



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, September 23, 2024
6:00 PM

1. **Call to Order** - Chair Whit Moose
2. **Recognition of Quorum**
3. **Oath of Office of Appointed/Re-appointed Members and Annual Election of Officers**
4. **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)
5. **Approval of Agenda**
6. **Approval of Minutes of Previous Meetings** (July 29, 2024)
7. **Public Comment Period**
8. **Planning Board Cases**
None
9. **Board of Adjustment Cases**

SUP 2024-01 & ADP 2024-01 Uwharrie Bank Drive-through and Building Location in CC district
Description: Special Use Permit request for a drive-through use in the Center City zoning district and Alternative Design Proposal for building and parking location.
Property Owner/Applicant: Uwharrie Bank **Area:** portion of 3.707 acres
Location: 8320 W. Franklin Street **Cabarrus County Parcel Number:** 5670-13-6357
Zoning: CC Center City
10. **Comprehensive Plan Update Steering Committee Business**
Discussion regarding draft Vision, Goals, and Strategies
11. **Reports**
Planning Report and Zoning Permits for July, August, & September (to date)
12. **Planning & Zoning Board Comment Period**
13. **Adjourn**



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

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

Also Present: Randy Holloway and Justin Simpson

1. Call to Order:

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

2. Recognition of Quorum:

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

3. Conflict of Interest:

The Chairman and Board Members are asked at this time to reveal if they have a Conflict of Interest with any item on the agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)

No one had a conflict.

4. Approval of Agenda:

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

5. Approval of Minutes of Previous Meeting:

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

6.. Public Comment:

None

7. Planning Board Cases

None

8. Board of Adjustment Cases

None

9. Comprehensive Plan Update

Informal discussion about public input summary from survey and workshop.

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

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

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

10. Reports

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

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

Reports and Zoning Permits are enclosed in the Minute Book.

11. Planning and Zoning Board Comment Period

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

12. Adjournment:

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

Board Chair, Whit Moose

Clerk to the Board, Jennifer Blake



Board of Adjustment Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Board of Adjustment
From: Erin S. Burris, AICP – Planning Director
Date: September 23, 2024
Subject: SUP 2024-01 & ADP 2024-01 Uwharrie Bank

A. SITE INFORMATION

Applicant/ Uwharrie Bank
Property Owner(s): 167 N. 2nd Street
Albemarle, NC 28001
Tax PIN: 5671-00-6495
Location: 8320 W. Franklin Street
Zoning: CC Center City District
Lot Area: portion of 3.707 acres

B. REQUEST

The subject property is zoned CC Center City and previously had a bank with drive-through bays located on the site. The site was previously used by Fifth-Third Bank. The bank branch was closed and the previous owner, Branch Investment Company sold the property to Uwharrie Bank in 2023. Uwharrie Bank determined that the building would not suit its needs and demolished the building. Uwharrie Bank now seeks to build a two-story mixed-use building (bank and four upper story dwelling units) in roughly the same location as the previous building, and include three (3) drive-through bays on the opposite side of the building from where lanes had previously been located.

The proposed design requires review of the following requests by the Board of Adjustment due to the drive-through bays/lanes and building location:

- Special Use Permit for drive-through bays lanes: Table 4.6-1 of the Mount Pleasant Development Ordinance (MPDO) requires the issuance of a Special Use permit for drive-throughs associated with permitted uses, subject to compliance with the design requirements of Section 11.3.12 of the MPDO. Banks and/or financial service uses are permitted in the CC zoning district.
- Alternative Design Proposal for building and parking location: Table 4.7-1 requires a maximum front setback of 10 feet for buildings in the CC district in order to meet the intent of the design requirements of Section 11.4 Center City (CC) District Design standards. The standards of Section 11.4 encourage buildings to be located in close proximity to the street

with parking to the side or rear for a more pedestrian-oriented setting within Downtown Mount Pleasant.

The intent of the CC district from Section 4.3.2.3 of the MPDO is as follows:

“To provide concentrated downtown retail, service, office and mixed uses (including residential uses) in the existing central business district. Shopping centers are permitted, but urban design standards as set forth in Article 11 are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. The CC district promotes the long-term vitality of the central business districts.”

Surrounding Area / Existing Conditions

Zoning and land uses within 250 feet of surrounding properties include:

Direction	Zoning	Land Use
North	CC Center City District, OI Office & Institutional	Veterinarian, personal services, automotive repair, restaurant, parking, park
East	CC Center City District	Restaurant, office, service, retail, automotive repair, parking
South	RH Residential High Density District	Single-family residential
West	RH Residential High Density District, OI Office & Institutional District	Single-family residential, cemetery

Comprehensive Plan & Other Relevant Plans

The Future Land Use Map in the adopted Comprehensive Plan designates the subject property and surrounding area for “Downtown Core” development. This designation is intended primarily:

“To protect and promote the vitality and character of Downtown Mount Pleasant. The Downtown Core is the central hub of the Town and eastern Cabarrus County, including civic activities tourism, arts, entertainment, restaurants, events, and small-scale specialty retail and professional services, in a pedestrian-oriented setting.”

Utilities

The property is currently served by public water and sewer. There is an existing water tap and sewer tap for the site.

Site Plan

A preliminary site plan has been provided for the site. The location of the proposed building is roughly in the same location as the previous bank building on the site, with the exception of the drive-through lanes being moved from the west side of the building to the east side of the building. The site plan would still be subject to construction plan review, prior to construction.

Landscaping

The CC zoning district is exempt from landscaping requirements except around parking areas (parking lot yards). As shown, the parking lot yard requirements of Section 7.6 of the Mount Pleasant Development Ordinance are not met. A condition of approval would include the

meeting of this requirement, including a row of shrubbery between the parking and the sidewalk along W. Franklin Street. The applicant proposed retaining the existing landscape buffer on the west side of the building adjacent to the single-family residential use. The applicant has proposed landscaped building yards to the front and rear of the building.

Access and Parking

There is not a minimum number of parking spaces required for uses in the CC district. For uses outside the CC district, a minimum of 30 spaces (1 per 200sf) would be required for the bank use and 6 spaces for the dwelling units (1.5 per dwelling unit). A total of 36 parking spaces have been provided on the site plan. Access to the site is provided by two (2) one-way drives where existing driveways are located, with the western driveway being the ingress, and the eastern driveway being the egress. Adequate stacking area has been provided for the drive-through use, with the driveway wrapping around the rear of the building to provide more stacking area than the previous drive-through use.

