



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, January 27, 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 (November 25, 2024)

6. Public Comment Period

7. Planning Board Cases

REZ 2025-01 McKenzie Property ETJ Removal

Applicant requests removal of property from Town's ETJ to be zoned by Cabarrus County.

Location: 375 Mount Pleasant Road N.

Cabarrus County PIN: 5671-02-9051

Current Zoning District: Town of Mount Pleasant Agricultural (AG) district

Requested Zoning District: Cabarrus County Agricultural-Open Space (AO) district (subject to approval by Cabarrus County within 60 days of Mount Pleasant removal from ETJ)

8. Board of Adjustment Cases

None

9. Reports

Planning Report and Zoning Permits for December & January (to date)

10. Planning & Zoning Board Comment Period

11. Adjourn



Planning and Zoning Board Meeting Minutes Monday, November 25, 2024

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 Lapish, and Board Member, Justin Simpson.

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 5:59 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:

Added A under #5 to approve the 2025 Planning and Zoning Meeting Schedule.

A **motion** was made by Bridgett Fowler to approve the agenda with the addition of approving the 2025 Planning and Zoning Meeting Schedule with a second motion made by Jonathan Helms. All were in favor. (5-0)

5. Approval of Minutes of Previous Meetings (September 23, 2024, and October 25, 2024)

A **motion** was made by Jonathan Helms to approve the minutes for the previous two meetings and a second motion was made by Bridget Fowler. All were in favor. (5-0)

5A. Added Approval of 2025 Planning and Zoning Meeting Schedule.

A motion was made by Rick Burleyson to approve the 2025 Planning and Zoning Meeting Schedule with May's meeting changed to May 19th due to the Memorial Day Holiday and a second motion was made by Jonathan Helms. All were in favor. (5-0)

6. Public Comment:

None

7. Planning Board Cases:

None

8. Board of Adjustment Cases:

SUP 2024-01 & ADP 2024-01 Uwharrie Bank Drive (Order Approval only)

Description: Approval of order for Special Use Permit request for a drive-through use in the Center City zoning district and Alternative Design Proposal for building and parking location.

Property Owner/Applicant: Uwharrie Bank **Area:** portion of 3.707 acres

Location: 8320 W. Franklin Street **Cabarrus County Parcel Number:** 5670-13-6357 **Zoning:** CC Center City

A **motion** was made by Liz Poole to approve the order for the Special Use Permit request for a drive-through use in the Center City zoning district and Alternate Design Proposal for building and parking location and a second was made by Whit Moose. All were in favor. (5-0)

9. Comprehensive Plan Update Steering Committee Business

Discuss Draft Future Land Use Map.

Erin Burris discussed the draft of the Future Land Use Map and shared that there was not much changed except for areas that were under consideration for the "Employment Center" designation and areas where utility service areas had become more defined.

Erin said the Committee needed to know what to recommend for the property at Mt. Pleasant Road South. It shows rural, zoned RE or one dwelling unit per acre.

The legislature put in an ominous bill and had something in there about zoning. It says that the government cannot downzone a property without the property owner's permission, and this does affect the 650 acres of land at Mt. Pleasant

Road South. The question is do we request deannexation and let Cabarrus County handle what goes there or keep it in the Town limits and deal with development requests for a property that does not have utilities.

After Committee discussion, they wanted to keep it the way it is since the Town will have a say in what goes on there and then they can deal with it when the growth happens.

Economic Development consultants told us the easiest location to have an Industrial District would be close to the Distillery and Highway 73. They have worked on a draft conceptual plan. They would have individual lots that someone could put a 20,000-50,000 square foot building on for things such as contractors and light manufacturing and do some custom buildings in there and have a small Industrial Park. It could handle twelve (12) or so individual lots, and the other side could remain more rural and agricultural, rather than residential.

With the Old Middle School property no longer available, determining a good location for a small commercial development has become difficult.

The board asked if the ETJ (Extraterritorial Jurisdiction for Planning and Development) could be increased. Ms. Burris explained that they would have to go to Cabarrus County and ask their permission and the county has not given permission for Concord or Kannapolis to increase their ETJ.

The opposite trend is to shrink their ETJ and as a matter of fact you will be getting a request in January to shrink our ETJ for one lot.

