



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, February 26, 2024
6:00 PM

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

2. **Recognition of Quorum**

3. **Conflict of Interest**

The Chairman and Board Members are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under NCGS 160A-175, NCGS 14-234, and NCGS 160D-109)

4. **Approval of Agenda**

5. **Approval of Minutes of Previous Meetings** (January 22, 2024)

6. **Public Comment Period**

7. **Planning Board Cases**

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

Applicant requests rezoning subject property to Conditional Zoning Residential Medium Density for 60-lot single-family residential subdivision (includes Major Subdivision Preliminary Plat). Location: 929 Walker Road; Cabarrus County Parcel Numbers: 5650-95-6345, 5660-05-0225, 5650-95-8958. Site Area: 30 acres. Current Zoning: RL Residential Low Density. Proposed Zoning: CZ RM Conditional Zoning Residential Medium Density.

8. **Board of Adjustment Cases**

None

9. **Comprehensive Plan Update**

Discuss schedule and task for Comprehensive Plan Update

10. **Reports**

Planning Report and Zoning Permits for January and February (to date)

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

12. **Adjourn**



Planning and Zoning Board Meeting Minutes Monday, January 22, 2024

Members Present: Chairman - Whit Moose
Member – Rick Burleyson
Member - Bridget Fowler (in at 6:02 p.m.)
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: None

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 alternate Kiesha Garrido as a voting member at the beginning of the meeting. Bridget Fowler arrived late (6:02 p.m.) to reinstate her 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. (4-0)

5. Approval of Minutes of Previous Meeting:

A motion to approve the previous minutes for November 27, 2023, was made by Rick Burleyson with a second made by Jonathan Helms. All members were in favor. (4-0)

6.. Public Comment:

None

7. Planning Board Cases

None.

8. Board of Adjustment Cases

Order for SUP 2023-01 Kady's Cottage Vacation/Short-term Rental Home

Review and approve order for Special Use Permit approved by Board of Adjustment at November 27, 2023, vacation/short-term rental in an existing home located on 0.48 acres at 8130 Fisher Road. Cabarrus County Parcel Number: 5671-00-6495. Zoning: RL Residential Low Density.

A **motion** to approve the order for SUP 2023-01 Kady's Cottage Vacation/Short-term Rental Home was made by Liz Poole with a second made by Whit Moose. All were in favor. (4-0)

9. Reports

Erin Burris let the Board know that there would be a Public Hearing for a 30-acre Subdivision on Walker Road for the February meeting. There was a request for that property 4 to 5 years ago, but they are bringing something different this time. They are proposing two (2) dwelling units per acre on 30 acres instead of the original proposal of approximately 100 lots on 38 acres.

Liz Poole mentioned a spot on Walker Road off Highway 49 that is settling and may need repair. Erin Burris said the Town would contact NCDOT maintenance to have them check on that.

Rick Burleyson asked if the curb/gutter and sidewalk on Washington Street will coincide with the Library and Senior Center project

Erin shared that the Town had CMAQ funding for the project, but it was getting very complicated to use federal money for such a small project. So, when the Town got the \$2.7 million in the State Budget, it shifted gears and will use that money to help make the project happen faster. We have an engineer selected and are getting a scope of work together and we are hoping to get that started by summer. The park is supposed to open in September.

Ms. Burris shared that the RFQ that was sent out for General Engineering Services for all the future infrastructure projects going on, such as water/sewer projects, street projects, and sidewalk projects generated nine responses from Engineering

firms. So, the Town is in the process of going through all of those. Three or four firms will be selected to work on these projects.

Town of Mount Pleasant 2023 Permitting End of Year Highlights

The total of Residential New Construction (units) for 2023 was seven (7). Erin Burris shared that was the fewest number of permits issued since she has been keeping track of the number of permits. We have not had any subdivision requests for the past two years, so this one coming next month will be the first one in a while. The 34 townhomes approved that were approved in 2020 at the Old Middle School site went away and is not happening.

- The 37-units is Green Acres that are under construction.
- The 9-units is Neuenberg at Historic Hill Drive are completed.
- The 16-units is the Townhomes on S. Skyland Drive across from the apartments that was delayed but they still plan to do.
- The 34-units is Pleasant Crossing has expired and will not be completed.
- The 178- units is Brighton Park proposed if approved

Permits

Animal Hospital façade upfit is waiting on their awning and sign to be complete.

10. Planning and Zoning Board Comment Period

Approved the 2024 Planning and Zoning Board Meeting Schedule.

Richard Burleyson made a **motion** to approve the 2024 Planning and Zoning Board Meeting Schedule with a change to May to be held on May 20, 2024, due to Memorial Day Holiday. The second was made by Bridget Fowler. All were in favor. (5-0)

11. Adjournment:

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

Chairman, Whit Moose

Clerk to the Board Jennifer



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Planning & Zoning Board
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: February 26, 2024
Subject: REZ 2024-01 & SUB 2024-01 Adams Creek Subdivision

A. BACKGROUND

**Property Owner/
Applicant:** Tim Seagraves
4629 Lower Stone Church Road
Rockwell, NC 28138

Location: 929 Walker Road

PIN(s): 5650-95-6345, 5660-05-0225, 5650-95-8958

Property Size: approx. 30 acres

Current Zoning: RL Residential Low Density

Proposed Zoning: CZ RM Conditional Zoning Residential Medium Density

The subject property is in the Town Limits of Mount Pleasant and is currently zoned RL Residential Low Density. The property was voluntarily annexed into the Town in June of 2020 and assigned the RL zoning district within 60 days of annexation. The applicant is requesting a rezoning of the property to CZ RM Conditional Zoning Medium Intensity in order to develop a 60-lot single-family residential subdivision. The applicant has provided a Preliminary Plat for concurrent review and approval. The site-specific plan has been provided to members of the Technical Review Committee for review including the Town Engineer, Public Works Director, Fire Marshal, Fire Chief, NCDOT, Cabarrus County Schools, and the Water and Sewer Authority of Cabarrus County (WSACC).

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

The subject property is located in the “Low Intensity” land use classification in close proximity to the “Medium Intensity” land use classifications on the future land use map of the Town’s Comprehensive Plan. These classifications are described below:

- *Low Intensity: “This land use classification is intended primarily for low density single-family residential development of greater one dwelling unit per acres and less than 2 dwelling units per acre. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas typically have limited access to infrastructure.”*
- *Medium Intensity: “This land use classification is intended for a variety of medium density residential uses of 2 to 4 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.”*

Based on Table 4.3-1 in the Mount Pleasant Development Ordinance (MPDO), the requested Conditional Zoning RM district is consistent with this land use designation, in that the proposed density is 2.00 dwelling units per acre.

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 proposed development is consistent with the RM zoning district for the following reasons:

- It is less than four (4) dwelling units per acre at 2.00 dwelling units per acre;
- It does leverage existing nearby public facilities and services
- Single-family residential is a use permitted by right in the RM district

Existing Zoning and Development Patterns within 1,000 feet

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	Mount Pleasant Residential Low Density (RL) & Cabarrus County Countryside Residential (CR)	Vacant (proposed Town of Mount Pleasant Emergency Services site), Single-family residential
<i>East</i>	Cabarrus County Countryside Residential (CR)	Vacant, Forested, Single-family residential
<i>South</i>	Cabarrus County Countryside Residential (CR)	Vacant, Forested, Single-family residential
<i>West</i>	Cabarrus County Countryside Residential (CR) and Mount Pleasant Office & Institutional (O-I)	Single-family residential, High School, Middle School

The current use of the subject property is for single-family residential and agriculture. The Mount Pleasant High School and Mount Pleasant Middle School are located just northwest of the subject property. The subject property is located within 1,000 of land zoned and used primarily for single-family residential and governmental/institutional purposes.

Utility Availability and Capacity

Water and sewer service are available near the site and serve the existing schools located to the northwest of the property. An existing 12-inch water line is located at the High School, approximately 560 feet north of the proposed development. The developer would be responsible for extending this line to the development. Adequate fire flow will have to be demonstrated during Construction Plan review. A preliminary hydrant flow test indicates adequate flow. Gravity sewer is proposed from the site along a tributary stream to the Upper Adams Creek interceptor that serves both schools on Walker Road. Through an agreement with the Water and Sewer Authority of Cabarrus County (WSACC), the Town has adequate sewer treatment capacity to allocate to this proposed development. This development would use 13,500 gallons per day (gpd) of sewer capacity. There is currently 44,119gpd available for allocation ahead of Rocky River Regional Wastewater Treatment Plant (RRRWTP). This project would be served through the Upper Adams Creek interceptor and the WSACC Mt. Pleasant Pump Station #3. There is adequate capacity in both facilities to serve this development.