Solid Waste Storage Areas

The site plan shows a dumpster screened in accordance with Section 11.7 of the MPDO at the southwest corner of the property.

Lighting

No lighting plan has been provided, but will be required during the construction plan review.

Signs

A monument sign location is shown on the center of the property on the W. Franklin Street frontage. Signage is to be permitted separately in accordance with Article 12 of the development Ordinance.

MPDO Supplemental Requirements for Drive-through Uses (Section 11.3.12)

Section 11.3.12 of the MPDO requires that drive-through windows be oriented so that they are not on the front façade of the building facing the primary fronting street. The applicant proposes the drive-through window and lanes be located on the east side of the building. The design of the drive-through canopy ties into the building design with complementary materials. Special Use Permit approval is required for drive-through uses in the CC district.

CC Design Requirements (Section 11.4, Table 4-7.1)

The applicant has provided building elevations showing the proposed building design. The building design meets all design requirements of Section 11.4, however the position of the building does not meet the requirement of Table 4-7.1 that the building not be positioned farther than 10 from the front property line/street right-of-way. The applicant is requesting approval of the Alternative Design Proposal due to the location of the proposed building based on the footprint of the of the previous building on the site, which necessary for site circulation for the bank use. The applicant has also provided pedestrian connectivity from the public sidewalk on W. Franklin Street to the primary building entrance to meet the intent of pedestrian-oriented development in the CC district.

C. BOARD OF ADJUSTMENT ACTION

In order to determine whether a Special Use Permit 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 found in the affirmative (yes), then the Board of Adjustment should vote to approve the Special Use Permit with applicable conditions. If any of the findings are found in the negative (no), then the Board of Adjustment should vote to deny the Special Use Permit. Should a Special Use Permit be approved, the Board may impose such reasonable conditions as will ensure that the use of the property to which the Special Use Permit applies will be as compatible as practicable with the surrounding properties and all local, state, and federal requirements are met. Staff has also proposed conditions to be considered by the Board of Adjustment in the proposed findings below:

1. The proposed special use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

Banks and upper story residential units are both permitted by right in the CC zoning district. Drive-through uses associated with permitted uses are permitted subject to the issuance of a Special Use Permit. The previous building on the site was a bank with a drive-through use. There is a mixture of commercial and residential uses within 250 feet of the proposed use. Landscaping shall conform with the requirements of Article 7 of the MPDO, and an existing buffer between the proposed use and the adjacent single-family residential use will be maintained. The dumpster will be screened in accordance with Section 11.7 of the MPDO.

2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Ingress and egress to the site are in the same location as the existing driveways on the property. Access to the site is provided by two (2) one-way drives, with the western driveway being the ingress, and the eastern driveway being the egress. Adequate stacking room is provided for the drive-through use.

3. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

As a mixed-use building with an office/financial service use and upper story residential units and a drive-through within a downtown area, the proposed shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

4. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
The proposed use is located on a site where the previous structure was similarly situated and used. It is located between two developed lots. The rear of the subject property is currently undeveloped, and the development of this portion of the property will not impede future development or use of the rear of the property. However, future connectivity to the existing rear driveway is encouraged for circulation within the downtown area.

5. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
The proposed use shall not be detrimental to the public health, safety or general welfare.

6. Compliance with any other applicable Sections of the Mount Pleasant Development Ordinance.
All other applicable sections of the Mount Pleasant Development Ordinance are met, except that the following conditions shall be addressed during construction plan review:
 - **Meet the requirements of Section 7.6 of the MPDO for parking lot yard landscaping, including a row of shrubs between the parking area and the sidewalk on W. Franklin Street.**
 - **Provide a lighting plan compliant with Section 11.8 of the MPDO.**

Alternative Design Proposals, as set forth in Section 11.1.3 of the MPDO, allow flexibility in administration for requirements in and related to the design standards of Article 11 in the MPDO. The following standards shall be addressed in relationship to the requested ADP for building and parking location on the site within the CC district:

1. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations.
The building design meets the requirements of Section 11.4 of the MPDO. The location of the proposed building is roughly the same location as the previous building.

2. The proposed project will be compatible with adjoining property.
The proposed building is located between a commercial restaurant building and a single-family residential home that each located approximately 35 feet from the street right-of-way. Buildings across the street are located between 20 feet and 35 feet from the street-right-of-way (all more than the maximum 10 feet). The previous building on the site was located approximately 75 feet from the street right-of-way. The proposed building is located approximately 80 feet from the street right-of-way in order to have adequate stacking room and circulation.

3. The proposed project is consistent with the intent of the MPDO and substantially meets its requirements.

The intent of requirements related to the CC zoning district is to provide concentrated downtown retail, service, office and mixed uses (including residential uses) in the existing central business district. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas for the long-term vitality of the central business districts. The proposed building meets the intent of the CC district more closely than the previous building in that it that has a two-story mass, provides a mixture of uses including upper story residential and provides a pedestrian connection from the public sidewalk. The building design also more closely aligns with the CC design standards in Section 11.4 of the MPDO.

4. The proposed project is consistent with the adopted plans and policies of the Town. The Comprehensive Plan states that the Downtown Core land use designation is intended to protect and promote the vitality and character of Downtown Mount Pleasant. The Downtown Core is the central hub of the Town and eastern Cabarrus County, including civic activities tourism, arts, entertainment, restaurants, events, and small-scale specialty retail and professional services, in a pedestrian-oriented setting. The proposed building and site layout also help implement strategies for the Downtown Goal in the Comprehensive Plan by adding eight (8) more parking spaces than were previously on the site, construction of a compatible infill building, and providing a pedestrian connection to the front of the building where one did not previously exist.

