



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, April 28, 2025
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** (March 24, 2025)

6. **Public Comment Period**

7. **Planning Board Cases**

ANX 2025-01, REZ 2025-03 Harris Mustang

Description: Applicant requests voluntary annexation, rezoning, and site plan approval for 12,000 square foot building with warehouse space, office space, and retail space (up to 10,000sf)

Area: approximately 4.93 ac. **Location:** 6705 NC Highway 49 N

Cabarrus County Parcel Number: 5660-34-5579

Current Zoning: Cabarrus County OI Office & Institutional

Proposed Zoning: Town of Mount Pleasant Conditional Zoning Light Industrial (CZ I-1)

8. **Board of Adjustment Cases**

None

9. **Comprehensive Plan Steering Committee**

Discuss upcoming workshop and adoption process. Draft plan update to be posted on website by May 2.

Drop-in workshop and Planning Zoning Board recommendation scheduled for Monday, May 19. Town Board public hearing tentatively scheduled for June 10.

10. **Reports**

Planning Report and Zoning Permits for March & April (to date)

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

12. **Adjourn**



Planning and Zoning Board Meeting Minutes
Monday, March 24, 2025

Members Present: Chairman - Whit Moose
Vice Chairman - Rick Burleyson
Member - Bridget Fowler
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: Mayor, Tony Lash, Town Commissioners Steven Dixon and Justin Simpson, and Sandra Freeman

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.

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)

No one had a conflict.

4. Approval of Agenda:

A **motion** was made by Liz Poole to approve the agenda with a second motion made by Bridget Fowler. All were in favor. (5-0)

5. Approval of Minutes of Previous Meetings (February 24, 2025)

A **motion** was made by Jonathan Helms to approve the minutes for the previous meeting (February 24, 2025) and a second motion was made by Rick Burleyson. All were in favor. (5-0)

6. Public Comment:

None

7. Planning Board Cases:

REZ 2025-02 8563 E. Franklin Street

Description: Request to rezone Town-owned property to improve nonconforming lot dimensions ahead of Washington Street widening to facilitate the moving of historic mill house to meet RH district setbacks.

Property Owner/Applicant: Town of Mount Pleasant **Area:** 0.31 acres

Location: 8563 E. Franklin St. **Cabarrus County Parcel Number(s):** 5670-32-1905

Current Zoning: RM Residential Medium Density **Proposed Zoning:** RH Residential High Density

Erin Burris read the following:

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: March 24, 2025

Subject: REZ 2025-02 Town-owned Property at 8563 E. Franklin St.

A. BACKGROUND

Applicant(s)/ Town of Mount Pleasant

Property Owner: PO Box 787
Mount Pleasant, NC 28124

Location: 8563 E. Franklin St.

PIN(s): 5670-32-1905

Property Size: approx. 0.311 acres

Current Zoning: RM Residential Medium Density

Proposed Zoning: RH Residential High Density

The subject property is located in the Mount Pleasant town limits. The Town purchased the property in 2022 in anticipation of the need for additional right-of-way for a street widening, sidewalk, and stormwater improvement project on N. Washington Street. The property contains an existing single-family residential home and accessory structure that has been vacant for approximately two years. The home is a contributing structure in the Mount Pleasant National Register Historic District. The requested RH Residential High-Density District is the extension of an existing zoning district. Due to the size and configuration of the lot, the property cannot be further divided. It will remain one lot with one home. The request facilitates the ability to move the house approximately 10 feet to the west on the lot for the street improvement project right-of-way width. If the house cannot be shifted over, there would be no option but to tear the house down. Pending structural inspection, the house may be moved over approximately 13 feet on the same lot or removed altogether for the street project. The accessory structure will also be removed from the property.

An existing conditions survey and proposed plot plan of where the house would be moved are attached to this report. The setbacks of the RH district are more conforming to both the existing and proposed position of the house on the property than the current RM district.

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

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

“This land use classification is intended for a variety of medium density residential uses of two (2) to four (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.”

Since the use of the property would remain single-family residential or vacant and the property cannot be further divided and the district is the extension of an existing zoning district, the request for RH zoning is reasonable and consistent with the Medium Intensity Land Use designation.

Zoning District Intent

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

“The RH district is established to provide areas for detached and attached single family homes, and, as a special use, multi-family residential. A maximum of eight (8) dwelling units per acre is permitted in areas where adequate public facilities and services exist with capacity to serve development. This designation is intended for limited use in areas close to the Town’s core and at major nodes identified in the Comprehensive Plan for “High Intensity”.

Existing Zoning and Development Patterns

The table below shows the zoning districts and land uses within 250 feet of the property:

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	RM Residential Medium Density, Office & Institutional	Vacant, Office, Public Park and Government Buildings
<i>East</i>	RH Residential High Density	Single-family residential, Service Use (Exterminator)

South	CZ RH Conditional Zoning Residential High Density, I-I Light Industrial	Single-family residential, Retail (Hardware Store)
West	RM Residential High Density	Single-family residential

The requested zoning district of RH is the extension of an existing zoning district and is located in an area with a mixture of zoning districts and land uses.

Mrs. Burris reiterated that at this point the Town does not know if the house will remain or if it will go but rezoning the property to RH would only facilitate the ability to keep the house and would not cause any adverse impact otherwise because it cannot be further divided. If the house is removed and the road widening project happens, no new structure as far as a house would be able to be built based on the configuration of the lot.

Kiesha Garrido asked if Washington Street would be widened and if the sidewalks would be on one side or both sides. Mrs. Burris said that the right-of-way would only slightly be widened because of the location of the roadway within the right-of-way and the fact the Town is adding sidewalks only on one side of the street. The right-of-way and the lanes are currently eight (8) feet each and when the project is completed the lanes will be about 10 feet each.