School Capacity

The proposed development is located in the Irvin Elementary, Mount Pleasant Middle, and Mount Pleasant High School districts. Cabarrus County Schools has provided the following information regarding capacity at these schools:

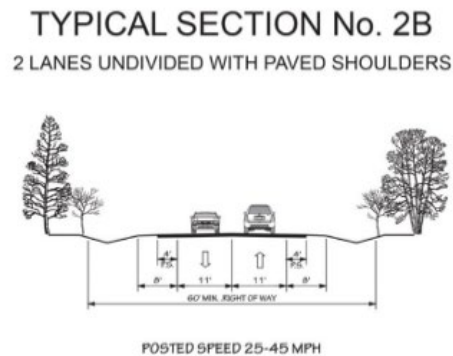
Assigned School	Design Capacity	Current Enrollment	Utilization	Estimated Students
WM Irvin ES	808	612	76%	23
Mount Pleasant MS	850	662	78%	12
Mount Pleasant HS	1050	867	83%	15

Transportation Capacity

The development will be accessed via two separate entrances from Walker Road, a state road with signalized intersections on NC Highway 73 to the north and NC Highway 49 to the south. NCDOT has provided preliminary comment that left turn lanes may be required, however, North Carolina General Statute 136-18(29) states that NCDOT may only require such lanes on roads that have an average daily traffic volume of 4,000 vehicles per day. Since the project will produce approximately 600 average daily trips, neither the Town's Development Ordinance nor NCDOT requires a traffic impact analysis (TIA). The Institution of Transportation Engineers (ITE) estimates trip generation for single-family residential at 10 trips per day per dwelling unit. Therefore, this development would generate less than the equivalent of an average one (1) additional vehicle per minute within a 12-hour period or one (1) additional vehicle per two (2) minutes within a 24-hour period on Walker Road.

The Preliminary Plat has received initial review by NCDOT. There has been some discussion regarding moving "Road D", the northernmost road farther from the northern property line. Final review and approval of access points by NCDOT will take place during Construction Plan review.

Section 10.3.3.1 of the MPDO states that sidewalk is only required along the fronting street if it is identified on the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP) Index. The Index identifies the Walker Road typical section as 2B, which has a ditches and no sidewalk (see detail below):



Internal Circulation

The applicant proposes 50-foot wide street rights-of-way. The Mount Pleasant Development Ordinance requires that a minimum of three (3) on-site parking spaces for each lot be provided if a 50-foot right-of-way is proposed (outside of a garage). Sidewalks are proposed on both sides of all streets with fronting residential lots. There is also a walking path along the stream within the open space on the development plan.

Environment and Open Space

There is an intermittent stream with a small area of 100-year floodplain located along the eastern boundary of the subject property. A 25-foot buffer from the top of the stream bank is required for intermittent streams in accordance with Section 9.2.4 of the MPDO. A 75-foot stream buffer

proposed. These have both been addressed on the preliminary plat. No structures are proposed within these areas.

The MPDO requires dedication of 4.38 acres of open space for the density proposed (15% open space). The applicant is proposing 5.01 acres of qualifying open space in buffers, and a common open space with two proposed greens and a walking trail along the stream. The walking trail is exempt from stream buffer standards. The open space types need to be labeled on the Preliminary Plat in accordance with Section 6.5.7 of the MPDO.

C. STAFF COMMENTS

Staff finds that the requested Conditional Zoning Residential Medium Density (CZ-RM) district is consistent with the current land use designation of “Low Intensity” on the *Town of Mount Pleasant Comprehensive Plan Future Land Use Map*.

This Conditional Zoning district would only permit the use of the property for the uses and density shown the associated site-specific plan (Preliminary Plat). Any other use or a proposed increase in the number of lots would be subject to revision of the Conditional Zoning district through the same process. Following approval of the map amendment and associated site-specific plan, the site would still be subject to the full site plan review process. Staff recommends the following conditions for the Conditional Zoning District, if approved:

1. Access points to site subject to approval by NCDOT.
2. No parking shall take place on the street, since the cross section is only of sufficient width for circulation and not on-street parking. “No Parking on Street” signs shall be placed at the entrance to all new streets.
3. Street lighting shall be installed by the developer in accordance with Section 11.8.
4. A minimum 15-foot, Type B buffer (in accordance with Section 7.4 of the Town of Mount Pleasant Unified Development Ordinance) with a landscaped berm shall be provided along Walker Road frontage.
5. Building elevations are subject to review for compliance with these design conditions prior to the issuance of Zoning Permits by the Town of Mount Pleasant:
 - a. Exterior wall materials may include brick, stone, stucco and/or wood, wood composite, or vinyl horizontal, board-and-batten, or shake siding. Materials similar in appearance or durability to those listed may also be used. A minimum of two (2) and maximum of three (3) materials shall be mixed on the front facade. Brick, stone or similar heavy materials shall be located below lighter materials such as wood or vinyl. The front wall shall incorporate at least twenty-five percent (25%) of the primary material used on the side walls of the building.
 - b. Visible front and side foundation walls shall be clad in brick, stone, a material similar in appearance and durability.
 - c. Roof materials shall be asphalt shingles, standing seam metal, slate, tile, or similar materials. The primary roofs of residential structures shall be pitched and shall have a slope of between 4:12 and 12:12. Roofs have a minimum overhang of seven (7) inches to

facilitate proper water run-off and provide visual depth at the transition between the wall and the roof.

- d. Architectural elements such as height variations, gables, dormers, cupolas, towers, and other similar elements shall be incorporated into the roof design at a minimum of every 25 linear feet on the primary/front façade.
- e. Façade articulation in the form of gables, projections, recesses, and/or porches of a minimum of one (1) foot in depth shall be located a minimum of every 25 linear feet along the front and corner side façades.
- f. Front-loaded garage door openings shall not have visual prominence on the front façade and shall not compose more than fifty percent (50%) of the total length of the front elevation. Front-loaded garages and carports shall be flush with or recessed behind the front wall or porch of the principal structure. Attached garages for more than two (2) cars shall not face the primary street. Such garages on corner lots may face the non-fronting street.
- g. Decks and patios shall only be installed on the side or rear of the house. This does not apply to handicap accessible ramps.
- h. Accessory structures shall be constructed of materials and colors that match that of the principal structure.
- i. Any fences shall be white vinyl, neutral composite wood, black wrought iron, or black aluminum.

If the rezoning and associated Preliminary Plat are approved, then Construction Plans will need to be submitted and reviewed by the Technical Review Committee for compliance with all local, state, and federal requirements prior to a notice to proceed for grading and installation of improvements.

D. NEIGHBORHOOD MEETING

A Neighborhood Meeting was held February 19. The Planning Director and Applicant were joined by six (6) attendees at the meeting. Three of the attendees live on Walker Road in close proximity to the proposed development. The other three attendees live more than one mile north of the proposed development on St. Johns Church Road and Cress Road. None of the attendees live in the Town limits or ETJ of Mount Pleasant. The following comments were provided:

1. Encourage Local Builders – Second This
2. Disagree with development
 - Seems to put enterprise of a few above the community who lives here
 - Town mission/vision mention keeping small town small
 - We all moved here to escape developments
3. Don't build this development
4. Should require builders to support local companies
5. Propose more mixed use for Town/not overly dense developments
6. Agree no precedent/shouldn't start now

E. PROCEDURES & ACTIONS

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

- **Approve with conditions and consistent:** The Planning & Zoning Board finds that the proposed CZ RM district and its associated Preliminary Plat (site-specific plan) for a 60-lot single-family residential development is consistent with the *Town of Mount Pleasant Comprehensive Plan* in that the proposed development density is 2.00 dwelling units per acre and existing utilities are in close proximity. Additionally, the proposed district and uses are reasonable in that the approximately 30-acre site is located in close proximity to two existing schools on a minor state-maintained thoroughfare that has signalized intersections on two North Carolina highways.
- **Approve with conditions and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency.
- **Deny and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.

If the motion does not pass by a $\frac{3}{4}$ supermajority, then the action is forwarded to the Town Board as a recommendation.