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

1. Mailed notice to adjoining owners on September 10, 2024
2. Posted signs on subject property on September 12, 2024

E. ATTACHMENTS

1. Applications
2. Preliminary Site Plan
3. Proposed Building Elevations
4. Zoning Map
5. Aerial Map



MOUNT PLEASANT

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9800 • townhall@mtpleasantnc.us

Special Use Permit Application

Board of Adjustment

Case #:

1. Property Information

Date of Application 08.29.2024 Name of Project Uwharrie Bank of Mt. Pleasant (for Drive-Through Only)
 Location 328 West Franklin Street Property Size (acres) 1.17
 Current Land Use Financial Institution Proposed Land Use Financial Institution / Residential (Mixed Use)
 Parcel Identification Number(s) 56701363570000 Zoning District Center City

2. Contact Information

Uwharrie Bank
 Property Owner
167 N. 2nd Street Albemarle, North Carolina 28001
 Mailing Address City, State Zip
704-983-6181 n/a
 Telephone Fax

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Christy Stoner Christy Stoner 08.30.2024
 Signature Print Name Date

3. Findings of Fact

The Board of Adjustment may approve the Special Use Permit if all of the findings-of-fact are met. Please describe the following:

A. The proposed use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

Ultimately, there is no change in the use of the property - the previous use was for a financial institution (bank branch) and the proposed use is also that of a financial institution. This application is being submitted to address only one specific component of the project which is the covered drive-through. While the original bank also had a drive-through, the proposed new drive-through will be changed to some degree which may be significant enough to require a Special Use Permit. The new drive-through location will be on the opposite side of the building from what was done on the previous bank. The new drive through consists of 3-lanes, all covered for weather protection. This is a bit more robust than the previous drive-through which also had 3-lanes, however only one of those lanes was covered for weather protection.

Otherwise, all design parameters were guided by the Town of Mt Pleasant ordinances to ensure compliance and conformity to the downtown environment. The exterior facade, comprised primarily of masonry, pulls in historical patterns from local historical buildings found in the downtown setting. Landscaping will be included to accent the structure and conform to CC district requirements.

B. The proposed use is so designed as to minimize traffic hazards and to minimize traffic congestion on public roads.

Locating the drive-through on the exit side of the bank as opposed to the entry side, is a consideration that was made to alleviate the potential for road blockages resulting from backed up traffic queued up and waiting in the drive-through lanes. Instead the drive-through is on the exit side to allow for vehicles to safely drive through and to the other side of the building to enter the drive-through and/or park. Also, the added residential apartment component is aimed to create walkable opportunities for quick access to the downtown core businesses while reducing traffic and the need for off-site public parking.

C. The proposed use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The proposed use is a financial institution, or bank branch, just as it was previously. No noxious or offensive noises, vibrations, gases, odors or any of the sort will arise as a result of this proposed use.

D. The proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Access into and out of the newly proposed bank branch will be in the same locations of the previous institution. Nothing about this project (building or site), would be expected to have any impedance on other planned or future developments in the Town of Mt. Pleasant.

E. The proposed use will not be detrimental to or endanger public health, safety, or general welfare.

The development ordinance and center city district guidelines were carefully considered and implemented in nearly every facet of the building and site design. Review meetings were held to evaluate conformance and to discuss ways to best fit with the community development goals.

F. The proposed plan conforms to specific standards of the Development Ordinance (if applicable).

The proposed use of the bank aims to be an anchor in the community and a resource to provide financial intelligence and growth to its patrons. The residential portion will only promote walkable access in the downtown area which helps to support the vision of the Town.

- Prior to the filing of a Special Use Permit request, the applicant must have a pre-application meeting with Planning Staff.
- Requests for a Special Use Permit shall be accompanied by a Major Site Plan in accordance Section B-4 in Appendix B of the MPDO, if applicable.
- Special Use Permit Fee is \$500.00 plus \$10.00 per acre.

Staff Use Only:

Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Case #: _____

Scheduled Date of Public Hearing: _____

Adjacent Property Letter Date: _____ Adjacent Property Letter Date: _____

Notes: _____



MOUNT PLEASANT

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9800 • townhall@mtpleasantnc.gov

Alternative Design Proposal Application

Case #:

1. Property Information

Date of Application 08.29.2024 Name of Project Uwharrie Bank of Mt. Pleasant (for Parking Area Only)
 Location 328 West Franklin Street Property Size (acres) 1.14
 Current Land Use Financial Institution Proposed Land Use Financial Institution / Residential (Mixed Use)
 Parcel Identification Number(s) 56701363570000 Zoning District Center City

2. Contact Information

Uwharrie Bank
 Property Owner
167 N. 2nd Street Albemarle, North Carolina 28001
 Mailing Address City, State Zip
704-983-6181 n/a
 Telephone Fax

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Christy Stoner Christy Stoner 08.30.2024
 Signature Print Name Date

3. Standards for Approval

The Planning Board, acting as a Design Review Board, may approve the Alternative Design Proposal if all of the following standards are met. **Please describe how the proposed project meets the following standards:**

A. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations.

The structure intends to promote community connectivity by including financial services to the public as well as apartments on the 2nd level. The apartments are included in the project as a way to promote center city lifestyles to citizens in the Town of Mt. Pleasant. The exterior facade intends to comply with the center city ordinances while combining elements of other historical architecture in the area (73 & Main similarities in the masonry). The site design utilizes utmost care and consideration of the neighboring properties and was developed to purposefully include various components that will be beneficial to the community.

B. The proposed project will be compatible with adjoining property.

Entry and exit drive locations will remain in the same locations. Building floor level has been determined based on existing and adjacent properties to ensure a good spacial fit. Material selections are anticipated to blend well with other adjacent buildings in the area.

C. The proposed project is consistent with the intent of the Development Ordinance and substantially meets the requirement of it.

With the desire to be a continued asset to the community and a good steward to neighboring properties, it was very important to stakeholders for the design to be unique the mantra of the bank while while also implementing ways to stay consistent with the aspects outlined by the Town's vision. Promoting walkable services, utilizing historical components found in the downtown environment are just some examples of the considerations made when developing the site and building design.

D. The proposed project is consistent with the adopted plans and policies of the Town.

The use of the project meets all policies and stays consistent with the Town's long-term vision. The added residential component encourages and supports goals for walkable access to the Downtown Core businesses and other local amenities. Another goal for this development is for the design to alleviate potential negative impacts to available parking in the surrounding area. Parking space counts comply with both the Town's requirements and accomodate the uses for the property.