Whit Moose asked if there would not be any other structure built if the house must come down. Mrs. Burris did not think any other structure could fit within that setback. More than likely if the structure was removed the Town will go back to the engineer and ask to add a small right turn lane, so that people coming off Washington Street can turn right without having to wait for people going straight or turning left which can back up quite a bit. It might be better traffic wise to remove the home and do the turn lane. We are looking at all those options right now.

Whit Moose asked for clarification if the Town can move the house and leave it, why cannot the Town build another house on it. Mrs. Burris said if the Town can and the house is torn down the direction will be to add a turn lane which will take even more of the right of way, which means there will not be any lot left. It will be a tiny sliver, and the property will not be able to get another building or a single-family residential structure on it which is allowed in that district. The Town will likely retain it for landscaping and an entrance to Washington Street.

Whit Moose opened the public portion of the meeting to speak for or against the project. Hearing none, Whit Moose closed the public portion of the meeting.

Mrs. Burris wanted us to see the plans since Mrs. Freeman was at the meeting. Mrs. Freeman owns the vacant lot to the North between the Town's property and the rezoning property. A storm drain will be put in on E. Franklin Street that will catch a lot of water that has been running down Franklin Street into the property's yard at 8623 E. Franklin

Street which is why there is a retaining wall that was put up. Instead, the water will get caught in the new drainage basin and then go down to the culvert which they are replacing. There is a stream that is also going into the culvert and a six (6)-foot sidewalk that is going in as well. If the house is removed, there will most likely be a right turn lane to help people turning right get off the road quicker. It is proving very difficult to save this house. Whether or not the house is movable is starting to become more and more clear that it is not worth moving. The sidewalk goes all the way up the road, there are a couple driveway cuts, another culvert to be replaced, and then a crosswalk to get across to the sidewalk that is already there.

Mrs. Burris shared that Mrs. Freeman knows that the Town will need to acquire a small strip of right-of-way in front of her property for widening and Mrs. Freeman would receive just compensation for her part of the property, just like any other property.

Bridget Fowler asked if Mrs. Burris heard from the adjacent neighbor. Mrs. Burris said the adjacent property owner at 8555 E. Franklin Street did call and expressed concern with the potential of the house moving closer to her property. However, the project will make improvements to the drainage issue in her backyard.

Kiesha Garrido asked if the house is moveable, whether the house will be moved or who decides. Mrs. Burris said if the house is moveable, it will be moved over to the minimum site setbacks (*shown on the Existing Conditions Survey Map enclosed in the agenda packet*). Then the Town will get a zoning permit, building permits, and then have the house moved.

Jonathan Helms asked if the evaluation of moving the house had happened.

Mrs. Burris shared that the meeting had happened and the Town Manager, Randy Holloway, is waiting for some final figures and then the Town will present the cost to the Town Board. Mrs. Burris mentioned that the cost to move the house is almost as much as the Town paid for the house. It was significant.

Kiesha Garrido asked after the house was moved, would the plan be for the Town to sell the home or keep it. Mrs. Burris said that if the house was moved, the Town would turn around and sell the home and would remain like it was a single-family residential home. If the house cannot be moved, the Town will explore the turn lane option and retain the remainder of the property for some type of landscaped area or entrance into the park.

Jonathan Helms asked if the house was saved where would the driveway access be for the home. Mrs. Burris said the driveway would be off the back of the house off North Washington Street.

Whit Moose asked if the Town asked the adjacent property owner (8555 E. Franklin Street) if they would be interested in purchasing some or all the property. Mrs. Burris said that the Town has not made it that far yet to determine if there is any property left.

Mrs. Burris did mention selling some of the property as an option to the Town Manager, but it would be a nice opportunity for an entrance to the Town's Park and the new County's Park. So, the Town may keep the property for landscaping.

Rick Burleyson asked if the property could be further divided or accommodate something else then would the property not be consistent with the medium intensity. Mrs. Burris explained "even if you take the house down it will never be more than one lot. So, the property falls into the medium intensity density level and not to mention it is also the extension of the existing zoning district. So, those are all developed at a density that meets the medium intensity level even though they are zoned RH. They would not be further divided either. So, it is still consistent even though usually if the Town were going to rezone a property RH out all by itself the Town would want that high intensity designation. However, since this is an extension, and the density is not changing it is consistent. The Town manager, Randy Holloway said to go ahead and do the rezoning that way if the house is moved, the rezoning will already be in place.

A **motion** was made by Liz Poole to approve and consistent finding that the proposed RH zoning district is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the *Town of Mount Pleasant Comprehensive Plan*. The Board finds that, since the property cannot be further divided or reasonably accommodate any other use than the existing single-family residential use, and the request is the extension of an existing RH zoning district, the request is reasonable and consistent with the Medium Intensity Land Use designation on the Future Land Use Map. The setbacks of the RH district are more conforming to both the existing and proposed position of the house on the property than the current RM district. The requested zoning district of RH is also the extension of an existing zoning district and is located in an area with a mixture of zoning districts and land uses. A **second motion** was made by Bridget Fowler.

All were in favor. (5-0)

Whit Moose made a **motion** to pause the Planning and Zoning Board and opened the Board of Adjustment Board Meeting. A second was made by Jonathan Helms. All were in favor. (5-0)

8. Board of Adjustment Cases

Order for SUP 2024-01 & ADP 2024-01 Uwharrie Bank Drive-through & Building Design (REVISED PLAN)

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 **Cabarrus County Parcel Number:** 5670-13-6357

Zoning: CC Center City

A **motion** to approve the Order for the Special Use Permit and Alternate Design Proposal was made by Rick Burleyson and a second was made by Jonathan Helms. All were in favor. (5-0)

Whit Moose closed the Board of Adjustment and convened with the Planning Steering Committee.

9. Comprehensive Plan Steering Committee

Mrs. Burris shared that she handed out a draft last month and wants to go through questions and notes about things to be addressed or changed. When Mrs. Burris was at the Budget Workshop on Saturday, the Town Board wanted there to be a Public Workshop meeting at the Town Hall, most likely on the same night as the Planning and Zoning Board Meeting. Mrs. Burris will put the plan on the website and have a workshop for anyone who wants to see the plan, ask questions, come in, and talk about it. After the workshop, the Planning Board can make a recommendation to the Town Board at the May meeting and then have a Public Hearing in June.