F. ATTACHMENTS

1. Application
2. Site-specific plan/Major Subdivision Preliminary Plat
3. Zoning Map
4. Aerial Map
5. Comprehensive Plan Future Land Use Map
6. Table 4.3-1 showing district Consistency
7. Notice of Public Hearing Letter
8. Notice of Public Hearing Advertisement



MOUNT PLEASANT

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9803 • Fax 704-436-2921

Map & Text Amendment Application

Case #: **REZ 2024-01**

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning

Conditional District Rezoning

Text Amendment:

Date of Application 1-12-2024

2. Amendment Information

For All Rezonings

Name of Rezoning Adams Creek Subdivision

Location walker rd Mt. Pleasant NC 28124 Property Size (acres) 30

Tax Parcel Number(s) Pin# 56509589590000 - 56600502250000 - 56509563150000

Current Zoning RL Proposed Zoning CZ RM Current Land Use SFR + Agriculture

For CD Rezonings Proposed Use(s) Single-family residential (60 lots)

For Text Amendments Affected Section(s) of the UDO _____

3. Contact Information

Applicant Tim Seagraves

Applicant Address 4629 Lower Stone ch rd Rockwell NC 28138

Telephone 704-279-5794 Fax _____

Signature Print Name Tim Seagraves Date 1-11-24

Agent (Engineer, Surveyor, etc. if applicable) American Engineering

Address 8009 Corporate Center Dr suite 110

City, State Zip Charlotte NC 28226

Telephone _____ Fax _____

Signature Barry Fay Date _____

Property Owner (if applicable) Tim Seagraves

Address same

City, State Zip same

Telephone same Fax _____

Signature Date 1-11-24

4. Description of Request

a. Briefly explain the nature of this request.

Request conditional zoning district for 60 single-family residential lots with a density of 2 dwelling units per acre (CZ-RM)

b. For All Rezoning & Text Amendments: Provide a statement regarding the consistency of this request with Town Plans and the surrounding land uses.

2.0 DUA density consistent with low intensity designation on Comprehensive Plan Future Land Use Map.

c. For Conditional District Rezoning: Provide a statement regarding the reasonableness of the rezoning request and any proposed conditions of approval.

Request is reasonable with 2.0 DUA density, nearby utilities, & location of school sites and future emergency services site

Staff Use Only:

Date Application Received: 1-12-2024

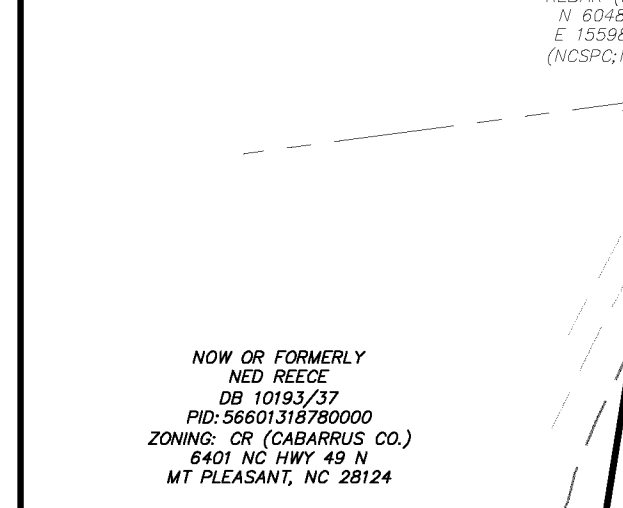
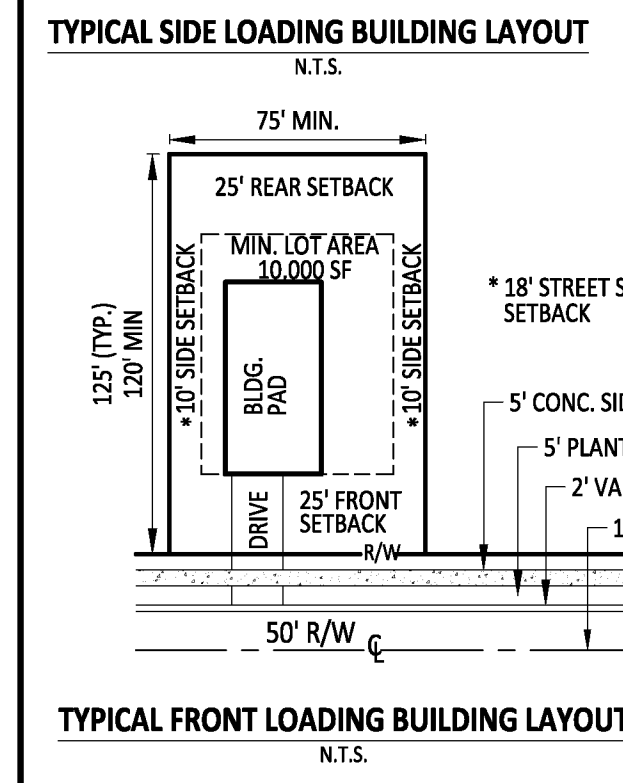
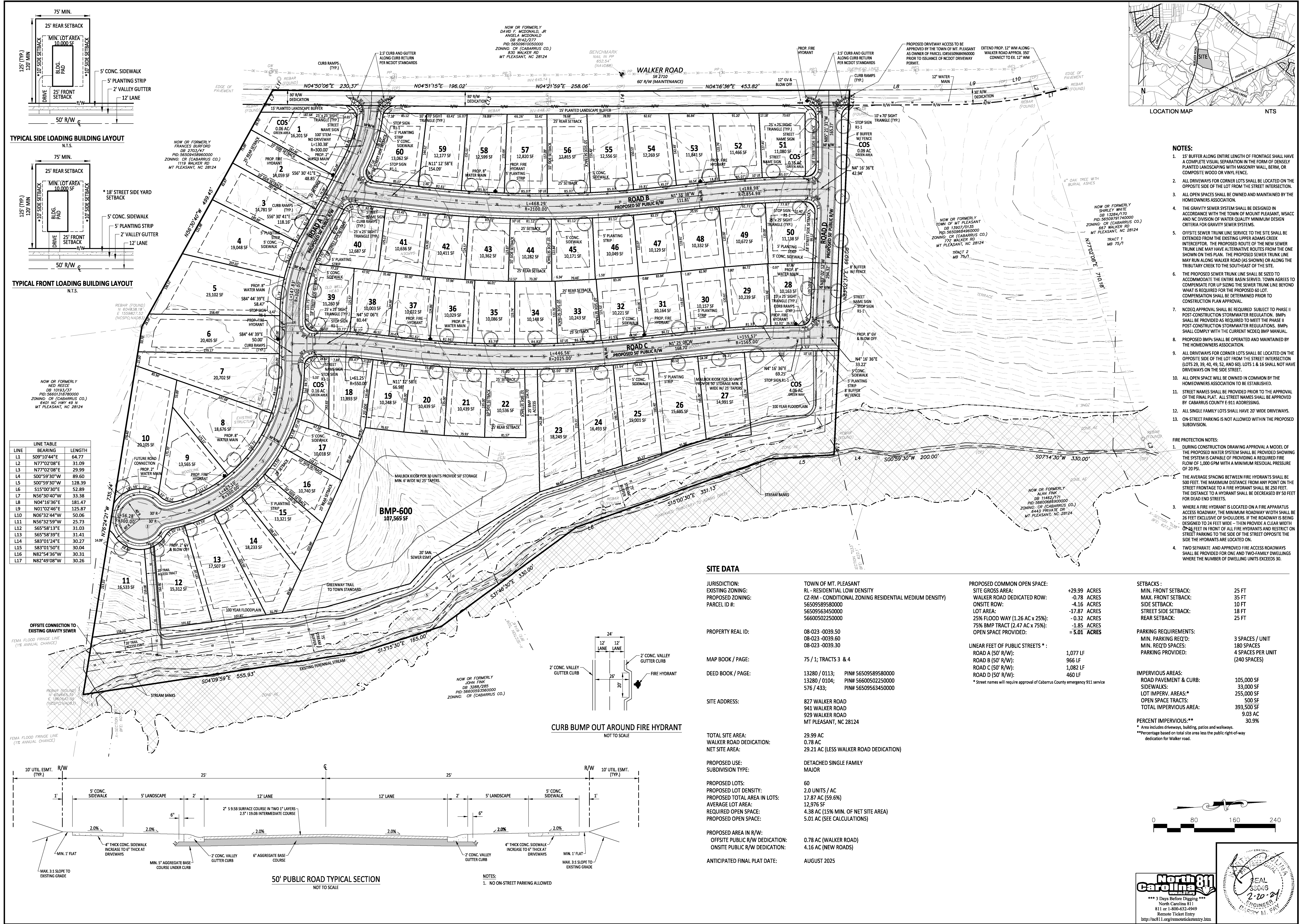
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Fee Paid: \$ pd.