Bridget Fowler asked what does it take to have a local Historic District. Ms. Burris explained that there is text already in the Ordinance and the Board would have to:

- establish a Historic Preservation Commission,
- draft Historic design guidelines
- must rezone the district

With a local historic district, anytime anyone wants to do anything outside of the house they would have to get a certificate of appropriateness from the Historic Preservation Commission and with our size Town it would be very hard to get that started and overseen.

The main benefit of having a local Historic District is that it helps maintain the integrity of the district.

11. Reports

Planning Report and Zoning Permits for July, August, & September (to date)

Erin Burris reviewed the reports and zoning permits.

Ms. Burris shared that the Cardinal Preserve will be announcing a Christmas gathering and could possibly have a ribbon cutting early in 2025.

12. Planning & Zoning Board Comment Period

Kiesha Garrido asked about the plans for the house next to the ABC Store. Erin Burris said that it will remain residential at this time.

13. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Liz Poole made the motion to adjourn, and a second motion was made by Bridget Fowler. 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: January 27, 2025
Subject: REZ 2025-01 McKenzie Property ETJ Removal

A. BACKGROUND

Property Owner/: Thomas & Amanda McKenzie
375 Mount Pleasant Road N.
Mount Pleasant, NC 28124

Location: 375 Mount Pleasant Road N.

PIN(s): 5671-02-9051

Property Size: 2.5 acres

Current Zoning: Town of Mount Pleasant Extraterritorial Jurisdiction (ETJ)
Agricultural (AG) district

Requested Zoning: Cabarrus County Agricultural-Open Space District (subject to approval by Cabarrus County)

The subject property is located in Town extraterritorial jurisdiction (ETJ) and is contiguous with Cabarrus County’s zoning jurisdiction and AO zoning district on the northwest boundary of the property, along approximately 85 feet. The property currently has a single-family residential dwelling and associated accessory structures. The property owner has requested that the property be removed from the Town’s ETJ to be subject to Cabarrus County zoning. If approved by the Town, the County would have up to 60 days to apply county zoning to the property. The property is currently zoned Town of Mount Pleasant AG. The applicant is in the process of requesting that the Cabarrus County AO zoning district be applied to property to facilitate the division of one additional parcel. If the Town votes to remove the property from its ETJ, the property will no longer be under the zoning jurisdiction of the Town, but subject to the zoning of Cabarrus County, as applied by Cabarrus County.

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

The subject property is located in the “Rural” 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 primarily for agricultural purposes and estate lot single-family residential development of less than one (1) dwelling unit per two (2) acres.”

Based on Table 4.3-1 in the Mount Pleasant Development Ordinance (MPDO), the requested Conditional Zoning OI district is consistent with this land use designation.

Cabarrus County’s Eastern Area Land Use Plan shows the property is located within the “Suburban Residential” land use classification. This classification is described below:

“This district is the area plan’s single-family designation. Housing densities of one (1) to four (4) units per acre are appropriate. Areas without access to existing public utility infrastructure should develop at a density of one unit per acre.”

Zoning District Intent

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

“To provide for areas of low intensity agricultural operations as well as agribusiness and supportive commercial uses. AG zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, established performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, sets maximum permissible densities or new zoning districts, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation.”

Existing Zoning and Development Patterns within 500 feet

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	Town AG District County AO District	Religious institution, Agriculture
<i>East</i>	Town AG District	Single-family residential, Rural Home Occupation, Cemetery, Agriculture
<i>South</i>	Town AG District	Single-family residential, Agriculture
<i>West</i>	Town AG District County AO District	Agriculture

Utility Availability

The property is currently located in the Town’s ETJ and does not have water or sewer utilities available.

Transportation Capacity

The property is located on Mount Pleasant Road North, and NCDOT secondary road 1006. The most recent AADT is 3,900 trips per day. Relinquishment of ETJ for this 2.5-acre parcel is not anticipated to increase traffic on this road.

Environment

There are no mapped streams, floodplain, or wetlands on the property. The property gradually slopes decreasing in elevation by approximately 40 feet from the road to the rear of the property.

ETJ Requirements

Extraterritorial jurisdiction is authorized under NCGS 160D-202. The Town of Mount Pleasant ETJ boundary has been in place since the 1970s. There is no record of boundary changes since that time. This is the first request for ETJ removal on record. The property is at the edge of the ETJ boundary and contiguous to the Cabarrus County zoning jurisdiction. When a municipality relinquishes jurisdiction over an area to a county, the municipality development regulations and powers of enforcement shall remain in effect until (i) the county has adopted such development regulation or (ii) a period of 60 days has elapsed following the action by which the city relinquished jurisdiction, whichever is sooner. The process of removal is subject to the same notification requirements as zoning map amendments as set forth in NCGS 160D-601. Removal of this property will not affect the proportional ETJ representation required for the Planning & Zoning Board. The elected board is required to hold a public hearing and adopt a resolution to amend the ETJ boundary. The Cabarrus County Planning Department has been made aware of this request and is working with the applicant on the process to apply a County zoning district.