Liz Poole asked if the Active Living Center and Library on pages 33 and 34 could be changed from “under construction” to “it is opened and the date.” Also, Mrs. Poole asked if the old Library building could have that the Cabarrus Health Alliance will be added as a pre-determined project in the next five (5) years.

Liz Poole continued to have several pages between 20 to 39 to have corrections and changes for grammar or updates to maps. Mrs. Burris was pleased with the corrections and asked the Board members to e-mail her with any other corrections.

Mrs. Burris shared that Benchmark was working on a couple of maps that needed to be fixed from the last meeting. Benchmark fixed the Gateway map; the Infill map got closer to being fixed but needed to remove number five, Community Church since it is no longer a retail option; and the new Infill Residential Area Map needs to have some bars showing the primary growth in the Central area with existing utility lines. Also, the Economic Development page needed to have more bullet points and presented in a more concise way.

Mrs. Burris shared that this plan is a continuation of the plan that was adopted in 2017. It is just advancing the projects the Town has been working on forward and looking ahead to see what the projects end up like. Mainly the changes were to the land use to match our utilities and some more analysis on the Economic Development potential.

Town Board Member Justin Simpson shared that he did not see anything about pickle ball in Parks and Recreation. Mrs. Burris shared that it was mentioned but the County finished their master plan, and it did not have any pickle ball courts. Cabarrus County is trying to see what to do with the old tennis courts and the parking situation. It could be a

possibility that they could use some of that property for pickle ball courts, but the County is still trying to figure it all out. The last plan for recreational use on the Town's property between the Senior Center and the Lion's Hut could be an option for possible pickle ball courts instead of shuffleboard courts but the Town would have to add administrative staff to maintain and manage the courts. Providing pickleball courts would be a big commitment.

Rick Burleyson asked for more information about opening the Comprehensive Plan to the public. Mrs. Burris said that after all the updates and changes are complete, the plan will be put on the website two (2) to four (4) weeks as a draft plan. The Town would like residents' input, to look over it, and call with questions. Mrs. Burris wants to do the workshop drop-in style from 4 p.m. to 7 p.m. or so on the same date as the regular Planning and Zoning board meeting time and discuss any business Mrs. Burris may have after the workshop.

Whit Moose asked if the Comprehensive Plan could have the possibility of updates. Mrs. Burris shared this is an update and the updates need to be done every five (5) to ten (10) years to be checked back on and adjusted. The main changes that were made were some minor adjustments to the Future Land Use Map. If someone brings a proposal that is not consistent, the Town is not actually amending the plan but the Future Land Use map. The plan is looking out twenty (20) years, but that plan will not be the plan for twenty (20) years. That is why it is good to take inventory every five (5) to ten (10) years to make sure nothing major changes.

10. Reports

SUB 2025-01 N. Main Street Infill Subdivision – Received Preliminary Plat under review by Technical Review Committee. The Technical Review Committee consists of Erin Burris, the Town Engineer, Richard McMillan, NCDOT, Fire Marshall, NCDEQ (NC Department of Environmental Quality) to give them a heads up but they usually do not have comments until the last stage of the construction drawings. NCDEQ may say things like a contractor must have a soil and erosion control plan or a storm retention plan. Also, Mrs. Burris sends the plat to the Fire Department, Sheriff's Department, and the Fire Marshal.

Mrs. Burris answered the following questions from several board members regarding the Infill Subdivision:

- Location: Straight across from Kluttz Street.
- Owner: Elite Financial Group, LLC and the adjacent lot owned by McDonald Homes Construction for a total of 7 1/2 acres.
- How far back does the property go?: There is a stream at the back which leads to Wood Street. The Town's current Comprehensive Plan shows ideally that there is an East to West connection from Main Street over to Wood Street. The Town is short on East to West connectors to relief traffic off Highway 73. The connector will not get all the way to Wood Street but if the Town was in need to make that

connection there is some of the road already there that the Town did not have to pay for.

- Does the new road line up with Kluttz Street?: The plan shows it lining up with Kluttz Street because NCDOT said the roads need to be aligned for the future connector possibility.
- Will this subdivision have curb and guttering?: Yes, this plan will have to have curb, guttering, and sidewalks on one side much like the Historic Hill off College Street. The subdivisions are laid out the same, but this new subdivision is larger with seven and a half acres whereas Historic Hill subdivision is four acres.

Erin Burris shared that she received seven (7) zoning permits for new houses from Brighton Park (Niblock Homes) this week.

Bridget Fowler let Erin Burris know there was still not a gate or fence up at Green Acres. Mrs. Burris has asked multiple times and will ask again before Green Acres is approved for sewer.

12. Planning & Zoning Board Comment Period

Kiesha asked if the May Board meeting was going to be moved up to May 19, 2025. Mrs. Burris said the May meeting would be moved to May 19th if there is a need for a meeting.

Bridget Fowler asked if there were any updates about the Theater. Mrs. Burris shared that the Theater has a non-profit Board formed and the Board has the naming rights; it is the Avett Theater with all paperwork signed. The Theater has started fundraising and the Comprehensive Plan has renderings of the draft floor plan. The Planning and Zoning Board will have to talk about text amendments regarding digital signage and marquees in the Center City district.

Bridget Fowler asked if the theater will be more of a play theater or a movie theater. Mrs. Burris shared that it is more of a musical theater. It can be a venue that can be rented out; it can have banquets; musical performances; it can also be set up to do occasional movies and other types of performing arts. It will be a super flexible performing arts venue, and it can seat concert style up to 526 people. The plans include an additional staircase as well as three (3) stories on the back.

The addition will have storage on the bottom, a green room, and more storage on the top.