Case #: REZ 2024-01

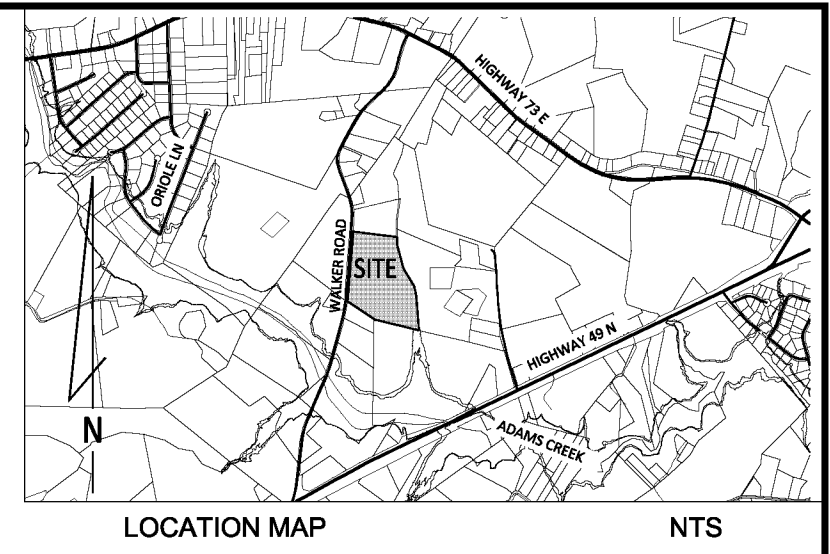
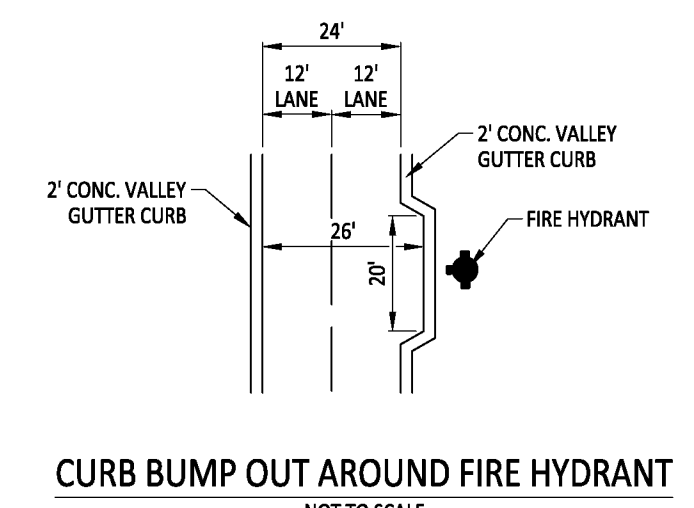
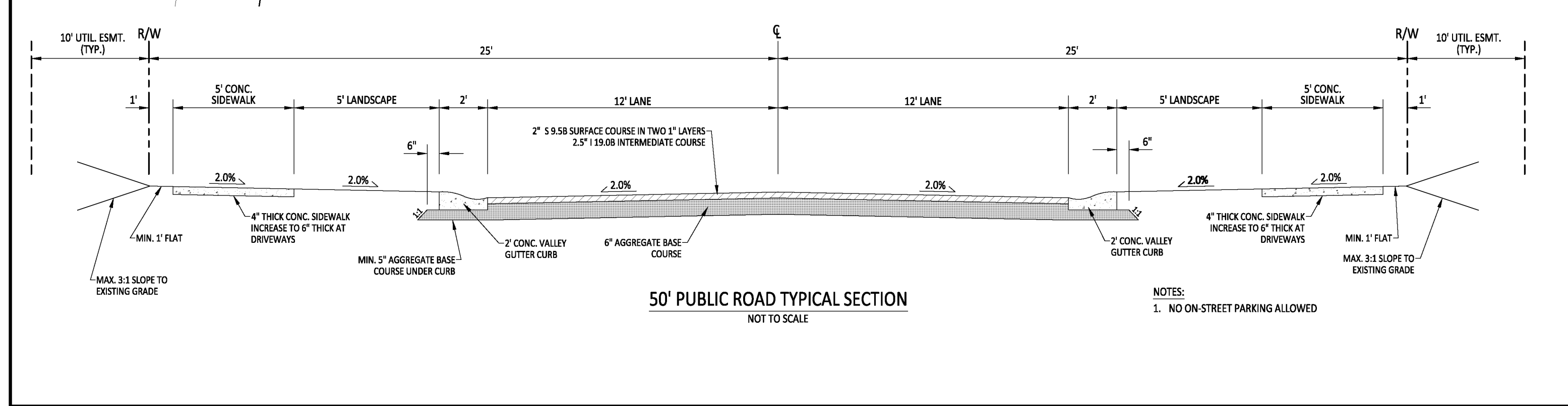
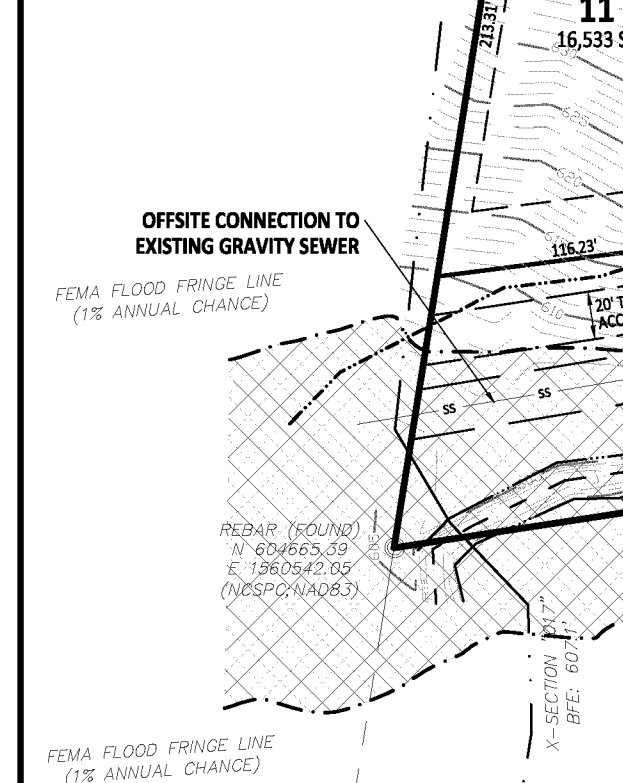
Date Neighborhood Meeting Held (for rezonings):

Notes:



LINE TABLE

LINE	BEARING	LENGTH
L1	S09°10'44"E	64.77
L2	N77°02'08"E	31.09
L3	N77°02'08"E	29.99
L4	S00°59'30"W	89.60
L5	S00°59'30"W	128.39
L6	S15°00'30"E	52.89
L7	N56°30'40"W	33.38
L8	N04°16'36"E	181.47
L9	N01°02'46"E	125.87
L10	N06°32'04"W	50.06
L11	N56°32'59"W	25.73
L12	S65°58'13"E	31.03
L13	S65°58'39"E	31.41
L14	S83°01'24"E	30.27
L15	S83°01'50"E	30.04
L16	N82°54'36"W	30.31
L17	N82°49'08"W	30.26



