5670-53-1970).

2. The owner of the Subject Property is Jermaine M. Reid, as evidenced by the General Warranty Deed recorded at Book 5358, Page 302, Cabarrus County Registry.

3. The Applicant desires to replace an existing 1,400 square foot manufactured home on the Subject Property with a new manufactured home which will be 2,400 square feet (32' x 76"). The Applicant provided the sketch plan attached hereto, and incorporated herein by reference, as Exhibit A.

4. The Subject Property is located in the Town's extraterritorial jurisdiction and is zoned RL (Residential Low Density). Manufactured homes are not permitted in the RL zoning district; however, the existing manufactured home on the Subject Property was installed in 1997, before the adoption of the Mount Pleasant Development Ordinance ("MPDO") and is therefore a "nonconforming use."

5. In order to enlarge, expand, or otherwise alter a nonconforming use such as Applicant's manufactured home use, the Board must issue a Certificate of Nonconformity Adjustment pursuant to Section 13.1.6 of the MPDO.

6. The Future Land Use Map in the adopted Comprehensive Plan designates the Subject Property and surrounding area for "Medium Intensity" development. This designation is intended primarily for a variety of medium density residential uses of two to four dwelling units per acre and low to medium intensity

civic, institutional, office, service and retail uses designed to keep impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.

7. The Subject Property is currently served by public water and sewer.

8. The Subject Property is accessed by Preston Drive, a state-maintained, low volume, dead-end road that does not have an NCDOT traffic count. No new access points are proposed by the Applicant and the proposed use will not result in an increase in traffic count since it will remain a single-family use. There is an existing parking pad on the property shared with the adjacent vacant property that can hold approximately six or seven vehicles. The minimum number of parking spaces for a single-family home is three spaces.

9. The proposed use will remain residential in nature and will not increase noise levels beyond what is considered normal for the area, or generate dust, air pollution, foul smell, or any other negative effect.

10. The replacement manufactured home proposed by the Applicant will be similar in appearance to the existing manufactured home, except that it will be a larger and newer model. The Applicant agreed that the new manufactured home would meet the design standards for manufactured homes contained in the MPDO and set forth below as conditions.

CONCLUSIONS OF LAW

Based on (1) the Application and site plan, (2) the competent, material, and substantial evidence submitted in support of the Application, and (3) the above Findings

of Fact, the Town of Mount Pleasant Board of Adjustment concluded, by a vote of 4-0 on July 28, 2025, that the Applicant met each of the four standards set forth in Section 13.1.6.2(C) of the MPDO and is therefore entitled to the issuance of a Certificate of Nonconformity Adjustment for the proposed use, to wit:

1. In accord with Section 13.1.6.2(C)(1), the nonconformity will not create noise levels above and beyond the levels considered normal to the area.

2. In accord with Section 13.1.6.2(C)(2) of the MPDO, the nonconformity will not generate or have the potential to generate a significantly higher volume of traffic than the surrounding land uses.

3. In accord with Section 13.1.6.2(C)(3) of the MPDO, the nonconformity will not generate any other negative effects including but not limited to dust, air pollution, foul smell, etc.

4. In accord with Section 13.1.6.2(C)(4) of the MPDO, the nonconformity will compliment and not detract from the overall aesthetic character of the area, provided the following conditions are met:

- a. The new manufactured home shall conform to the same building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, and square footage standards and requirements to which a conventional single-family residential dwelling on the same lot would be subject. This condition specifically includes, but is not limited to, the required

setbacks for the RL zoning district, being a front setback of 35', side setback of 15', and rear setback of 30'.

- b. The new manufactured home shall be oriented so that the side having the front (main) entrance shall be no more than 20 degrees from parallel to the front property line. This does not apply to manufactured homes that are at least 200 feet from the right of way.
- c. The roof on the new manufactured home shall have a minimum pitch of 3:12 (a rise of a nominal three (3) feet for each 12 feet of horizontal run or portion thereof). The roof shall be finished with a type of shingle that is commonly used in standard residential construction with a class C or better fire rating. All roof structures on Type II manufactured homes shall provide eaves and raker projections of no less than six (6) inches, excluding guttering.
- d. The exterior siding on the new manufactured home shall consist of non-reflective vinyl or aluminum lap siding, wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.
- e. A continuous masonry (brick, stone or decorative block) curtain wall or foundation, unpierced except for ventilation and access, shall be installed under the outer perimeter of the new

manufactured home from its base to the ground so as to be compatible with surrounding residential land uses.

- f. The new manufactured home shall be attached to a permanent foundation system in compliance with the North Carolina State Building Code, as may be amended from time to time.
- g. All wheels, axles, transporting lights and removable towing apparatus shall be permanently removed prior to installation of the new manufactured home.
- h. The foundation shall be excavated and shall have continuous skirting or backfill leaving no uncovered open areas except vents and crawl spaces. The foundation shall be exposed no more than 12 inches above grade.
- i. The new manufactured home shall have a deck or porch, at least 32 square feet in area, at each entrance.