E. Provide any additional information regarding the alternative design proposal.

Much thought and consideration for design is being made so that the result is a good looking building that fits well with the community and exceeds the objectives outlined in the ordinance. Promoting the downtown lifestyle and future vision of the Town, the intent is for the bank to be a community-based financial partner to the citizens of Mt. Pleasant.

In general, the building and site design meet the requirements set forth by the ordinance in its entirety, however there is one alternative design approach being requested in order for the bank to accommodate clients and support the Town's vision. The Center City maximum setback for the building is 10', and of which is proposed to be exceeded to allow for additional parking areas to be constructed between Franklin Street and the building. The concept is not unlike the neighboring restaurants, What-a-Burger and The Smoke House, both of which do have parking in front. Efforts were made to find solutions that fall within the 10' requirement which resulted in the inability to provide an adequate design to meet the banks needs. Thus, this exception would allow the design to be completed followed by the construction phase.

- Prior to the filing of an Alternative Design Proposal request, the applicant must have a pre-application meeting with Planning Staff.
- Requests for a Alternative Design Proposals shall be accompanied by a Site Plan and/or Architectural Plans
- Alternative Design Proposal fee is \$250.00.

Staff Use Only:

Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Case #: _____

Scheduled Date of Hearing: _____

Notes: _____

GENERAL CONTRACTOR:

LCJ CONSTRUCTION CO, INC.
6220 SISK CARTER RD
ROCKWELL, NC 28138

OWNER INFORMATION:

PROJECT INFORMATION:

NEW BRANCH FOR:
UWHARRIE BANK
8320 W FRANKLIN ST
MT PLEASANT, NC 28124

PIN: 56701363570000

PROFESSIONAL SEAL:

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING AND THE DATA SHOWN THEREON ARE PROPRIETARY AND CONFIDENTIAL AND ARE NOT TO BE USED NOR REPRODUCED FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF S-B DESIGN GROUP, LLC.

PROJECT NUMBER:
1601.

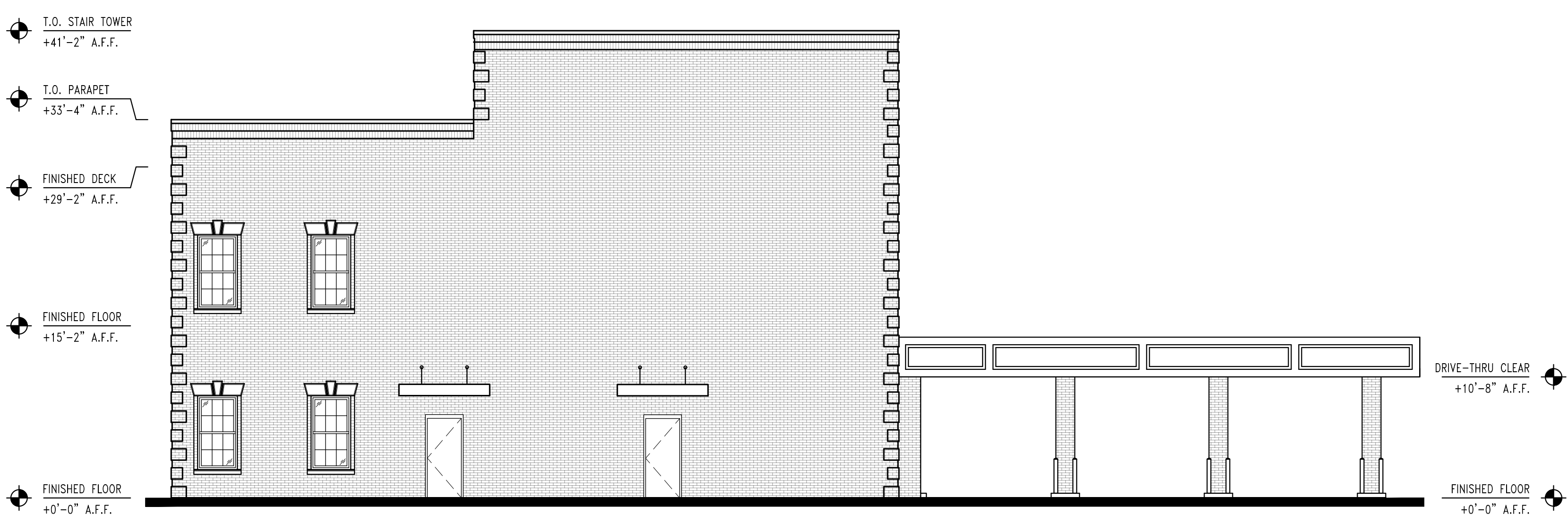
DRAWN BY: JAS
CHECKED BY: ---
ISSUED: PRELIMINARY
DATE: 08.29.24
SCALE: AS NOTED