Jonathan Helms asked who was on the board at the theater. Mrs. Burris shared that she was on the board, Dr. Dobson, Liz Fitzgerald (Arts Council), Karen Cobb (Arts Council), Steve Steinbacher (Arts Council), Jim Avett, Sam Treadaway, and Paula Yost. Karen Cobb is working on the fundraising plan and will be looking for companies to be a “leadership donator” of \$10,000 after the theater gets some seed money set, renderings, and get some of the larger donors in place to show that the theater has made significant progress. The theater is wanting to open by September of next year.

Bridget Fowler asked when the tire shop renovation was going to start. Mrs. Burris shared that the same architect, the same contractor, and the same group that have done all the historic upfits are currently working on completing the Theater, and she is not sure when the old service station renovation will begin.

13. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Bridget Fowler made the **motion** to adjourn, and a second motion was made by Rick Burleyson.

All were in favor. (5-0)

Chairman, Whit Moose

Clerk to the Board, Jennifer Blake



Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Planning & Zoning Board
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: April 28, 2025
Subject: REZ 2025-03 Harris Mustang Supply
(Associated with ANX 2025-01 and SITE 2025-01)

A. BACKGROUND

**Applicant(s)/
Property Owner:** William & Kathleen Harris
351 St. Johns Church Road
Concord, NC 28025

Location: 6705 NC Highway 49 N

PIN(s): 5660-34-5579

Property Size: approx. 4.93 acres

Current Zoning: Cabarrus County Office & Institutional (OI)

Proposed Zoning: Mount Pleasant Conditional Zoning Light Industrial (CZ I-1)

The applicant proposes annexing the approximately 4.93 acre property into the Town of Mount Pleasant and applying the Conditional Zoning Light Industrial (CZ I-1) district, in order to construct a 12,000 square foot building with office space, retail space, and warehouse space. A Conditional Zoning District may include any of the uses permitted by right or as a Special Use within the general zoning district, as set forth in Table 4.6-1 of the Mount Pleasant Development Ordinance (MPDO). The following uses would be permitted for this CZ I-1 district:

Office & Service Uses Category

Business and professional services (no outdoor storage)
Contractor office (no outdoor storage)
Contractor shop (no outdoor storage)
Lawn & landscaping services (no outdoor storage)
Medical, dental, chiropractic, optical and health care offices (excluding hospitals)
Motion picture & sound recording (excluding theaters)
Pest control services

Photography studio
Publishing & printing services
Professional offices
Tailoring services

Retail Uses Category

Retail uses, up to 10,000 square feet inside a fully enclosed building (excluding tobacco, electronic cigarette, vaping, and related accessories store)

Industrial, Wholesale, Transportation & Utility Uses Category

Manufacturing Type A
Retail outlet accessory to a manufacturing use
Warehousing and storage
Wholesale trade

Civic, Government, & Institutional Uses

Government building

Recreation & Entertainment Uses

Recreational facility, indoor (excluding amusements)
Recreational instruction camp, indoor (sports, dance, etc.)

The applicant has provided a site-specific plan associated with the rezoning request. The site-specific plan has already been reviewed by NCDOT, the Cabarrus County Fire Marshal's Office, and the North Carolina Department of Environmental Quality (NCDEQ). Full site plan review would be required if the annexation and zoning district are approved by the Town Board.

B. ZONING DISTRICT REVIEW CRITERIA

Comprehensive Plan

The subject property is located in the "Medium Intensity" land use classifications on the Future Land Use Map of the Town's current Comprehensive Plan. This classification is described below:

"This land use classification is intended for a variety of medium density residential uses of two (2) to four (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."

The requested zoning district is consistent with this land use designation, in that the land use types of office and retail (and supporting warehouse) shown on the Conditional Zoning plan are consistent with the general land use types of office and retail on thoroughfares, as listed for the Medium Intensity classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO). The property is located on NC Highway 49, a major thoroughfare.

The draft Comprehensive Plan update has an “Employment Center” land use classification on the Future Land Use Map. This classification is described below:

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

The requested zoning district is also consistent with this land use designation, in that Table 4.3-1 of the MPDO lists the CZ I-1 zoning district as consistent with the “Employment Center” designation.

Zoning District Intent

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

“The I-1 district is established to provide for areas that contain a mix of light manufacturing uses, office park, institutional, and limited retail and service 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

The table below shows the zoning districts and land uses within 500 feet of the property:

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	Cabarrus County Countryside Residential (CR)	Vacant, Forestry, Agriculture, Single-family residential
<i>East</i>	Cabarrus County Countryside Residential (CR), Cabarrus County Office & Institutional (OI) Mount Pleasant RM Residential Medium Density	Vacant, Single-family residential, and Single-family residential development currently under construction (Brighton Park)
<i>South</i>	Cabarrus County Countryside Residential (CR)	Highway 49, Single-family residential, Vacant
<i>West</i>	Cabarrus County Office & Institutional (OI), Cabarrus County Countryside Residential (CR)	Single-family residential, Vacant, Agriculture

The subject property is located in an area with a mixture of zoning districts and land uses.

Utility Availability

The property is not currently served by public water or sewer. The applicant plans to utilize well and septic for the site. An on-site fire tank is shown on the plan, to meet fire code requirements according to the Fire Marshal. Water and sewer may be available within 1,000 feet in the near future with the completion of the infrastructure within Brighton Park, however, water and sewer are not currently complete and active within 1,000 of the subject property.

Transportation

The property is located on NC Highway 49 a state-maintained road and N. Washington Street, a Town-maintained 4-lane, divided median, limited access thoroughfare. The average daily trip count (AADT) on Highway 49 is 12,000 vehicles a day, according to NCDOT's interactive traffic volume map. NCDOT has determined that the proposed driveway location meets its requirements for "right-in, right-out" access and that no turn lane is required. The proposed use will not generate more than 2,000 trips per day, therefore a Traffic Impact Analysis is not required. Based on the mixture of uses and building size, the estimated number of trips per day that would be generated by the proposed development is approximately 250.