- NOTES:**
- 15' BUFFER ALONG ENTIRE LENGTH OF FRONTAGE SHALL HAVE A COMPLETE VISUAL SEPARATION IN THE FORM OF DENSELY PLANTED LANDSCAPING WITH MASONRY WALL, BERM, OR COMPOSITE WOOD OR VINYL FENCE.
 - ALL DRIVEWAYS FOR CORNER LOTS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE LOT FROM THE STREET INTERSECTION.
 - ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THE GRAVITY SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE TOWN OF MOUNT PLEASANT, WSSAC AND NC DIVISION OF WATER QUALITY MINIMUM DESIGN CRITERIA FOR GRAVITY SEWER SYSTEMS.
 - OFFSITE SEWER TRUNK LINE SERVICE TO THE SITE SHALL BE EXTENDED FROM THE EXISTING UPPER ADAMS CREEK INTERCEPTOR. THE PROPOSED ROUTE OF THE NEW SEWER TRUNK LINE MAY HAVE ALTERNATIVE ROUTES FROM THE ONE SHOWN ON THIS PLAN. THE PROPOSED SEWER TRUNK LINE MAY RUN ALONG WALKER ROAD (AS SHOWN) OR ALONG THE TRIBUTARY CREEK TO THE SOUTHEAST OF THE SITE.
 - THE PROPOSED SEWER TRUNK LINE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE BASIN SERVED. TOWN AGREES TO COMPENSATE FOR UP SIZING THE SEWER TRUNK LINE BEYOND WHAT IS REQUIRED FOR THE PROPOSED 60 LOT. COMPENSATION SHALL BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - NCEQ APPROVAL SHALL BE REQUIRED SUBJECT TO PHASE II POST-CONSTRUCTION STORMWATER REGULATION. BMPs SHALL BE PROVIDED AS REQUIRED TO MEET THE PHASE II POST-CONSTRUCTION STORMWATER REGULATIONS. BMPs SHALL COMPLY WITH THE CURRENT NCEQ BMP MANUAL.
 - PROPOSED BMPs SHALL BE OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL DRIVEWAYS FOR CORNER LOTS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE LOT FROM THE STREET INTERSECTION (LOTS 29, 30, 40, 49, 52, AND 60). LOTS 1 & 16 SHALL NOT HAVE DRIVEWAYS ON THE SIDE STREET.
 - ALL OPEN SPACE WILL BE OWNED IN COMMON BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED.
 - STREET NAMES SHALL BE PROVIDED PRIOR TO THE APPROVAL OF THE FINAL PLAT. ALL STREET NAMES SHALL BE APPROVED BY CABARRUS COUNTY E-911 ADDRESSING.
 - ALL SINGLE FAMILY LOTS SHALL HAVE 20' WIDE DRIVEWAYS.
 - ON-STREET PARKING IS NOT ALLOWED WITHIN THE PROPOSED SUBDIVISION.

- FIRE PROTECTION NOTES:**
1. DURING CONSTRUCTION DRAWING APPROVAL A MODEL OF THE PROPOSED WATER SYSTEM SHALL BE PROVIDED SHOWING THE SYSTEM IS CAPABLE OF PROVIDING A REQUIRED FIRE FLOW OF 1,000 GPM WITH A MINIMUM RESIDUAL PRESSURE OF 20 PSI.
 2. THE AVERAGE SPACING BETWEEN FIRE HYDRANTS SHALL BE 500 FEET. THE MAXIMUM DISTANCE FROM ANY POINT ON THE STREET FRONTAGE TO A FIRE HYDRANT SHALL BE 250 FEET. THE DISTANCE TO A HYDRANT SHALL BE DECREASED BY 50 FEET FOR DEAD END STREETS.
 3. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROADWAY, THE MINIMUM ROADWAY WIDTH SHALL BE 26 FEET EXCLUSIVE OF SHOULDERS. IF THE ROADWAY IS BEING DESIGNED TO 24 FEET WIDE - THEN PROVIDE A CLEAR WIDTH OF 26 FEET IN FRONT OF ALL FIRE HYDRANTS AND RESTRICT ON STREET PARKING TO THE SIDE OF THE STREET OPPOSITE THE SIDE THE HYDRANTS ARE LOCATED ON.
 4. TWO SEPARATE AND APPROVED FIRE ACCESS ROADWAYS SHALL BE PROVIDED FOR ONE AND TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30.

SITE DATA

JURISDICTION:	TOWN OF MOUNT PLEASANT	PROPOSED COMMON OPEN SPACE:	+29.99 ACRES	SETBACKS:	
EXISTING ZONING:	RL - RESIDENTIAL LOW DENSITY	SITE GROSS AREA:	-0.78 ACRES	MIN. FRONT SETBACK:	25 FT
PROPOSED ZONING:	CZ-RM - CONDITIONAL ZONING RESIDENTIAL MEDIUM DENSITY	WALKER ROAD DEDICATED ROW:	-4.16 ACRES	MAX. FRONT SETBACK:	35 FT
PARCEL ID #:	5650598580000	ONSITE ROW:	-17.87 ACRES	SIDE SETBACK:	10 FT
	56505963450000	LOT AREA:	-0.32 ACRES	STREET SIDE SETBACK:	18 FT
	56505963450000	25% FLOOD WAY (1.26 AC x 25%):	-1.85 ACRES	REAR SETBACK:	25 FT
	5660052250000	75% BMP TRACT (2.47 AC x 75%):	= 5.01 ACRES		
PROPERTY REAL ID:	08-023 -0039.50	LINEAR FEET OF PUBLIC STREETS * :		PARKING REQUIREMENTS:	3 SPACES / UNIT
	08-023 -0039.60	ROAD A (50' R/W):	1,077 LF	MIN. PARKING REQ'D:	180 SPACES
	08-023 -0039.30	ROAD B (50' R/W):	965 LF	MIN. REQ'D SPACES:	4 SPACES PER UNIT
MAP BOOK / PAGE:	75 / 1, TRACTS 3 & 4	ROAD C (50' R/W):	1,082 LF	PARKING PROVIDED:	(240 SPACES)
DEED BOOK / PAGE:	13280 / 0113; PINH 5650598580000	ROAD D (50' R/W):	460 LF	IMPERVIOUS AREAS:	
	13280 / 0104; PINH 5660052250000			ROAD PAVEMENT & CURB:	105,000 SF
	576 / 433; PINH 56505963450000			SIDEWALKS:	33,000 SF
SITE ADDRESS:	827 WALKER ROAD			LOT IMPERV. AREAS:	255,000 SF
	941 WALKER ROAD			OPEN SPACE TRACTS:	500 SF
	929 WALKER ROAD			TOTAL IMPERVIOUS AREA:	393,500 SF
	MT PLEASANT, NC 28124			PERCENT IMPERVIOUS AREA:	9.03 AC
					30.9%
TOTAL SITE AREA:	29.99 AC			* Area includes driveways, building, patios and walkways.	
WALKER ROAD DEDICATION:	0.78 AC			**Percentage based on total site area less the public right-of-way dedication for Walker road.	
NET SITE AREA:	29.21 AC (LESS WALKER ROAD DEDICATION)				
PROPOSED USE:	DETACHED SINGLE FAMILY MAJOR				
PROPOSED SUBDIVISION TYPE:	MAJOR				
PROPOSED LOTS:	60				
PROPOSED LOT DENSITY:	2.0 UNITS / AC				
PROPOSED TOTAL AREA IN LOTS:	17.87 AC (59.6%)				
AVERAGE LOT AREA:	12,976 SF				
REQUIRED OPEN SPACE:	4.38 AC (15% MIN. OF NET SITE AREA)				
PROPOSED OPEN SPACE:	5.01 AC (SEE CALCULATIONS)				
PROPOSED AREA IN R/W:					
OFFSITE PUBLIC R/W DEDICATION:	0.78 AC (WALKER ROAD)				
ONSITE PUBLIC R/W DEDICATION:	4.16 AC (NEW ROADS)				
ANTICIPATED FINAL PLAT DATE:	AUGUST 2025				

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE NAMED HEREON. CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REUSE OR REPRODUCTION FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER IS CONSIDERED TO BE CONTRARY TO THE LAW.

ADAMS CREEK SUBDIVISION

WALKER ROAD
MT. PLEASANT, NC 28124

MODIFICATION LOG

NO.	DESCRIPTION	DATE

JOB NUMBER: C190006
CHECKED BY: BMF
DRAWN BY: BMF
DATE: 02-20-2024

18-8881 C-#3881 FIRM
AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
Charlotte, NC 28226
704-375-2438

PRELIMINARY PLAT

SHEET: C-101

North Carolina 811
3 Days Before Digging
North Carolina 811
811 or 1-800-452-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

