



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, July 28, 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** (May 19, 2025)
8. **Public Comment Period**
9. **Planning Board Business**
REZ 2025-04 Klutz 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)
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

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



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

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 Lapish, 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	Vacant, Single-family residential, Two-family residential, Warehouse
I-1 Light Industrial	

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:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
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 Burriss: 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 Burriss: 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 Burriss: 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 Burriss has issued 10 permits to date. Their sewer line has been finalized and approved by NCDEQ.

SUB 2017-01 Green Acres

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

Erin Burriss 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 Burriss 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. Burriss 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 Burriss 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. Burriss if she knew what the plans would be for the ABC Store's old building. Ms. Burriss 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. Burriss 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. Burriss 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.

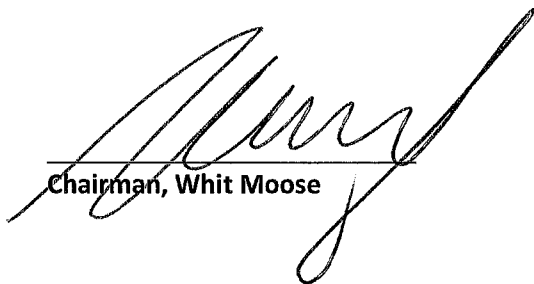
Liz Poole wanted to thank the Town for taking the tree down on Jackson Street, cleaning out the ditch close to the tree, and part of the tree that was cut back on Walnut Street. It was very much appreciated and did not go unnoticed.

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