DRAWING TITLE:
EXTERIOR ELEVATIONS

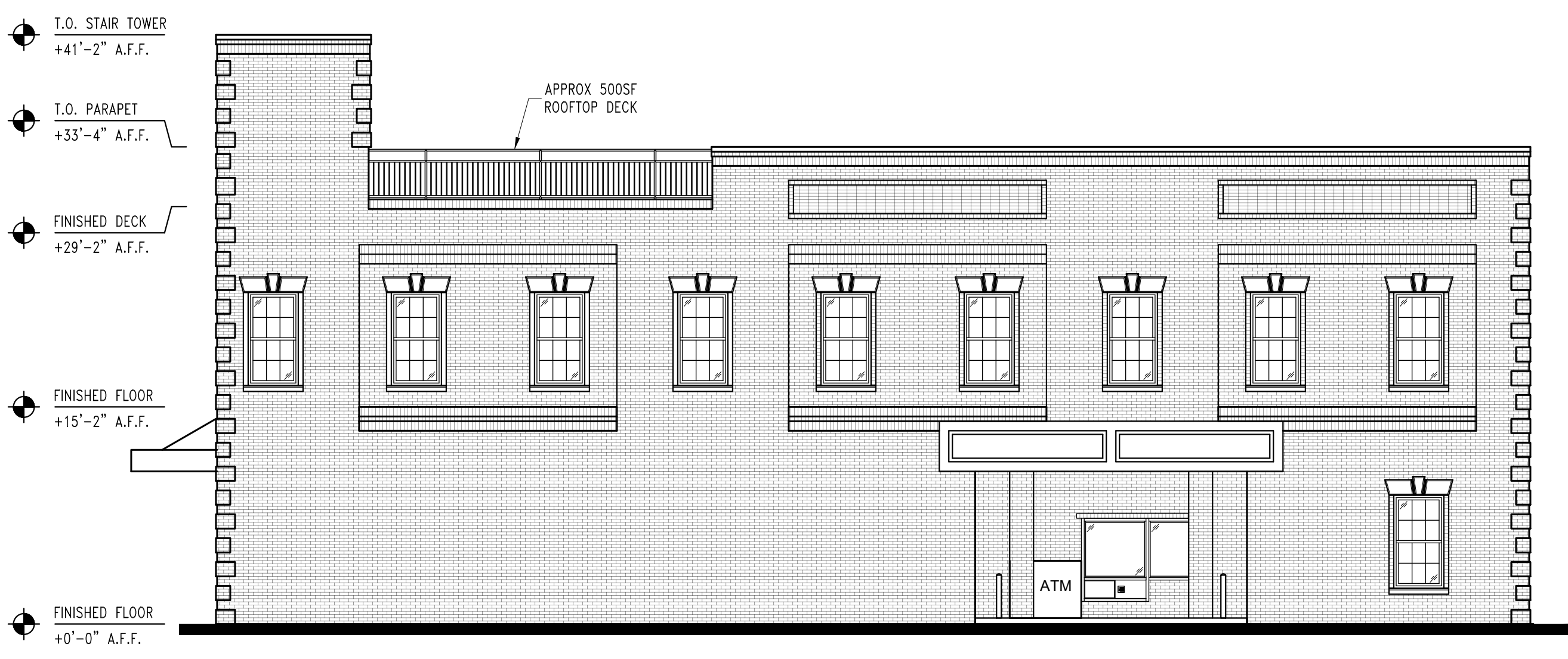
DRAWING NUMBER:



1 FRONT ELEVATION
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2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



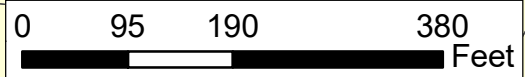
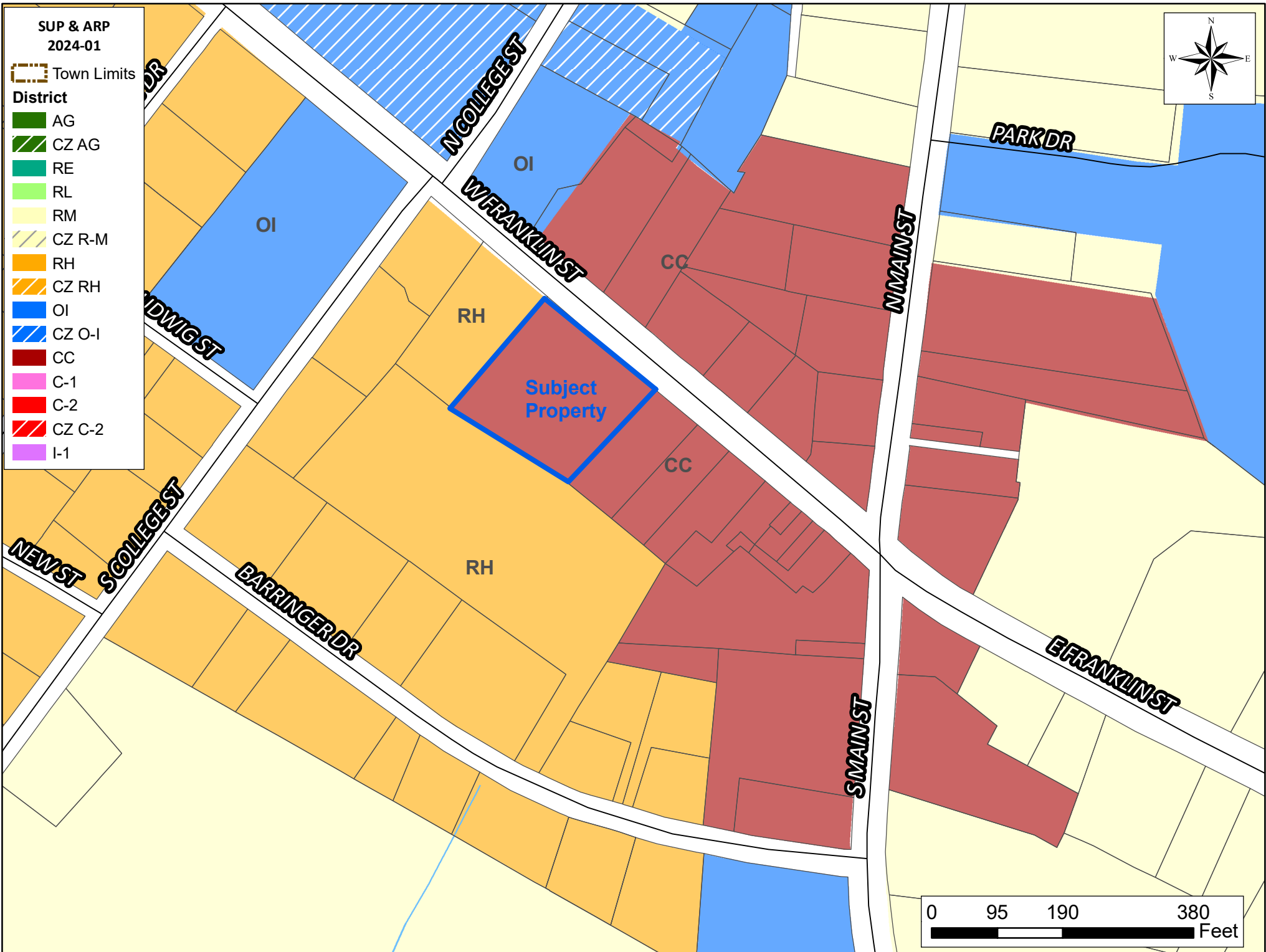
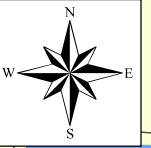
4 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SUP & ARP
2024-01

Town Limits

District

- AG
- CZ AG
- RE
- RL
- RM
- CZ R-M
- RH
- CZ RH
- OI
- CZ O-I
- CC
- C-1
- C-2
- CZ C-2
- I-1





2024 COMPREHENSIVE PLAN UPDATE DRAFT VISION, GUIDING PRINCIPLES, GOALS, & STRATEGIES

VISION STATEMENT (no change)

The Town of Mount Pleasant is an attractive, safe, family-oriented community that values its history while highlighting its rural setting and agrarian roots. Its small-town charm is balanced by controlled growth, sound infrastructure, suitable recreational and athletic facilities, a vibrant downtown, tourism offerings, and a variety of shops and restaurants for residents and visitors.