C. STAFF COMMENTS

Staff finds that the request to remove the subject property from the Town of Mount Pleasant is not inconsistent with the Comprehensive Plan and that there would be no adverse impacts for the removal of this 2.5-acre parcel from the Town's ETJ.

D. PROCEDURES & ACTIONS

Since the decision for ETJ removal must be made by the elected governing board, the Planning Board is asked to make a recommendation regarding the request.

- Recommend approval of the ETJ removal request; or
- Recommend denial of the ETJ removal request.

E. ATTACHMENTS

1. Application
2. Zoning Map
3. Aerial Map
4. Comprehensive Plan Future Land Use Map
5. North Carolina General Statute regarding ETJ



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 2025-01

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning
Conditional District Rezoning

Text Amendment:

Date of Application 10/30/24

2. Amendment Information

For All Rezonings

Name of Rezoning _____
Location 375 Mt. Pleasant rd N Property Size (acres) 2.8 acres
Tax Parcel Number(s) 5671-02-9051
Current Zoning AG Proposed Zoning AO Current Land Use Res

For CD Rezonings Proposed Use(s) _____

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

3. Contact Information

Thomas + Amanda McKenzie

Applicant
375 Mt. Pleasant rd. N Mt. Pleasant, NC 28124
Applicant Address City, State Zip

704-989-4278
Telephone Fax

Amanda McKenzie Thomas McKenzie 10/30/24
Signature Print Name Date

Agent (Engineer, Surveyor, etc. if applicable)

Address

City, State Zip

Telephone Fax

Signature Date

118011
Property Owner (if applicable)

Address

City, State Zip

Telephone Fax

Signature Date

4. Description of Request

a. Briefly explain the nature of this request.

parcel is requesting relinquishment from Mt. Pleasant
ETD into Cabarrus County AO zoning district. Pertaining
to GS-160A-202(h). I understand the fees associated.

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

X

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

X

Staff Use Only:

Date Application Received: 10-30-2024

Received By: C&B

Fee Paid: \$ pd.

Case #: REZ-2025-01



Date Neighborhood Meeting Held (for rezonings): N/A

Notes: _____

REZ 2025-01
375 Mt. Pleasant Rd N.