REAL 55043
2-20-24
REGISTERED PROFESSIONAL ENGINEER

REZ 2024-01
Adams Creek

Town Limits

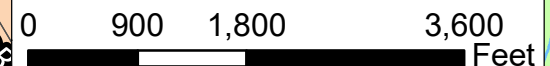
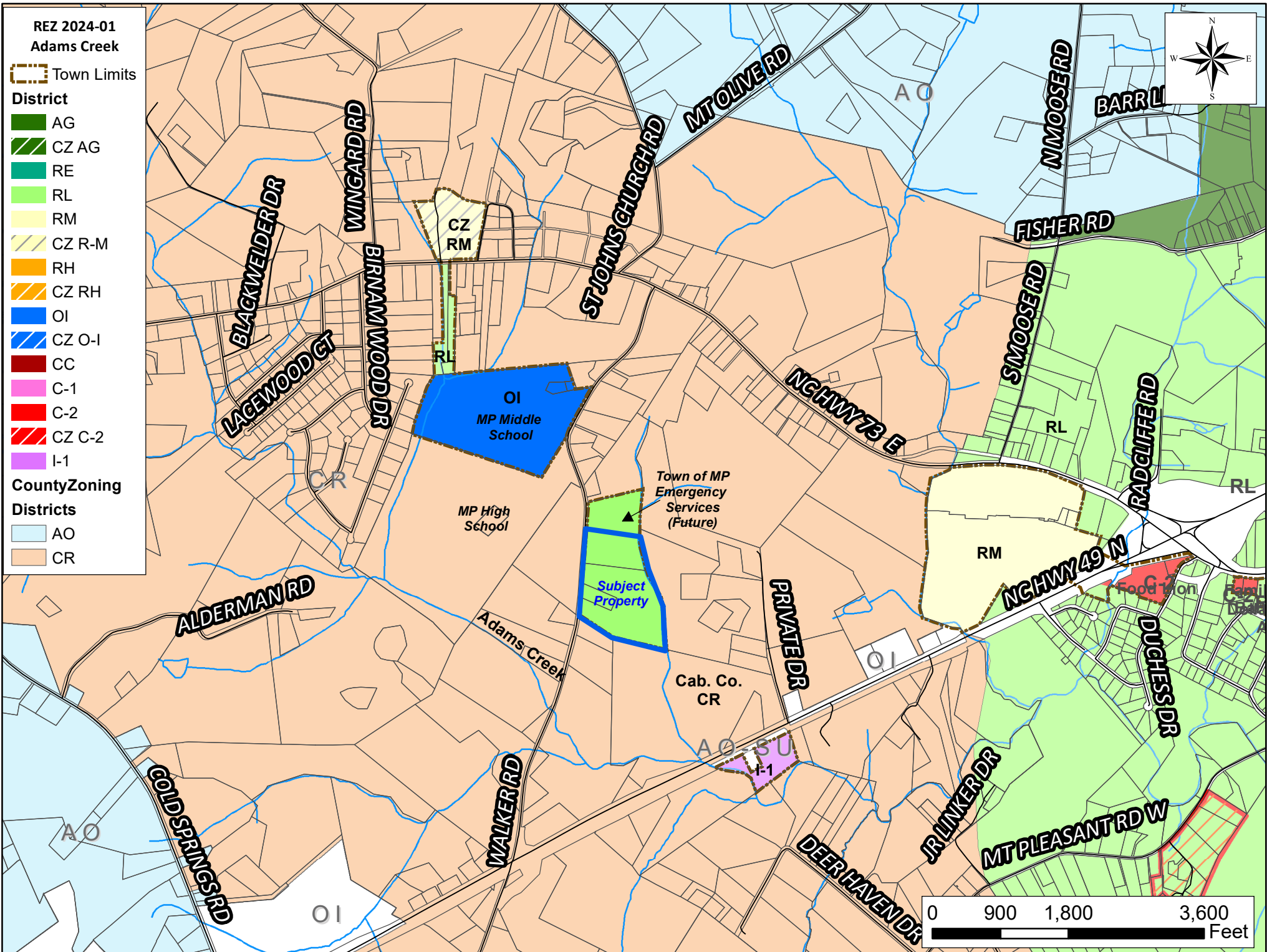
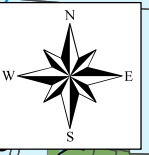
District

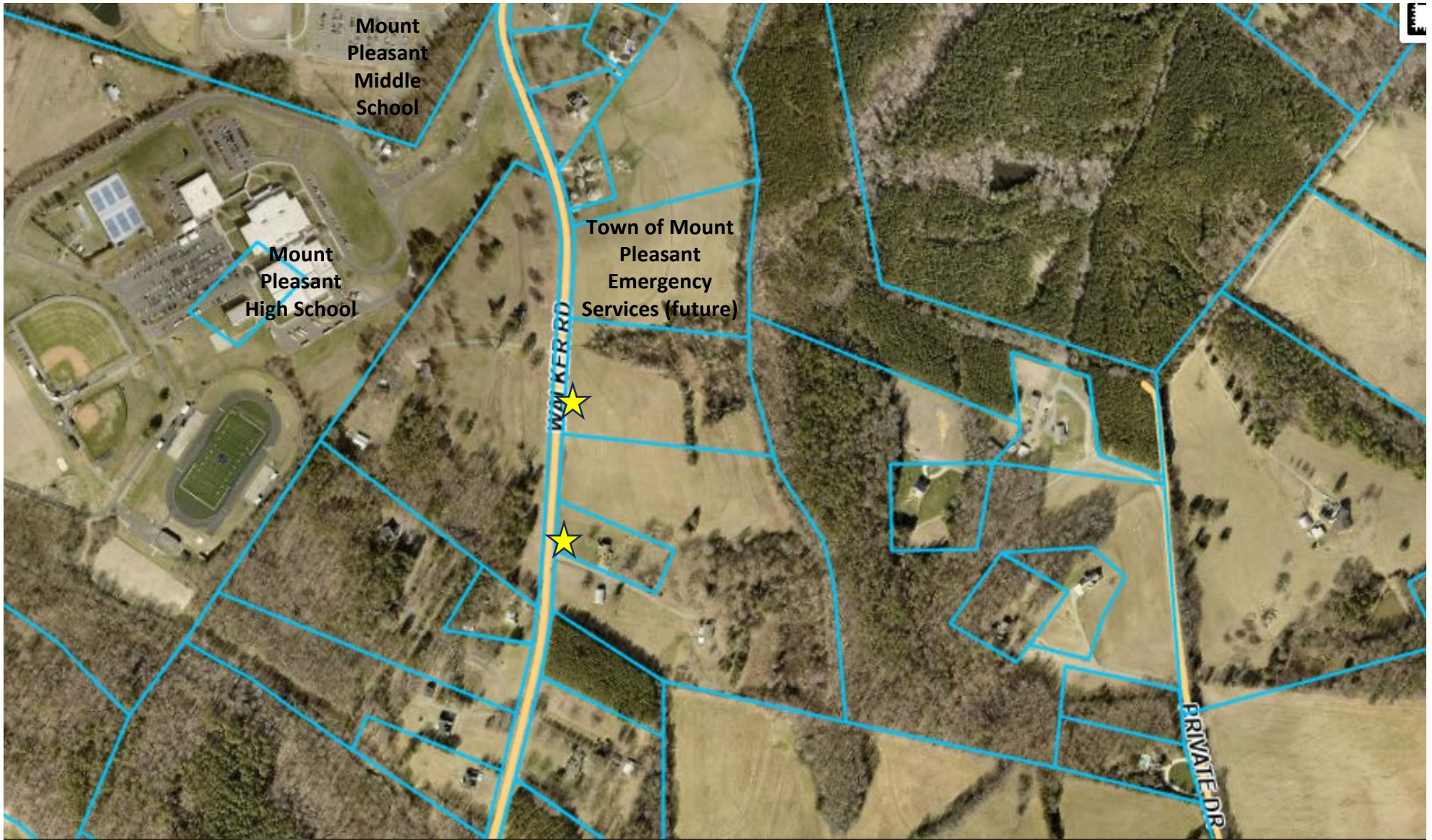
- AG
- CZ AG
- RE
- RL
- RM
- CZ R-M
- RH
- CZ RH
- OI
- CZ O-I
- CC
- C-1
- C-2
- CZ C-2
- I-1