GUIDING PRINCIPLES (minor changes)

- Embracing small-town character through historic preservation
- Remaining a safe, family-oriented community
- Revitalizing downtown while preserving its historic charm
- Attracting and retaining a variety of small businesses to provide for the needs of the community
- Working collaboratively to provide adequate parks and recreation facilities and athletics programming
- Providing a safe and well-maintained transportation pedestrian network for vehicles and pedestrians
- Upgrading outdated infrastructure and providing for its long-term maintenance
- Diversifying the economic base and improving long-term fiscal health ~~Encouraging tourism to help support and diversify the economic base.~~
- Preserving surrounding farmland through controlled growth

GOALS

Community Character (minor change)

Embrace Mount Pleasant's small-town charm, history, and rural atmosphere as catalysts for revitalization and economic development while remaining a safe, family-oriented community.

Economic Development (no change)

Attract and retain a variety of businesses and light industry, to promote a robust and diverse economic base and employment opportunities for residents.

Land Use & Growth Management (reworded)

Establish a sustainable land development pattern of controlled growth, where adequate infrastructure exists, that complements the character of the Town, promotes economic development, preserves environmentally sensitive areas and surrounding farmland, and provides adequate open space and recreational opportunities.

~~Establish a sustainable land development pattern that complements the character of the Town while promoting economic development and controlled growth where adequate~~

~~infrastructure exists and ensuring the preservation of environmentally sensitive areas and provision of open space and recreational opportunities.~~

Downtown (no change)

Cultivate a vibrant and attractive downtown atmosphere that residents and visitors enjoy while enhancing community character through the preservation of historic resources.

Parks & Recreation (no change)

Collaborate to provide recreational amenities and athletic programming for the Town of Mount Pleasant and eastern Cabarrus County.

Infrastructure & Services (no change)

Provide sound utility and transportation infrastructure and exemplary municipal services that sustain and improve existing development while promoting economic growth and an excellent quality of life for the Town's residents.

STRATEGIES

Community Character

ID	Strategy	Visuals & Additional Info.
CC1	Continue to work with property owners to preserve and rehabilitate historic structures through education, coordination with the State Historic Preservation Office, and the existing façade improvement program.	<ul style="list-style-type: none">• Before photo of Barber Shop Building• After Photo of Barber Shop Building
CC2	Resume efforts to provide attractive landscaped signage with the Town's new logo at gateways into Town, and continue to work with Explore Cabarrus to update wayfinding signage as new points of interest are added in the area.	<ul style="list-style-type: none">• Map of Gateway Locations• Photo of Town Hall Sign• Photo of Explore Cabarrus Wayfinding Sign
CC3	Continue to identify locations for the Layers of History Mural Program and seek NC Arts Council grant funding for the installation of murals.	<ul style="list-style-type: none">• Explanation of Layer of History Mural Program• Photo of "At Your Service" mural• Photo of "Greetings from Mont Amoena" Mural• Map/Photos identifying locations for future murals
CC4	Continue with proactive code compliance and enforcement efforts by providing community education and a clear process for bringing properties into compliance.	<ul style="list-style-type: none">• Photo of unmowed buffer strip at sidewalk
CC5	Work with Cabarrus County Sheriff's Department to utilize community-oriented policing principles, engaging with residents and businesses to identify and resolve issues related to traffic enforcement, property crime, and overall safety.	<ul style="list-style-type: none">• Photo of one of the new traffic signs• Photo of Cabarrus County Sheriff Car
DYK	Did you know page: State Historic Preservation Office Programs and tax credit resources	https://www.hpo.nc.gov/

Economic Development

ID	Strategy	Visuals & Additional Info.
ED1	Continue to market Mount Pleasant as a place to experience local history, outdoor activities, and agriculture with all the charms of small-town life.	<ul style="list-style-type: none"> • Photo of museum • Photo of Buffalo Creek Preserve Trail • Photo of Barrier Farm Store
ED2	Complete the Pleasant Life website to provide up-to-date information about local history, organizations, businesses, park facilities, events, venues, and tourism offerings in the area.	<ul style="list-style-type: none"> • Screen shot of draft website
ED3	Identify key locations and opportunity sites that would support light industrial uses and retail uses and work with the Cabarrus Economic Development Corporation (EDC) to market these sites.	<ul style="list-style-type: none"> • Map(s) of light industrial and retail opportunity sites • Conceptual plan for most promising light industrial site and retail site • List of light industrial uses to target
ED4	Work with the Cabarrus EDC and Mount Pleasant High School to encourage partnerships between local businesses and students participating in Career and Technical Education (CTE) and the Architecture and Construction Academy.	<ul style="list-style-type: none"> • Ketchie example-Ask EDC
ED5	Encourage new businesses to use the resources available through the Cabarrus Center.	<ul style="list-style-type: none"> • https://cabarruscenter.com/starting-a-business-cc/ • https://cabarruscenter.com/retail-lab/
DYK	Did you know page: List of business resources and programs	<ul style="list-style-type: none"> • https://www.cabarrusedc.com/ • https://www.rccc.edu/sbc/ • https://www.cabarrus.biz/

