



**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, April 22, 2024**

### **Members Present:** Chairman - Whit Moose (**Absent**)

Vice Chairman - Rick Burleyson

Member - Bridget Fowler

Member – Liz Poole

Member – Jonathan Helms

Alternate – Kiesha Garrido (**Absent**)

P&Z Clerk to the Board – Jennifer Blake

Planning & Economic Development Director - Erin Burris

**Also Present:** None

### **1. Call to Order:**

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

### **2. Recognition of Quorum:**

Vice Chairman Rick Burleyson stated a quorum was present.

### **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 Liz Poole with a second by Bridget Fowler. All members were in favor. (4-0)

### **5. Approval of Minutes of Previous Meeting:**

A motion to approve the previous minutes for March 25, 2024, was made by Jonathan Helms with a second made by Liz Poole. All members were in favor. (4-0)

**6.. Public Comment:**

None

**7. Planning Board Cases**

None

**8. Board of Adjustment Cases**

None

**9. Comprehensive Plan Update**

Informal discussion about background information presented at the March meeting and upcoming public input process.

Erin Burris reviewed the background information and answered any questions.

Also, reviewed the questions for the Community Survey and there were no new questions or information added.

**10. Reports**

Reviewed the Reports and Zoning Permits.

**11. Planning and Zoning Board Comment Period**

None

**12. Adjournment:**

With no further discussion, Vice Chairman Rick Burleyson entertained a motion to adjourn.

Rick Burleyson made the motion to adjourn and a second was made by Bridget Fowler. All were in favor. (4-0)

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**Vice Chairman, Rick Burleyson**

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**Clerk to the Board Jennifer Blake**



**Planning, Economic Development, & Infrastructure Projects  
July 29, 2024**

**Planning & Zoning Cases**

**SITE 2024-01 Uwharrie Bank**

**Description:** Construction of new bank/mixed use building (size TBD)

**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 with same land use

**Current Status:** Zoning approval for demolition of existing building issued. Awaiting formal submittal of site plan and building elevations.

**REZ 2024-01 and SUB 2024-01 Adams Creek Subdivision**

**Description:** Rezoning and Major Subdivision Preliminary Plat request for 60-lot single-family residential development

**Location:** 929 Walker Road

**Cabarrus County Parcel Number(s):** 5650-95-6345, 5660-05-0225, 5650-95-8958

**Current Zoning:** RL Residential Low Density

**Proposed Zoning:** CZ RM Residential Medium Density

**Area:** approx. 30 acres

**Density:** 2.0 dwelling units per acre (DUA)

**Estimated Sewer Capacity Usage:** 13,500 gpd (Town Board approved allocation on June 24, 2024)

**Current Status:** Planning & Zoning Board voted 3-2 to recommend approval with conditions at the March 25 meeting. The Town Board held a public hearing on May 13 regarding this request and tabled a decision. At the request of the applicant, the Mayor set an additional public hearing for the June 24 meeting. At the June 24 meeting, the Town Board voted 4-0 to approve the rezoning and associated site-specific plan (preliminary plat) with conditions.

**SITE 2022-04 Highway 49 Mini-Storage**

**Description:** Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet

**Location:** 8830 NC Highway 49 N

**Cabarrus County Parcel Number(s):** 5670-47-4622

**Current Zoning:** I-1 Light Industrial

**Area:** 11.27 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Fire Marshal and NCDOT approval pending. Zoning permit approval pending.

**SITE 2023-01 Propel Church**

**Description:** Site plan for religious institution and Alternative Design Proposal for building design

**Location:** 7801 NC Highway 73 E

**Cabarrus County Parcel Number(s):** 5660-96-0201

**Zoning:** OI Office & Institutional

**Area:** approx. 6.8 acres

**Estimated Sewer Capacity Usage:** 1,520gpd (5gal per seat) (allocated administratively – under 5,000gpd)

**Current Status:** Working on final sewer plan. Grading only permit issued. Zoning permit approval pending.

**SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.)**

**Description:** Site plan for commercial parking lot

**Location:** 8860 E. Franklin Street

**Cabarrus County Parcel Number(s):** 5670-42-6218

**Zoning:** C-1 Light Commercial

**Area:** approx. 0.5 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Under construction. Code enforcement action initiated due to site conditions and delays.