The current Comprehensive Plan and Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP) Index show a 4E cross section for Highway 49. This is a 4-lane divided highway. This cross section does not include a sidewalk or multi-use path. Therefore, in accordance with Section 10.3.3 of the MPDO, the applicant is not required to install a sidewalk or multi-use path. The applicant is proposing dedication of an additional 17.5 feet for NCDOT right-of-way.

Environment

There are no streams or wetlands on the subject property. The topography of most of the property has a slight slope down from the western edge of the property towards the eastern edge the property, which is located approximately 650 feet from McAllister Creek.

Building Design Standards

During the site plan review process, the applicant will be required to provide building elevations that meet the design requirements set forth in Section 11.3 for non-residential building types located in the I-1 zoning district. The front façade will be required to meet the standards for a secondary building wall or be screened by a Type D Buffer Yard.

Landscaping

During the site plan review process, the applicant will be required to provide a landscape plan that meets the requirements set forth in Article 7 of the MPDO.

C. STAFF COMMENTS

Staff finds that the proposed Conditional Zoning district is consistent with the Medium Intensity land use designation, in that the office and retail (and supporting warehouse) land use types shown on the Conditional Zoning plan are consistent with the general land use types of office and retail located on thoroughfares listed under the “Medium Intensity” classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO).

D. PROCEDURES & ACTIONS

The Planning & Zoning Board is requested to make one of the following recommendations to the Town Board of Commissioners, if the Town Board chooses to annex the property into the Town of Mount Pleasant:

- **Recommend approval and consistent:** The Planning & Zoning Board finds that the proposed CZ I-1 zoning district is consistent with the “Medium Intensity” land use designation on the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan*. The Board finds in that the land use types of office, retail, and supporting warehouse shown on the Conditional Zoning plan are consistent with the general land use types of office and retail on thoroughfares, as listed for the Medium Intensity classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO), and that the proposed uses and site-specific plan are reasonable and in the public interest.
- **Recommend approval 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 amendment to be reasonable and in the public interest, and hereby amends the Future Land Use Map.
- **Recommend denial 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. (In making this recommendation, the Planning & Zoning Board may choose to recommend a more appropriate zoning district if the Town Board chooses to annex the property).

E. ATTACHMENTS

1. Application
2. Site-Specific Plan
3. Zoning Map
4. Aerial Map
5. Comprehensive Plan Future Land Use Map
6. Table 4.3-1 of MPDO



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 2025-03**

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning ☐

Conditional District Rezoning ☒

Text Amendment: ☐

Date of Application 3/27/2025

2. Amendment Information

For All Rezoning

Name of Rezoning I-1 Light Industrial with a 10% Retail Component for the Showroom

Location 6705 NC Hwy 49N, Mt Pleasant, NC 28124 Property Size (acres) 4.94

Tax Parcel Number(s) 5660-34-5579

Current Zoning 01 Proposed Zoning I-1 (CZ) Current Land Use Agricultural

For CD Rezoning Proposed Use(s) office, retail, warehouse

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

3. Contact Information

William C and Kathleen P Harris

Applicant

351 St John's Ch Rd

Applicant Address

Concord, NC 28025

City, State Zip

704-598-1412

Telephone

704-419-8234

Fax

Kathleen P Harris Kathleen P Harris

Signature

Print Name

William C Harris

William C Harris

3-27-25

3-27-25

Agent (Engineer, Surveyor, etc. if applicable)

Address

City, State Zip

Telephone

Fax

Signature

Date

Same as applicant

Property Owner (if applicable)

Address

City, State Zip

Telephone

Fax

Signature

Date

4. Description of Request

a. Briefly explain the nature of this request.

The purpose of the rezoning is to build a commercial 12,000 sqft building for our business Harris Mustang Supply. We are a family owned and operated small business. We sell new, early model Mustang parts primarily through mail order. We will be providing our own water via well and septic.

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

I-1 is consistent with the long range development plan for Hwy 49. This is a business corridor and consistent with other tracts of property located in close proximity.

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

The proposed use is reasonable because it is located on a major thoroughfare and similar to the current zoning district.

Staff Use Only:

Date Application Received: 3-27-2025

Received By: EJB


Fee Paid: \$ pd.

Case #: ANX 2025-01 + REZ 2025-03
















Date Neighborhood Meeting Held (for rezonings): 4-24-2025

Notes:




REZ 2025-03
Harris Mustang Supply

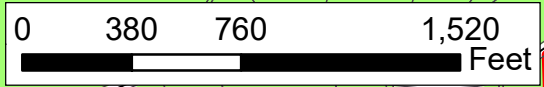
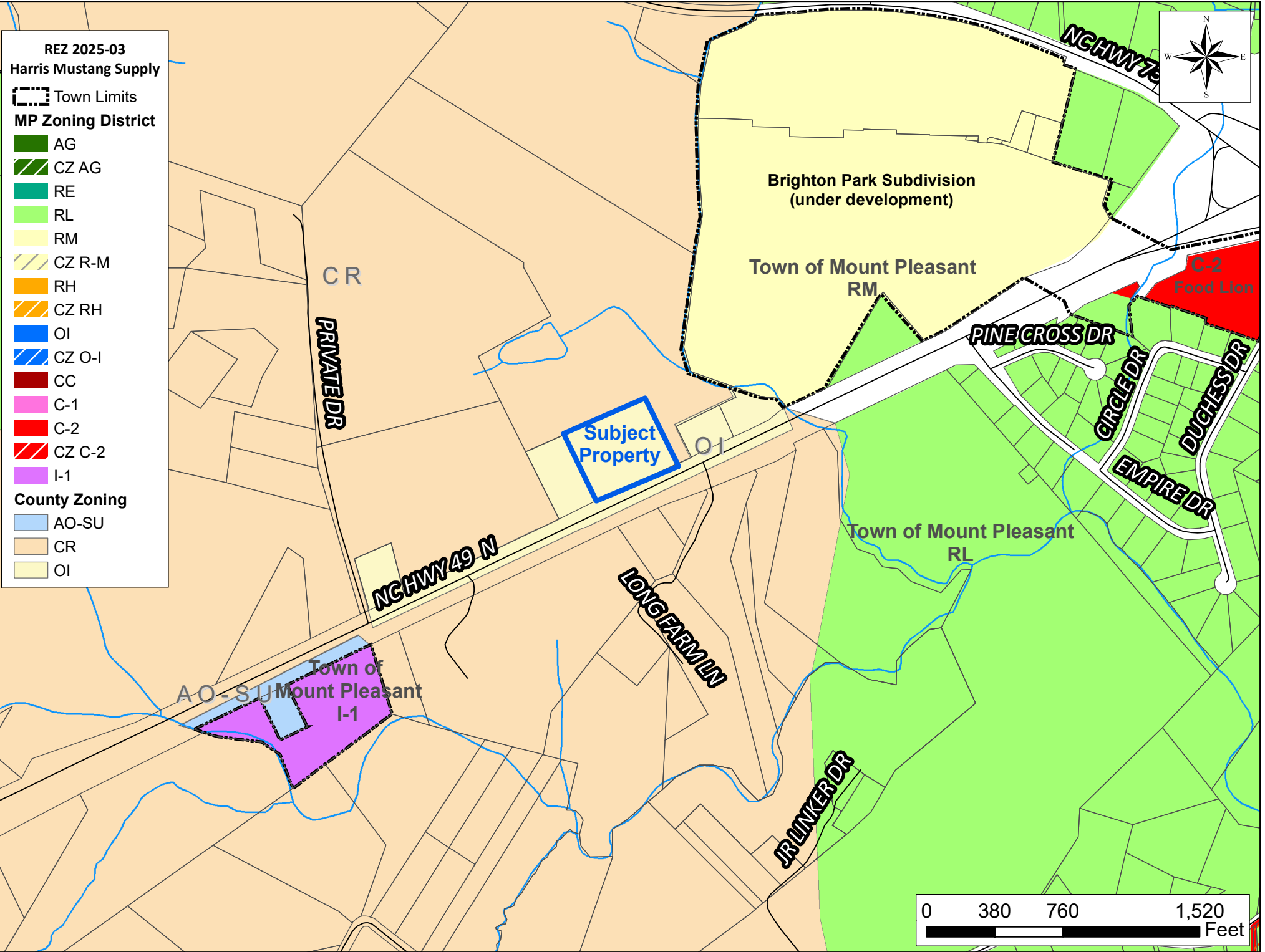
 Town Limits