Land Use & Growth Management

ID	Strategy	Visuals & Additional Info.
LU1	Utilize the Future Land Use Map to encourage development that is compatible with its surroundings and available infrastructure while discouraging development of identified conservation areas.	<ul style="list-style-type: none"> • Land Use Layer Diagram • Maps of primary planning area, northern area, and southern area • One page for each land use category showing development patterns, building types, density, etc. • (how to deal with MP South?)
LU2	Encourage the revitalization and reuse of currently unused or underutilized structures and sites.	<ul style="list-style-type: none"> • Map and photos of underutilized sites and structures
LU3	Promote infill residential development to more fully utilize existing infrastructure, with a strong focus on areas within walking distance of the Downtown Core.	<ul style="list-style-type: none"> • Update infill residential opportunity sites and building examples
LU4	Work with Cabarrus County to implement the strategies of the Farmland Preservation Plan.	<ul style="list-style-type: none"> • Relevant excerpts from Farmland Preservation Plan.
LU5	Encourage conservation development as an option for new residential development to preserve additional open space, forestland, and farmland.	<ul style="list-style-type: none"> • Conservation development diagrams and example photos
DYK	Did you know page: How the Future Land Use Map relates to Zoning Districts in the Development Ordinance. State law on consistency.	See link below

[https://www.sog.unc.edu/sites/www.sog.unc.edu/files/6%20 ConsistencyStatements 160D GuidanceDoc%20Mar%202021.pdf](https://www.sog.unc.edu/sites/www.sog.unc.edu/files/6%20ConsistencyStatements%20160DGuidanceDoc%20Mar%202021.pdf)

Downtown

ID	Strategy	Visuals & Additional Info.
DT1	Implement strategic catalyst projects to continue the revitalization of Downtown.	<ul style="list-style-type: none"> • Update catalyst project list and map
DT2	Continue to improve downtown parking by: <ul style="list-style-type: none"> • Completing improvements to parking in the southwest quadrant of downtown • Connecting existing parking areas in the northwest quadrant of downtown • Initiating additional public parking agreements with private property owners. • Use alleys to make pedestrian connections from street fronts to parking areas 	<ul style="list-style-type: none"> • SW quadrant conceptual plan by McAdams • NW quadrant parking connection conceptual plan by Wooten • Inventory map of existing and proposed public and private parking areas and the number of spaces existing or proposed in each area • Example photos of alleys (Mount Airy)
DT3	Complete infrastructure and streetscape improvements in Downtown including the following: <ul style="list-style-type: none"> • Stormwater Improvements • Utility Duct Bank Installation • Streetscape Improvements-brick paver strip, trees, lighting 	<ul style="list-style-type: none"> • Stormwater plan by McAdams • Utility Duct Bank Plan by Carolina Conduit • Re-use streetscape rendering from old plan • Example photos of improvements
DT4	Continue to work with the Cabarrus Arts Council to rehabilitate and utilize the old theater building for an entertainment and performing arts venue.	<ul style="list-style-type: none"> • New before photo • Architectural elevation by James Stewart
DT5	Encourage the rehabilitation and reuse of the old service station at the southeast corner of Highway 73 and Main Street.	<ul style="list-style-type: none"> • Before photo • Architectural elevation by James Stewart
DT6	Encourage the construction of a compatible infill buildings within downtown.	<ul style="list-style-type: none"> • Re-use before picture and rendering of S. Main Street from old plan
DT7	Provide pedestrian connection from Downtown to Town Park	<ul style="list-style-type: none"> • Map/Diagram • Example photos (wide sidewalk with brick border and boardwalk)
DYK	Did you know page: Main Street Principles	https://mainstreet.org/about/how-we-work/the-main-street-approach

Parks & Recreation

ID	Strategy	Visuals & Additional Info.
	Recreational Amenity Inventory	<ul style="list-style-type: none"> • Map • Waiting on Cabarrus County Active Living & Parks Master Plan-draft inventory almost complete
PR1	Work with Cabarrus County Active Living & Parks Department to implement its Master Plan strategies in Eastern Cabarrus County including the completion of Virginia Foil Park and the 600-acre Nature Park on St. Stephens Church Road.	<ul style="list-style-type: none"> • Virginia Foil Park conceptual plan by Benesch • Nature Park conceptual plan by Benesch
PR2	Complete park improvements on Town Hall property to include a splash pad, walking trails and downtown pedestrian connection.	<ul style="list-style-type: none"> • Map with phases and list of completed projects • Example photos of splash pad, walking trails, and strategy DT7 connector
PR3	Work with local organizations to host additional events at McAllister Field stage pad to potentially include movie nights and concerts.	<ul style="list-style-type: none"> • Example photos of movie night and concert
PR4	Work with Carolina Thread Trail to update the Cabarrus County Thread Trail Master Plan and complete additional trail segments identified on the plan. Focus on the “Gold Rush Trail” connection between Gold Hill and Reed Gold Mine.	<ul style="list-style-type: none"> • Update trail map
PR5	Work towards creating a town-funded recreation and events coordinator position to manage parks facilities, coordinate with youth leagues and private recreation facilities, and coordinate with other local organizations to host one large event each season and other smaller events throughout the year.	<ul style="list-style-type: none"> • Photo of Independence Parade • Photo of Fall Craft Festival • Photo of Tree Lighting • Movie Night Photo Example (Movies at McAllister Field)
PR6	Continue working with the Catawba Lands Conservancy to preserve and promote the Buffalo Creek Preserve while seeking additional recreational and educational opportunities.	<ul style="list-style-type: none"> • Example photo of wetlands sewer treatment (Walnut Cove) • Example photos of educational signage
DYK	Did You Know Page-Buffalo Creek Preserve facts	<ul style="list-style-type: none"> • Photos of Schwienitz’s Sunflowers, Controlled Burn, suspension bridge