DECISION AND DISPOSITION

The Board of Adjustment for the Town of Mount Pleasant hereby grants a Certificate of Nonconformity Adjustment to the Applicant subject to the conditions listed above.

This decision is effective upon distribution to the parties and filing with the Clerk of the Board of Adjustment.

Date:_____

Whit Moose, Chairman

EXHIBIT A



5826



Planning, Economic Development, & Infrastructure Projects
August 25, 2025

Active Planning & Zoning Cases

SITE 2025-01 Harris Mustang Supply

Description: Request construct a 12,000 square foot building with office, retail, and warehouse space

Location: 6705 NC Highway 49 N

Cabarrus PIN: 5660-34-5579

Zoning: CZ I-1 Light Industrial

Area: approx. 4.93 acres

Estimated Sewer Capacity Usage: 0 gpd (project to utilize well and septic)

Current Status: Zoning permit approved. Construction underway.

SUB 2025-01 N. Main Street Infill Subdivision

Description: Preliminary plat for proposed 15-lot infill subdivision on N. Main Street.

Location: 800 & 826 N. Main Street

Cabarrus PINs: 5670-16-6055 & 5670-15-7981

Current Zoning: RM Residential Medium Density

Area: approx. 7.5 acres

Estimated Sewer Capacity Usage: 3,375 gpd

Current Status: Preliminary Plat reviewed by Technical Review Committee (TRC). Engineer working on revisions. No revised plan received. Has not been scheduled for Planning & Zoning Board review.

SITE 2024-01 Uwharrie Bank (SUP 2024-01 and ADP 2024-01-Revised)

Description: Construction of new approximately 6,000sf bank building

Location: 8320 W. Franklin St.

Cabarrus County Parcel Number(s): 5670-13-6357

Current Zoning: CC Center City

Area: 3.707 acres (approximately 1 acre portion of site to be used)

Estimated Sewer Capacity Usage: existing tap for previous building

Current Status: Construction plans received for distribution to TRC and review.

SUB 2020-03 Brighton Park

Description: 178-lot single-family subdivision with community clubhouse and pool. Plans for development of this property were originally initiated in 2008.

Applicant: Niblock Homes

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

Area: approx. 86.77 acres

Density: 2.05 dwelling units per acre

Estimated Sewer Capacity Usage: 28,560gpd for first three phases and 14,160gpd for last two phases (42,720gpd total, allocated in development agreement 6/17/2022)

Current Status: Phase 1 Final Plat (58 lots) recorded. Bonded improvements being completed. Zoning Permits being issued.

SUB 2017-01 Green Acres

Description: 37-lot single-family subdivision. Plans for development of this property were originally initiated in 2008.

Location: NC Highway 73 at Sloop Arthur Drive and Green Acres Circle

Cabarrus County Parcel Number(s): 5651-70-6355

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

Estimated Sewer Capacity Usage: 8,880gpd (allocated in development agreement 7/12/2022)

Current Status: Final Plat recorded. Bonded improvements being completed. Zoning Permits being issued.

Code of Ordinances

Later during 2025, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

Infrastructure

- The WSACC Wastewater Capacity Distribution #1 Memo dated July 22, 2025 shows that Mount Pleasant has a total of 123,864gpd of allocation. Distribution #13 added 3,709gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 21,994 of non-strategic reserve (equivalent of 97 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.
- The Town's Water Distribution Line project being installed by State Utility began in February 2025 with an estimated completion by March 2026. The Lower Adams Creek Sewer Outfall project being installed by Elite Infrastructure Group began in March 2025 with an estimated completion by March 2026. Project updates will be posted on www.mpncfuture.com. Information about road closures and service interruptions will be posted on social media.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is nearing completion and under review by NCDOT. House at the corner of N. Washington Street and Hwy. 73 to be removed. Engineer is preparing right-of-way acquisition exhibits.
- Staff submitted Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan. The two W. Franklin Street segments and E. Franklin Street segment were included in front-loaded funding requested for CMAQ/CRP funding by the MPO and the Town received a \$2.7 million directed grant from the state for sidewalk installation. Due to updated cost estimates staff is currently working with NCDOT to design and administer sidewalk, curb & gutter improvements on E. Franklin Street, which will also help with stormwater issues in that area.
- McAdams Engineering completed a draft conceptual plan for parking and streetscape improvements in the southwest quadrant of downtown. This will facilitate coordination with adjacent property owners and businesses and provide the information needed to apply for funding. McAdams Engineering has prepared scope of work for engineering that the staff has reviewed and proposed some revisions.
- McAdams Engineering is 100% complete on downtown stormwater improvement plans. Cost estimates are being prepared.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%. Staff provided an updated Benefit Cost Analysis as requested by FEMA and was awaiting FEMA's response. **However, a press release was issued by FEMA stating that the BRIC program had been cancelled by the current administration, including the**

grant cycle years that included Mount Pleasant's project. <https://www.fema.gov/press-release/20250404/fema-ends-wasteful-politicized-grant-program-returning-agency-core-mission>

At the request of the North Carolina Department of Public Safety, the Town has submitted the project for FEMA Hazard Mitigation Grant funding.