County Zoning

Districts

- AO
- CR



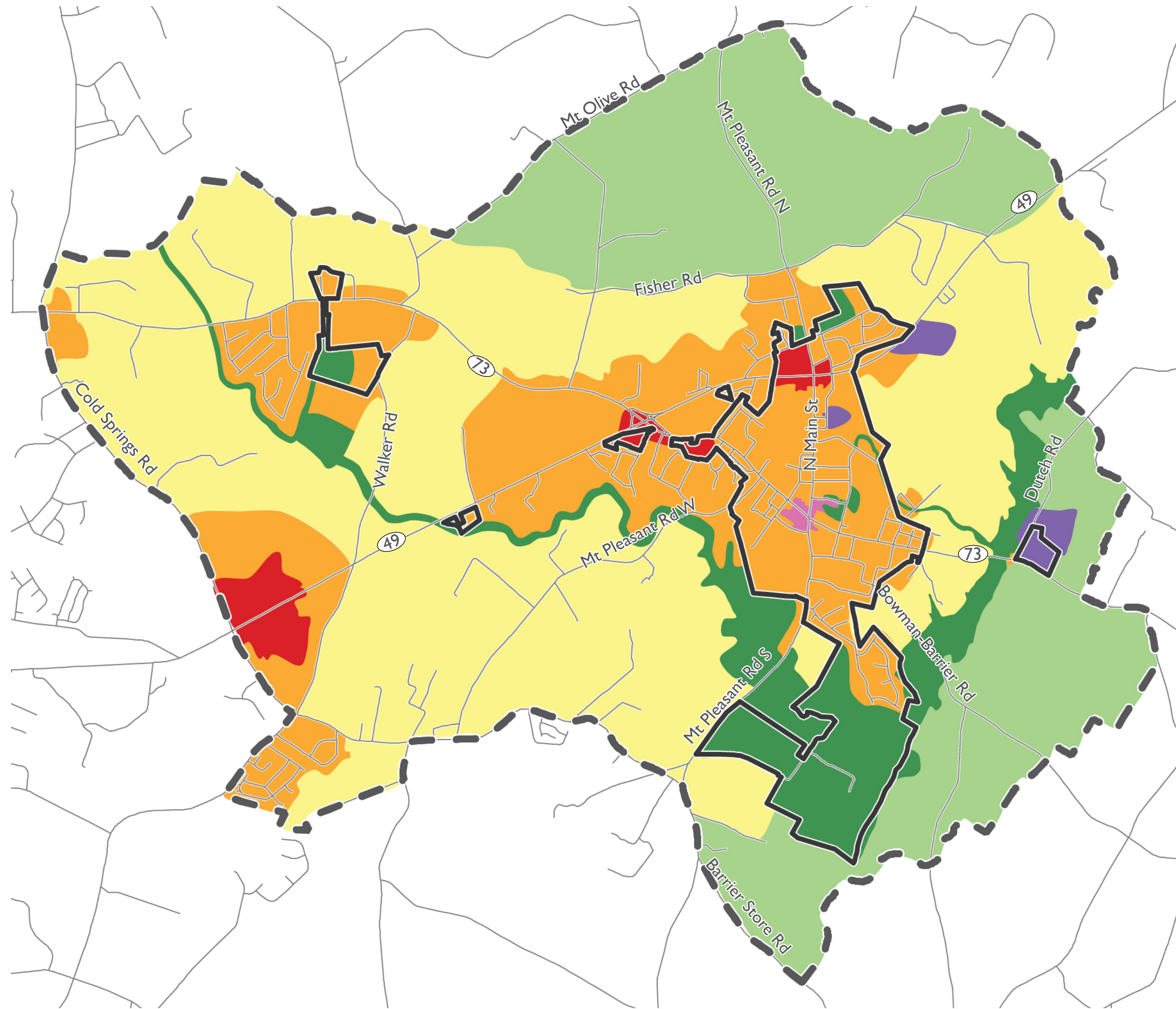


REZ 2024-01 & SUB 2024-01 Adams Creek Subdivision

 **Zoning Sign Locations**

FUTURE LAND USE MAP

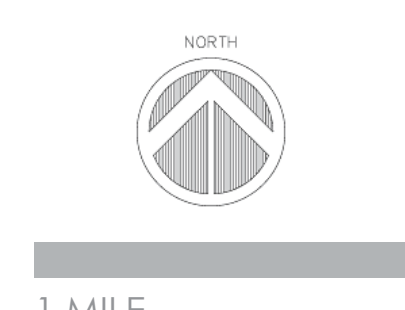
Adopted December 11, 2017, as amended through March 23, 2020



	ACRES	% OF TOTAL
Open Space / Recreation	1,141.6	9.2%
Rural	3,105.2	25.0%
Low Intensity	5,512.0	44.5%
Medium Intensity	2,354.9	19.0%
High Intensity	165.7	1.3%
Downtown Core	18.3	0.1%
Employment Center	106.7	0.9%
TOTAL	12,404.4*	100.0%

- Recreational / Open Space
- Rural
- Low Intensity
- Medium Intensity
- High Intensity
- Downtown Core
- Employment Center

Planning Area Boundary
 Town Limits
 Roads


 NORTH
 1 MILE

* does not include R-O-W acreage

FUTURE LAND USE CLASSIFICATION



OPEN SPACE/RECREATION

This land use classification is intended for large areas of floodplain, existing and proposed parks, recreation facilities, and large areas of common open space that can be used by residents and visitors. This category includes the Carolina Thread Trail and connecting spurs. Designated recreational areas include the Mount Pleasant Community Park at Town Hall, the Elementary School facilities, the Buffalo Creek Preserve, and a future East Cabarrus District Park.



RURAL

This land use classification is intended primarily for agricultural purposes and estate lot single-family residential development of less than one dwelling unit per two acres. Rural areas typically have limited or no access to infrastructure and a low probability of future utility extension.



LOW INTENSITY

This land use classification is intended primarily for low density single-family residential development of greater one dwelling unit per acre and no more than two dwelling units per acre. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas typically have limited access to infrastructure.



MEDIUM INTENSITY

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.



HIGH INTENSITY

This land use classification is intended to accommodate a wide variety of civic, institutional, retail, service, and office uses and high density residential uses of between 4 to 8 dwelling units per acre. These areas are immediately adjacent to major transportation corridor intersections where utility infrastructure is readily available.



DOWNTOWN CORE

This land use classification 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, small-scale specialty retail, and professional services, in a pedestrian-oriented setting.



EMPLOYMENT CENTER

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



TOWN OF MOUNT PLEASANT
COMPREHENSIVE PLAN

4.3 ZONING DISTRICT PURPOSE STATEMENTS

4.3.1 PURPOSE STATEMENT

The purpose of this Article is to implement the land use policies of the Comprehensive Plan. Pursuant to NCGS 160D-701, all zoning ordinances or regulations adopted pursuant to this Ordinance shall be consistent with the Comprehensive Plan and any specific plans of the Town Board if any, as adopted under NCGS Chapter 160D. This Section describes the relationship between the various zoning districts and the Comprehensive Plan and a summary of each development district in tabular form. However, to the extent that there is any inconsistency between the tabular summary and the specific provisions of Section 4.7 et seq. of this Ordinance, the provisions of Section 4.7 et seq. shall prevail. The table below indicates the relationship between each zoning district described in this section and each land use designation on the Future Land Use Map in the Town’s Comprehensive Plan.

Table 4.3-1: District Consistency with Future Land Use Map Designations

Future Land Use Map Designation	Consistent Zoning Districts	General Use Types	Maximum Residential Density (DUA)
Open Space/Recreation	All districts	<ul style="list-style-type: none"> • Parks & athletic facilities • Greenways • Agriculture & forestry • Floodplain 	n/a
Rural	AG, CZ-AG CZ-RE CZ-O-I	<ul style="list-style-type: none"> • Agriculture & forestry • Detached single-family residential • Limited civic & institutional 	0.5 DUA
Low Intensity	RL, CZ-RL CZ-RM CZ-OI	<ul style="list-style-type: none"> • Agriculture & forestry • Detached single-family residential • Limited civic & institutional 	2 DUA
Medium Intensity	RM, CZ-RM CZ-RH OI, CZ-OI C-1, CZ-C-1 CZ C-2	<ul style="list-style-type: none"> • Detached single-family residential • Civic & institutional • Small office, services, & retail (on thoroughfares) 	4 DUA
High Intensity	RH, CZ-RH OI, CZ-OI C-1, CZ-C-1 C-2, CZ-C-2 CZ-CD CZ I-1	<ul style="list-style-type: none"> • Detached single-family residential • Attached single-family residential • Multi-family residential • Civic & institutional • Office, Services, Retail • Entertainment • Flex-space or campus business 	8 DUA
Employment Center	OI, CZ-OI C-2, CZ-C-2 CD, CZ-CD I-1, CZ-I-1 CZ-I-2	<ul style="list-style-type: none"> • Civic & institutional • Office, Services, Retail • Entertainment • Flex-space or campus business • Light industrial • Limited heavy industrial 	n/a
Downtown Core	CC, CZ-CC	<ul style="list-style-type: none"> • Attached single-family residential • Multi-family residential • Civic & institutional • Office, Services, Retail • Entertainment 	8 DUA

CZ=Conditional Zoning District

DUA=Dwelling Units per Acre



February 9, 2024

Dear Property Owner,

Please be informed that the Town of Mount Pleasant has received the following request for property in the vicinity of property that you own:

REZ 2024-01 & SUB 2024-01 Adams Creek Subdivision

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

Location: 929 Walker Road

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

Current Zoning: RL Residential Low Density

Proposed Zoning: CZ RM Residential Medium Density

Area: approx. 30 acres

Density: 2.0 dwelling units per acre (DUA)

Per Section 3.1.11 of the *Mount Pleasant Development Ordinance (MPDO)*, a Neighborhood Meeting is required for any application for development approval that increases the density or intensity of the subject property. The **Neighborhood Meeting to review proposed rezoning will be held on Monday, February 19 at 5:30pm** in the Conference Room of the Town of Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC. The developer will be present to answer questions and receive comments.