 Town Limits

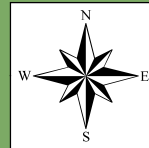
District

-  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

CountyZoning

Districts

-  AO
-  CR



Cabarrus County

Subject Property

AG

AG

RL

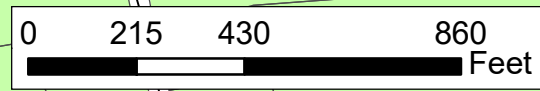
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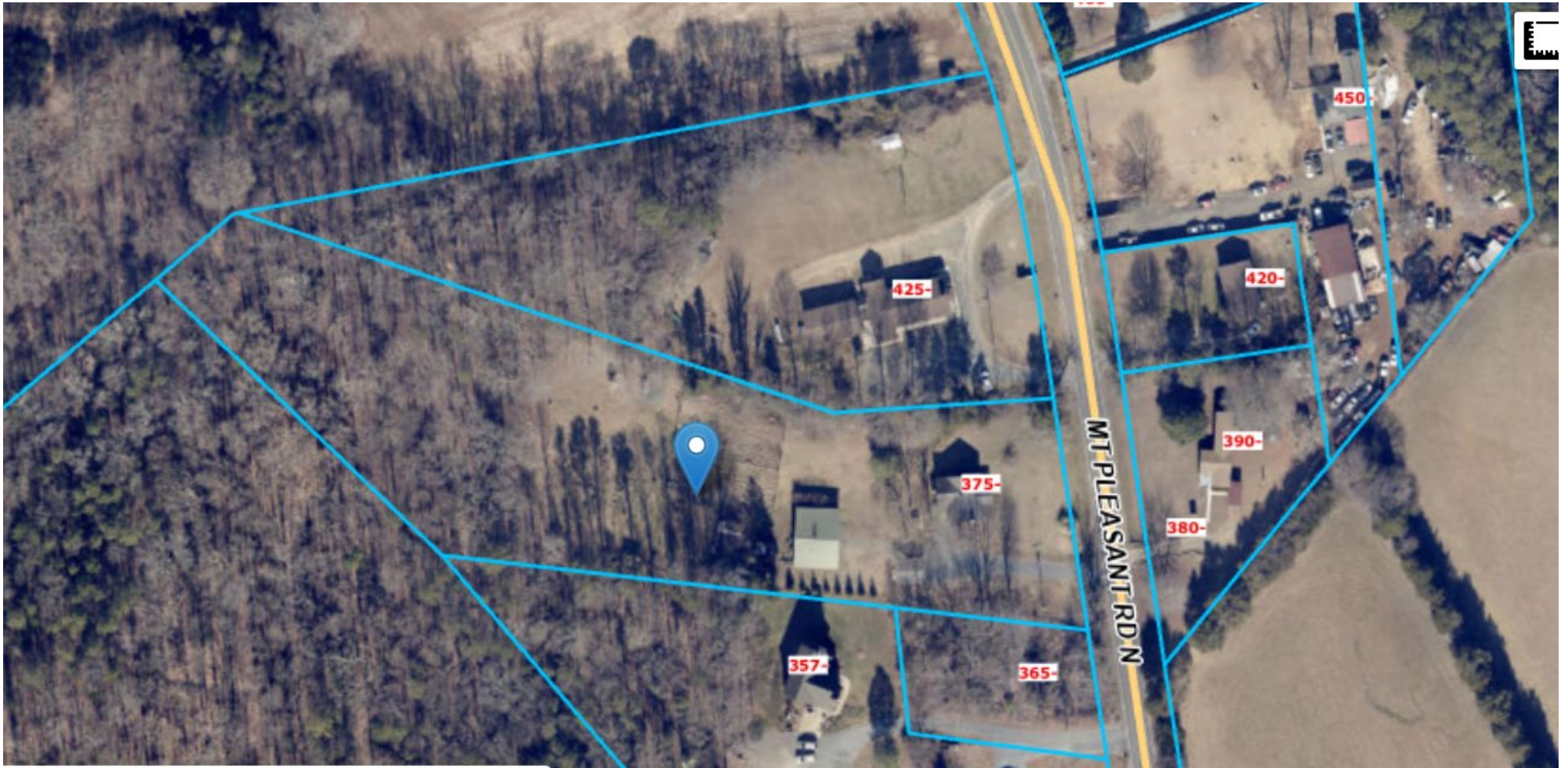
MT PLEASANT RD N