MP Zoning 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

-  AO-SU
-  CR
-  OI

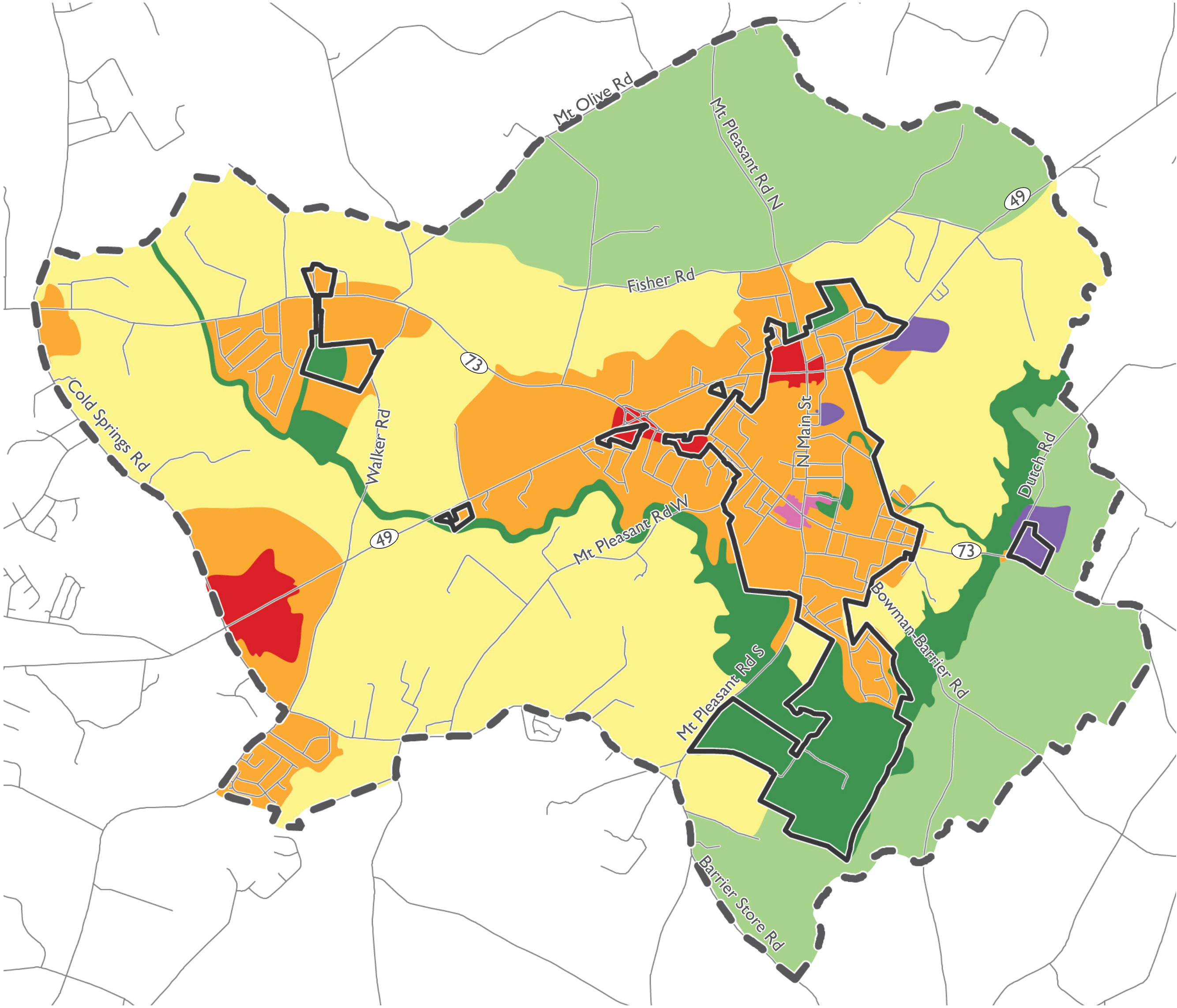




Aerial Map

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%	<div></div>	Recreational / Open Space
Rural	3,105.2	25.0%	<div></div>	Rural
Low Intensity	5,512.0	44.5%	<div></div>	Low Intensity
Medium Intensity	2,354.9	19.0%	<div></div>	Medium Intensity
High Intensity	165.7	1.3%	<div></div>	High Intensity
Downtown Core	18.3	0.1%	<div></div>	Downtown Core
Employment Center	106.7	0.9%	<div></div>	Employment Center
TOTAL	12,404.4*	100.0%		

* does not include R-O-W acreage

Planning Area Boundary

Town Limits

Roads

NORTH

1 MILE

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.



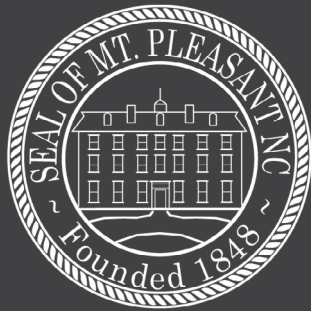
DOWNTOWN CORE

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.

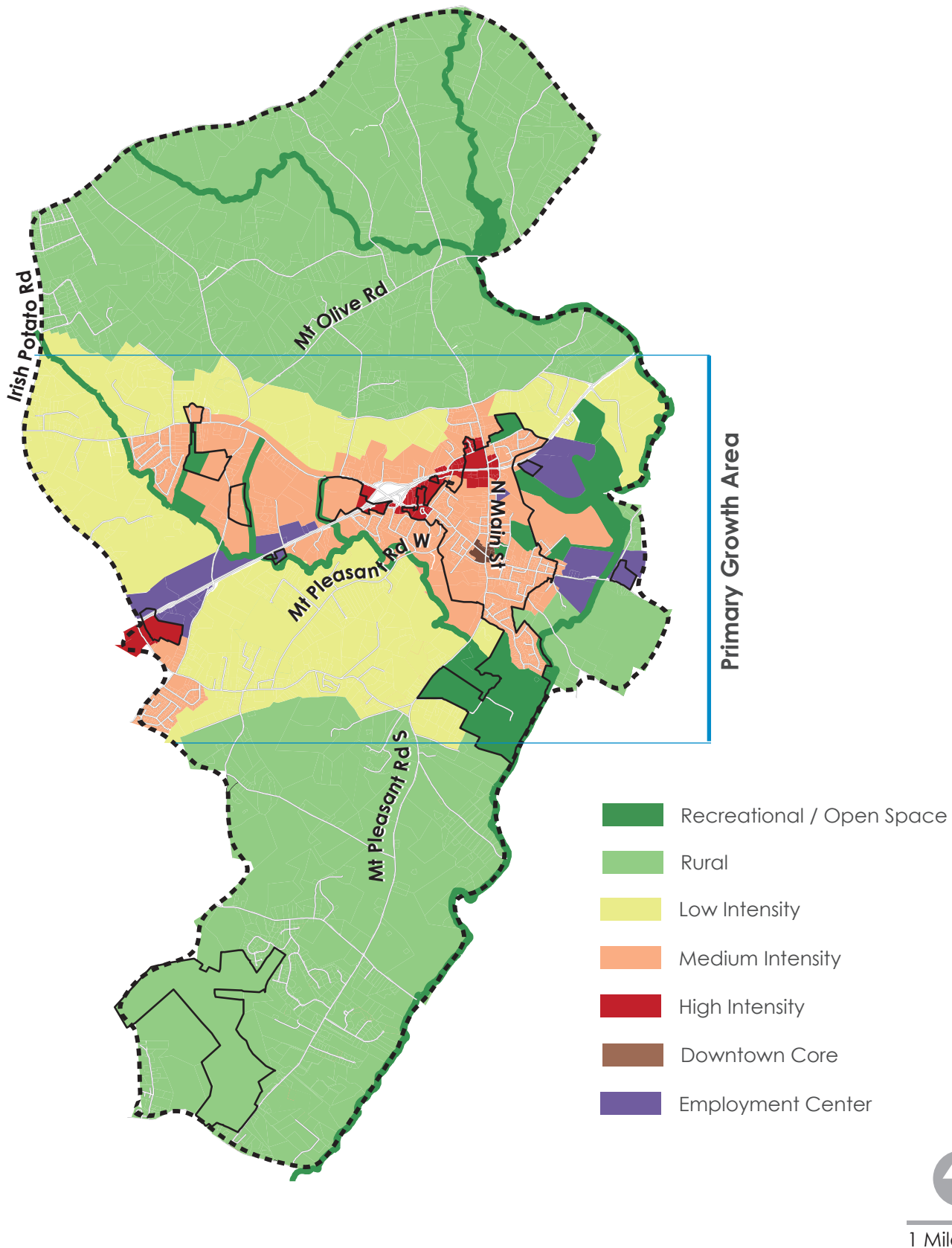


EMPLOYMENT CENTER

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



Planning, Economic Development, & Infrastructure Projects
April 28, 2025

Active Planning & Zoning Cases

ANX 2025-01 & REZ 2025-03 Harris Property

Description: Request to annex property and rezone to Town of Mount Pleasant Light Industrial (I-1 or CZ I-1) to construct a 12,000 square foot building with office, retail, and warehouse space

Location: 6705 NC Highway 49 N

Current Zoning: Cabarrus County Office & Institutional (OI)

Proposed Zoning: Mount Pleasant CZ I-1 Light Industrial

Area: approx. 4.93 acres

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

Current Status: Tentatively scheduled for April 28 Planning & Zoning Board for recommendation, May 13 for Town Board to set public hearing, and June 10 Town Board public hearing date.