Permits

July & August permits (to date) attached.

July 2025 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-52	7/3/2025	5670-27-6798	8445	NC Hwy 49 N	Upfit	ABC Store-New location	Mt. Pleasant ABC Store	CoC
Z-2025-53	7/3/2025	5670-41-7979	8930	NC Hwy 49 N	Temp. Use	ABC Store-Temp. location	Mt. Pleasant ABC Store	CoC
Z-2025-54	7/7/2025	5670-23-1223	8374	W. Franklin St.	Upfit	Snack Bar at Moose	Pinnacle Architecture	
Z-2025-55	7/11/2025	5670-28-7752	201	Jackson St.	Accessory	Shed	Chris Farrance	
Z-2025-56	7/18/2025	5670-28-8239	8750	E. Franklin St.	Temp. Use	Promotional Activities	Carol Miller	Studios@TheMill
Z-2025-57	7/18/2025	5670-21-7848	8538	Lee St.	Driveway	Widening of Driveway	Odrise Charles	Inspect
Z-2025-58	7/18/2025	5670-32-6525	8750	E. Franklin St.	CoC	Art Studio	Janice Elkins	CoC-Suite D3
Z-2025-59	7/18/2025	5660-56-8702	622	Brennan St.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-60	7/28/2025	5670-32-6525	8750	E. Franklin St.	CoC	Off the Kuff Bookstore	Crystal & James Kuffner	CoC
Z-2025-61	7/28/2025	5651-80-0334	40	Wendall Ln.	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-62	7/28/2025	5651-70-7512	5615	Arnold Way	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-63	7/28/2025	5651-70-5624	107	Kimble Ct.	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-64	7/28/2025	5651-70-5562	5573	Arnold Way	New	Single-family home	Smith Douglas Homes	Green Acres
n/a		5670-32-1905	8563	E. Franklin St.	Demo	Demo. SFR home	Town of Mount Pleasant	

13 Zoning Permits

August 2025 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-65	8/1/2025	5660-34-5579	6705	NC Hwy 49 N.	New	12,000sf building	Harris Mustang Supply	
Z-2025-66	8/1/2025	5651-70-8348	45	Wendall Lane	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-67	8/1/2025	5670-32-2661	8648	E. Franklin St.	Sign	Electronic changeable copy	Mt. Pleasant Hardware	Conditions
Z-2025-68	8/1/2025	5670-06-4387	8125	Wood Street	Accessory	Carport	Doug Steadman	
Z-2025-69	8/1/2025	5670-06-7147	8165	Wood Street	Accessory	Carport	Doug Steadman	
Z-2025-70	8/1/2025	5670-05-9966	8189	Wood Street	Accessory	Carport	Doug Steadman	
Z-2025-71	8/1/2025	5670-05-9966	8185	Wood Street	Accessory	Carport	Doug Steadman	
Z-2025-72	8/1/2025	5660-95-5953	844	N. Skyland Dr.	Accessory	Carport	Doug Steadman	
Z-2025-73	8/1/2025	5671-81-3971	9650	NC Hwy 49 N.	Accessory	Swimming pool	Southern Showplace	
Z-2025-74	8/4/2025	5670-38-0068	8510	Circle Dr.	Accessory	Equipment Building	Town of Mount Pleasant	
Z-2025-75	8/5/2025	5670-27-0257	520	N. Main St.	Demolition	Demo. of Delap. Building	Common Grounds Manage.	
Z-2025-76	8/6/2025	5670-23-0511	8341	W. Franklin	Sign	Historic Replica/Wall Sign	Zeb Bost	
Z-2025-77	8/8/2025	5670-17-7936	430	N. Main St.	Temp. Use	Sweet Sippers Caffeine Club	Kayla Hickman	
Z-2025-78	8/13/2025	5670-26-8428	665	Jackson Street	New	Single-family home	Steve Blackwelder	
Z-2025-79	8/15/2025	5651-70-7315	5614	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-80	8/15/2025	5670-32-6525	8750	E. Franklin St.	CoC	Jewelry Sales	Sheila Miller	CoC-Suite D2
Z-2025-81	8/21/2025	5660-56-7407	533	Oleander St.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-82	8/21/2025	5660-56-3539	7117	Hallmark Ln.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-83	8/21/2025	5660-46-2779	6811	Glen Abbey Ln.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-84	8/21/2025	5651-70-7663	108	Kimble Ct.	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-85	8/21/2015	5670-32-6525	8750	E. Franklin St.	CoC	Blazing Saddles Tack	Joy Pinto	CoC-Suite B4
Z-2025-86	8/21/2025	5670-41-7979	8930	E. Franklin St.	Sign	Wall Signs-Temp. ABC Store	Mt. Pleasant ABC	
Z-2025-87	8/22/2025	5651-70-7594	5625	Arnold Way	New	Single-family home	Niblock Homes	Green Acres

23 Zoning Permits