**SITE 2022-07 Virginia Foil Park/Library/Senior Center**

**Description:** Site plan for athletic complex/library/senior center

**Location:** 1111 N. Washington St.

**Cabarrus County Parcel Number(s):** 5670-44-0187

**Zoning:** OI Office & Institutional

**Area:** approx. 29.11 acres

**Estimated Sewer Capacity Usage:** 19,400 gpd (allocated by Town Board)

**Current Status:** Under construction

**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 improvement installation underway. Construction progress inspection performed by Town Engineer in April and June.

**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:** Installation of improvements underway. Construction progress inspection performed by Town Engineer in April and June.

**Code of Ordinances**

In 2024, staff will work on updates to Part 2 Government & Administration, Part 4 Public Works, & Part 6 Licensing and Regulation to complete the updates and codification of the Town's Code of Ordinances that has been underway the past several years.

### **Infrastructure**

- The WSACC Wastewater Capacity Distribution #11 Memo dated July 22, 2024 shows that Mount Pleasant has a total of 116,573 gpd of allocation. The Town's updated sewer allocation spreadsheet shows 15,138 gpd of non-strategic reserve (equivalent of 67 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD expansion. Town staff presented information about wetlands wastewater treatment at WSACC's June 20<sup>th</sup> meeting.
- Work is progressing on Empire Drive Sewer Pump Station utilizing a USDA loan. The Lower Adams Creek Sewer Interceptor (state budget allocation) is ready to go to bid while the water line project (state budget allocation) is currently waiting on final approval by NCDEQ and NCDOT before going to bid. The interceptor and water lines will be put out to bid at the same time.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is 30% complete and environmental review is underway.
- Staff requested draft scope of work and fee from McAdams Engineering for W. Franklin Street, E. Franklin Street, and N. Main Street sidewalks. W. Franklin Street sidewalk engineering would commence first.
- Staff submitted Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan for the March quarterly deadline and has requested that the previous funding allocated to N. Washington Street be redirected to W. Franklin Street. The Cabarrus-Rowan MPO is currently working with NCDOT to identify additional funding for CMAQ projects.
- McAdams Engineering is working on the engineering drawings for downtown stormwater improvements.
- McAdams Engineering has 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 grant funding.
- 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 has provided additional information requested by FEMA regarding the benefit-cost analysis (BCA) and is waiting on assistance from FEMA staff.
- A downtown infrastructure coordination meeting was held in July to include all organizations and utilities involved.
- HMW Preservation has completed the National Register District update and is waiting on final review by the State Historic Preservation Office.

### **Comprehensive Plan Update**

- The Comprehensive Plan Update is underway. Background information was presented to the Steering Committee at its March 25 meeting.
- A public input survey was available online from the end of April until May 31. The public workshop was held May 21. The survey and workshop were publicized on the Town's website, social media, and in the water bills. Benchmark Planning has prepared draft public input results and analysis that will be presented to the Steering Committee at a July 29 meeting.
- Greenfield Economic Development consultants have begun gathering data for the economic development analysis.

### **Permits**

May, June, July permits to date (attached).

## May, June, July 2024

### Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-36	6/17/2024	5660-57-1392	7025	NC Highway 73 E	Upfit	Upfit to single-family home	James Baker	
Z-2024-37	5/10/2024	5671-81-6241	9669	Foil Road	Accessory	Swimming Pool	Allphase Exteriors & More	
Z-2024-38	5/22/2024	5670-05-9966	8185	Wood Street	Accessory	Swimming Pool (et. al.)	Renee Steadman	

3 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-39	6/21/2024	5660-57-1392	7025	James Baker	Addition	Porch Addition	James Baker	
Z-2024-40	6/21/2024	5651-70-6355	5575	NC Hwy. 73 E	Sign	Green Acres monument	Graphical Creations	

2 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-41	7/5/2024	5670-25-5371	955	N. Main Street	Demolition	Demolish barn	Quicksilver Custom Builders	
Z-2024-42	7/9/2024	5670-28-3262	379	N. Main Street	Upfit	Solar panels	Beam Solar	

2 Zoning Permits