Infrastructure & Services

ID	Strategy	Visuals & Additional Info.
IS1	Maintain and update Capital Improvements Lists annually and maintain capital reserve accounts to plan for infrastructure projects. Break down Capital Improvements Lists into categories: <ol style="list-style-type: none"> 1. Water & Sewer 2. Stormwater 3. Transportation (Streets & Sidewalks) 4. Downtown 5. Town Hall Property 6. Parks & Recreation 7. Emergency Services 	Photo for each category
IS2	Work with MPO to frequently review and implement CTP.	<ul style="list-style-type: none"> • Update preferred cross section list and diagrams
IS3	Continue to pursue state TIP funding for: <ul style="list-style-type: none"> • Mount Pleasant Connector • Highway 49 widening 	<ul style="list-style-type: none"> • Map
IS4	Implement Pedestrian Project Acceleration Plan and look ahead to future pedestrian needs.	<ul style="list-style-type: none"> • Excerpt maps and diagrams from project acceleration plan • Update pedestrian connections map
IS5	Continue to monitor and adjust the Pavement Condition Rating (PCR) list for town-maintained roads and supplement Powell Bill funds to pave priority street segments on an annual basis while working to upgrade deficient streets for Powell Bill eligibility.	<ul style="list-style-type: none"> • Powell Bill Map • Powell Bill Street List • Photos of bad street and newly paved street
IS6	Complete high priority improvements from the 2007 Water & Sewer Master Plan including the installation of water mains as the backbones of the water system and the installation of the Lower Adams Creek Interceptor	<ul style="list-style-type: none"> • Water System Improvements Map • Lower Adams Creek Interceptor Map
IS7	Work with the Water and Sewer Authority of Cabarrus County (WSACC) to identify and implement new small scale wastewater treatment opportunities in the Mount Pleasant Area to supplement the Rocky River Regional Wastewater Treatment Plant (RRRWTP).	<ul style="list-style-type: none"> • Map of RRRWTP location and potential locations for small scale wastewater treatment.
IS8	Work collaboratively with Cabarrus County and other educational and emergency services organizations to provide a multi-purpose emergency services facility on Walker Road,	<ul style="list-style-type: none"> • Site map

	and work towards creating and funding full-time fire personnel positions.	
DYK	Did you know page: What is an enterprise fund and how is designated funding used (Powell Bill, etc.)?	See link below

https://www.sog.unc.edu/sites/www.sog.unc.edu/files/course_materials/04_LGC_FinanciallySoundEnterpriseFund.pdf



**Planning, Economic Development, & Infrastructure Projects
September 23, 2024**

Planning & Zoning Cases

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

Description: Construction of new approximately 11,800sf bank/mixed use 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: Applicant is requesting a Special Use Permit for a drive-through in the CC zoning district and an Alternative Design Proposal for setting the building back further than the maximum 10 feet with a two small rows of parking in front of the building, similar to the previous building on the site. Board of Adjustment hearing scheduled for September 23.

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: Applicant resubmitted with site design change.

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.

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 6/12/2023)

Current Status: Nearing completion. To complete final zoning inspection in September/October to issue Certificate of Compliance.

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 improvements nearing completion. Final plat being prepared. Zoning Permits for entrance signs and model home 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: Installation of improvements underway. Final plat being prepared. Zoning permit for entrance sign issued.

Code of Ordinances

Part 2 Government and Administration is currently being codified and updated along with updates to the Personnel Policy. This will be presented to the Town Board at the October meeting.

During Fiscal Year 2024-25, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

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 Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.
- Work is progressing on Empire Drive Sewer Pump Station and sewer line utilizing a USDA loan. The pump station will be operational by mid-September. Sewer line and manhole replacement on B, C, Wade, and Reid Streets will begin in August. Visit www.mpnfuture.com for project updates.

- The Lower Adams Creek Sewer Interceptor and Water Line Projects went to bid at the end of August. Bid opening is scheduled for September 25. Visit www.mpnfuture.com for project updates.
- 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 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 were included in front-loaded funding requested by the MPO. The total for these two segments is \$3.3 million. The Town will work towards using a portion of the \$2.7 million state budget direct grant for the 20% match for these two segments in order to get more sidewalk installed. Deadlines and project parameters will be tight. Staff is working with NCDOT to determine when engineering can begin.
- McAdams Engineering is working on the engineering drawings for downtown stormwater improvements. The drawings are at 60% completion and are currently under review by staff.
- 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 next step is engineering.
- 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. A public hearing will be held at the September Town Board of Commissioners meeting prior to review at the state's October meeting.

Comprehensive Plan Update

- 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 was presented to the Steering Committee its July 29 meeting.
- Greenfield Economic Development consultants have been gathering data for the economic development analysis.
- Draft goals and strategies will be presented to the Steering Committee at the September 23 meeting.

Permits

July, August, and September permits (to date) attached.

July, August, and September 2024 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	
Z-2024-43	7/24/2024	5670-32-6525	8750	E. Franklin St.(Ste. A-6)	CoC	Live Triumphantly Counseling	Caldine Rey	
Z-2024-44	7/26/2024	5670-69-4832	205	Martha Ct.	New	Manuf. Home setup	Clayton Homes	
Z-2024-45	7/26/2024	5670-69-4832	9334	Kirk Drive	New	Manuf. Home setup	Clayton Homes	
Z-2024-46	7/26/2024	5670-69-4832	9332	Kirk Drive	New	Manuf. Home setup	Clayton Homes	

6 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-47	8/6/2024	5670-23-1346	1456	N. Main Street	CoC, Sign	Kingdom Corner-Buy, Sell, Trade	Sheila Wensil	CoC✓
Z-2024-48	8/7/2024	5670-23-3688	1431	N. Main Street	Addition	Deck replacment/addition	Edward C Duke Builders	
Z-2024-49	8/8/2024	5660-56-0705	605	Brennan Street	New	Single-family home (model)	Niblock Homes LLC	Revised
Z-2024-50	8/20/2024	5670-42-0239	1522	Pinto Place	Change, Sig	MP Auto Sales	Kristina Wilkinson	CoC✓
Z-2024-51	8/19/2024	5670-27-0257	8424	NC Hwy. 49	Temp. Use	Food/Beverage vendor	Sweet Sippers	90 calendar days
Z-2024-52	8/20/2024	5670-17-7936	8320	North Drive	Change, Sig	DT Nation at CCMP	Lauren Elliot	CoC✓

6 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-53	9/3/2024	5670-38-2941	8610	North Drive	Accessory	Storage Shed	Bethany Peck	
Z-2024-54	9/3/2024	5660-56-0705	7000	NC Highway 73 E	Sign	Monument-Brighton Park	Niblock Homes	
Z-2024-55	9/3/2024	5660-56-0705	7110	NC Highway 73 E	Sign	Monument-Brighton Park	Niblock Homes	
Z-2024-56	9/10/2024	5660-65-9578	7230	NC Highway 49 N	Upfit	Food Lion Interior and Façade	YCH Architects	
Z-2024-57	9/13/2024	5660-96-9193	769	N Skyland Drive	Accessory	Storage Shed	Sean Austin	

5 Zoning Permits