SUB 2025-01 N. Main Street Infill Subdivision

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

Location: 800 N. Main Street

Current Zoning: RM Residential Medium Density

Area: approx. 7.5 acres

Estimated Sewer Capacity Usage: 3,375 gpd

Current Status: Preliminary Plat currently under review by Technical Review Committee. Tentatively scheduled for May 19 Planning & Zoning Board (administrative review to ensure compliance with regulations of Mount Pleasant Development Ordinance).

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

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

Location: 8320 W. Franklin St.

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

Current Zoning: CC Center City

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

Estimated Sewer Capacity Usage: existing tap for previous building

Current Status: Waiting on construction plans.

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: Zoning 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: Temporary Certificate of Compliance issued. Trench drain, asphalt repairs, and ground cover installation to be completed.

SUB 2020-03 Brighton Park

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

Applicant: Niblock Homes

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

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

Zoning: RM Residential Medium Density

Area: approx. 86.77 acres

Density: 2.05 dwelling units per acre

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

Current Status: Phase 1 Final Plat (58 lots) recorded. Bonded improvements being completed. Zoning Permits being issued (9 total issued to date).

SUB 2017-01 Green Acres

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

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

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

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

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

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

Code of Ordinances

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

Infrastructure

- The WSACC Wastewater Capacity Distribution #12 Memo dated January 28, 2025 shows that Mount Pleasant has a total of 120,155gpd of allocation. Distribution #12 added 3,582gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 18,960 gpd of non-strategic reserve (equivalent of 84 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.
- Work is nearing completion on Empire Drive Sewer Pump Station and sewer line utilizing a USDA loan. There were delays due to rock under Highway 49. Sewer line and manhole replacements on A, B, C, Wade, and Reid Streets are complete. Final paving, patching, fill, and seeding are underway. Visit www.mpncfuture.com.

- The Town's Water Distribution Line project being installed by State Utility began in February 2025 with an estimated completion by the end of year. The Lower Adams Creek Sewer Outfall project being installed by Elite Infrastructure Group began in March 2025 with an estimated completion by March 2026. Project updates will be posted on www.mpnfuture.com. Information about road closures and service interruptions will be posted on social media. Planned service interruptions will also have door hanger notifications.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is nearing completion and under review by NCDOT. Town staff is currently evaluating if the mill house at the corner of N. Washington Street and Hwy. 73 can be moved over or if it will need to be demolished.
- Staff submitted Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan. The two W. Franklin Street segments and E. Franklin Street segment were included in front-loaded funding requested for CMAQ/CRP funding by the MPO and the Town received a \$2.7 million directed grant from the state for sidewalk installation. Staff is currently working with NCDOT to design and administer one or more sidewalk segments on behalf of the Town.
- McAdams Engineering is working on the engineering plans for downtown stormwater improvements. The drawings are currently under review by NCDOT.
- McAdams Engineering completed a draft conceptual plan for parking and streetscape improvements in the southwest quadrant of downtown. This will facilitate coordination with adjacent property owners and businesses and provide the information needed to apply for funding. McAdams Engineering has prepared scope of work for engineering that the staff is currently reviewing.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%. Staff provided an updated Benefit Cost Analysis as requested by FEMA and was awaiting FEMA's response. **However, a press release was issued by FEMA stating that the BRIC program had been cancelled by the current administration, including the grant cycle years that included Mount Pleasant's project. Town staff has reached out to the NC Department of Public Safety and Congressional representatives for assistance in salvaging the project.** <https://www.fema.gov/press-release/20250404/fema-ends-wasteful-politicized-grant-program-returning-agency-core-mission>

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 were presented to the Steering Committee at the September 23 meeting.
- The complete draft plan has been reviewed by the Steering Committee.
- A public information workshop will be held prior to the May 19 Planning & Zoning Board meeting.
- Planning & Zoning Board recommendation is tentatively scheduled for May 19 Planning & Zoning Board meeting.
- Public hearing is tentatively scheduled for June 10 TB meeting.

Permits

March & April permits (to date) attached.

March and April 2025 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-13	3/17/2025	5671-10-6083	116	N. Main St.	Accessory	Carport	Katharine Morales	
Z-2025-14	3/17/2025	5670-04-7381	501	S. Halifax	Accessory	Shed	William Wisner	
Z-2025-15	3/27/2025	5670-27-4333	8440	NC Hwy 49 N	Sign	Hardees Wall Signs	Design Team Signs	
Z-2025-16	3/28/2025	5660-56-7662	521	Oleander St.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-17	3/28/2025	5660-46-8870	606	Brennan St.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-18	3/28/2025	5660-46-8771	614	Brennan St.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1

6 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-19	4/2/2025	5670-52-4230	9100	E. Franklin St.	Temp. Use	Produce Stand	Kelly Robinson	Max. 4 months
Z-2025-20	4/2/2025	5670-52-1293	9700	E. Franklin St.	Temp. Use	Promotional Activities	Grammy's Attic	Max. 12 events during 2025
Z-2025-21	4/2/2025	5670-22-4508	1507	S. Main St.	Accessory	Detached Garage	Jason Kotheimer	
Z-2022-22	4/4/2025	5670-47-4622	8830	NC Hwy. 49 N	New	Mini Storage	Thomas Moss	SITE 2022-04
Z-2022-23	4/4/2025	5660-56-4781	6938	Glen Abbey Ln.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2022-24	4/4/2025	5660-46-7946	6847	Glen Abbey Ln.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2022-25	4/4/2025	5660-56-4781	6907	Glen Abbey Ln.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2022-26	4/4/2025	5660-46-8926	6853	Glen Abbey Ln.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2022-27	4/7/2025	5660-46-8672	622	Brennan St.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1

8 Zoning Permits