The **Planning & Zoning Board legislative hearing will be held on Monday, February 26 at 6:00pm** in the Meeting Room of the Town of Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC.

If you have any questions regarding this request, you may contact Erin Burris at Town Hall at 704-436-9800 x1005 or burrise@mtpleasantnc.us.

Sincerely,

Erin S. Burris, AICP

Planning & Economic Development Director

(Proposed subdivision preliminary plat shown on reverse of letter)

NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant **Planning & Zoning Board** will hold a **legislative hearing on Monday, February 26 at 6:00pm** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following case:

REZ 2024-01 Adams Creek Subdivision

Applicant requests rezoning subject property to Conditional Zoning Residential Medium Density for 60-lot single-family residential subdivision (includes Major Subdivision Preliminary Plat). Location: 929 Walker Road; Cabarrus County Parcel Numbers: 5650-95-6345, 5660-05-0225, 5650-95-8958. Site Area: 30 acres. Current Zoning: RL Residential Low Density. Proposed Zoning: CZ RM Conditional Zoning Residential Medium Density.

Please call Mount Pleasant Town Hall at 704-436-9800 if you have questions or need special accommodations for the meeting. Those who are unable to attend the in-person meeting may submit comments or concerns in writing to be presented to the Planning & Zoning Board. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number (711 or 800-735-2962).

Publish dates: Fridays, February 16 and February 23



**Planning and Economic Development
February 26, 2024**

Planning & Zoning Cases

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

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

Location: 929 Walker Road

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

Current Zoning: RL Residential Low Density

Proposed Zoning: CZ RM Residential Medium Density

Area: approx. 30 acres

Density: 2.0 dwelling units per acre (DUA)

Estimated Sewer Capacity Usage: 13,500 gpd (Town Board approval required)

Current Status: Planning & Zoning Board hearing scheduled for February 26.

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 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: 2nd submittal reviewed. Awaiting revisions. Grading only permit issued.

SUB 2020-03 Brighton Park

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

Applicant: Niblock Homes

Location: Southwest corner of NC Highway 73 and NC Highway 49

Cabarrus County Parcel Number: 5660-56-4096, 6785, 8647, & 9681

Zoning: RM Residential Medium Density

Area: approx. 86.77 acres

Density: 2.05 dwelling units per acre

Estimated Sewer Capacity Usage: 28,560gpd for first three phases and 14,160gpd for last two phases (42,720gpd total) (allocated in development agreement 6/17/2022)
Current Status: Phase 1 improvement installation underway.

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)
Current Status: Under construction

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
Area: 11.27 acres
Estimated Sewer Capacity Usage: 0gpd
Current Status: Awaiting final submittal. Zoning permit approval pending.

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.

Code of Ordinances

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

Infrastructure

- The WSACC Wastewater Capacity Distribution #10 Memo dated February 20, 2024 shows that Mount Pleasant has a total of 112,089 gpd of allocation with 69,679 gpd remaining to be allocated through the 30MGD expansion.
- Work has begun on Empire Drive Sewer Pump Station utilizing a USDA loan, and water line projects funded by state budget allocations are scheduled to go to bid soon.
- The Town of Mount Pleasant received the following allocations in the recently adopted state budget:
 - \$100,00 for capital improvements or equipment
 - \$2.7 million for sidewalk construction (in accordance with Bicycle & Pedestrian Project Acceleration Plan)

- \$1 million for water line replacement for S. Skyland Drive, Seneca Drive, and Allman Rd. Ext. service area. The Town has requested that this funding be redirected to for water filtration improvements to improve water quality for the whole Town to comply with state and federal requirements. The Town will seek a replacement funding source to complete the water line replacement at a later date.

Staff is currently working to provide the scope of work on these projects to the Office of State Budget and Management in order. To assist with infrastructure projects, an RFQ for General Engineering Services was distributed. Nine engineering firms submitted and four firms were selected to assist with engineering for infrastructure projects.

- Volkert Engineering firm is preparing the scope of work and contract proposal for the N. Washington Street Sidewalk/Curb & Gutter project.
- Staff is working on preparing Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan for the March quarterly deadline.
- 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 is working to provide additional information requested by FEMA regarding the benefit-cost analysis (BCA).
- HMW Preservation has completed of the National Register District architectural survey draft to submit to the State Historic Preservation Office. LKC and subcontractor McAdams have completed a report with recommendations and cost estimates for the Downtown Stormwater Study. The Town Board adopted the study and CIP at its January meeting to assist with grant applications.
- Town staff is working on plans for additional/improved parking in the southwest quadrant of downtown.

Comprehensive Plan Update

- The Comprehensive Plan Update is underway. Background information is currently being compiled by the consultant. The Planning & Zoning Board, two commissioners, and the mayor will serve as the steering committee for the project.

Permits

January & February (to date) permits attached.

January February 2024 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-01	1/16/2024	5670-20-5074	8550	Oldenburg Dr.	Upfit	Roof-mounted solar panels	Beam Solar	
Z-2024-02	1/17/2024	5670-32-6525	8750	E. Franklin St., Ste. C6	CoC	Mt. Pleasant Critter Corner	Carol Miller	CoC✓, New
Z-2023-03	1/17/2024	5670-32-6525	8750	E. Franklin St., Ste. D4	CoC	Wicked Wife Designs	Athena Bowman	CoC✓, New
Z-2023-04	1/17/2024	5670-32-6525	8750	E. Franklin St., Ste. B4	CoC	Simply Pleasant Boutique	Georgia Abernathy	CoC✓, Relocate
Z-2023-05	1/24/2024	5670-37-3881	8660	Foil St.	Addition	Deck roof/enclosure	Speaks Custom Window	
Z-2024-06	1/29/2024	5670-23-0331	8354	W. Franklin St.	CoC, Sign	Landon Lane Candle Co.	Elizabeth Bryson	CoC, New
Z-2024-07	1/30/2024	5670-32-6525	8750	E. Franklin St., Ste. C5	CoC	Classy Gals	Chevonne Carmean	CoC, New



6 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-08	2/14/2024	5670-41-7979	8930	E. Franklin St.	CoC, Sign	Scout & Willow Market	Natalie Smith	CoC, New
Z-2024-09	2/6/2024	5670-23-3207	1465	N. Main St.	Sign	Wall Sign-Board Room	Casco Signs	
Z-2024-10	2/8/2024	5670-32-6525	8750	E. Franklin St., Ste. B5	CoC	Mt. Pleasant Mercantile	Tammy Boger	CoC, Relocate
Z-2024-11	2/14/2024	5670-24-4249	1305	N. Main St.	Upfit	Roof-mounted solar panels	Top Tier Solar Solutions	
Z-2024-12	2/14/2024	5670-24-4249	130	Dutch Road	Addition	Southern Grace Mercantile	LCJ Construction	CoC, Expand

5 Zoning Permits

Town of Mount Pleasant Comprehensive Plan Update
Proposed Schedule & Tasks
1-23-2024

Task	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
Phase 1: Update Background Information												
Update background information & maps												
Present background information and discuss public input survey with Steering Committee			Mar 25									
Phase 2: Public Input												
Prepare and distribute public input surveys												
Community input workshop					May TBD							
Analyze survey results												
Discuss public input results with Steering Committee						Jun 24						
Phase 3: Economic Development Analysis												
Stakeholder interviews												
Analyze three tracts for industrial feasibility												
Produce conceptual layouts for feasible sites												
Phase 4: Draft Comprehensive Plan												
Prepare draft vision, goals, and strategies												
Review draft vision, goals, and strategies with Steering Committee								Aug 26				
Prepare final draft												
Phase 5: Adoption Process												
Post draft plan on website												
Drop-in public presentation of draft plan										Oct TBD		
Planning Board recommendation											Nov 25	
Board of Commissioners public hearing & consideration												Dec 9
Final Deliverables												

-  Tasks that do not involve Steering Committee or Board participation
-  Steering Committee and Board meeting dates