MINNANT ST

BRACKENBERRY CIR

FISHER RD



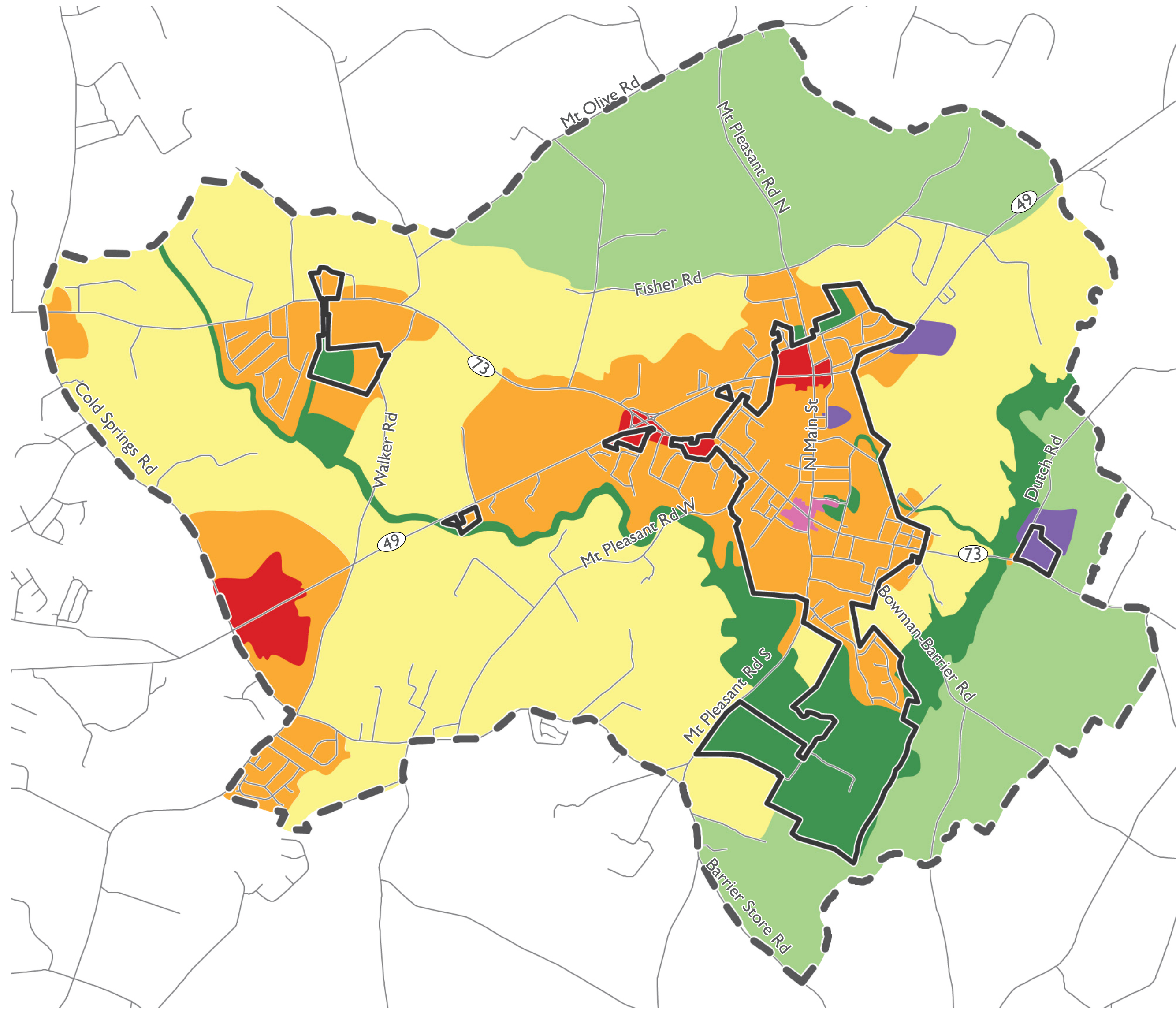


REZ 2025-01 McKenzie Property ETJ Removal

375 Mt. Pleasant Rd. N.

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

§ 160D-202. Municipal extraterritorial jurisdiction.

(a) Geographic Scope. - Any city may exercise the powers granted to cities under this Chapter within a defined area extending not more than one mile beyond its contiguous corporate limits. In addition, a city of 10,000 or more population but less than 25,000 may exercise these powers over an area extending not more than two miles beyond its limits and a city of 25,000 or more population may exercise these powers over an area extending not more than three miles beyond its limits. In determining the population of a city for the purposes of this Chapter, the city council and the board of county commissioners may use the most recent annual estimate of population as certified by the Secretary of the North Carolina Department of Administration. Pursuant to G.S. 160A-58.4, extraterritorial municipal planning and development regulation may be extended only from the primary corporate boundary of a city and not from the boundary of satellite areas of the city.

(b) Authority in the Extraterritorial Area. - A city may not exercise any power conferred by this Chapter in its extraterritorial jurisdiction that it is not exercising within its corporate limits. A city may exercise in its extraterritorial area all powers conferred by this Chapter that it is exercising within its corporate limits. If a city fails to extend a particular type of development regulation to the extraterritorial area, the county may elect to exercise that particular type of regulation in the extraterritorial area.

(c) County Approval of City Jurisdiction. - Notwithstanding subsection (a) of this section, no city may extend its extraterritorial powers into any area for which the county has adopted and is enforcing county zoning and subdivision regulations. However, the city may do so where the county is not exercising both of these powers, or when the city and the county have agreed upon the area within which each will exercise the powers conferred by this Chapter. No city may extend its extraterritorial powers beyond one mile from its corporate limits without the approval of the board or boards of county commissioners with jurisdiction over the area.

(d) Notice of Proposed Jurisdiction Change. - Any municipality proposing to exercise extraterritorial jurisdiction under this Chapter shall notify the owners of all parcels of land proposed for addition to the area of extraterritorial jurisdiction, as shown on the county tax records. The notice shall be sent by first-class mail to the last addresses listed for affected property owners in the county tax records. The notice shall inform the landowner of the effect of the extension of extraterritorial jurisdiction, of the landowner's right to participate in a legislative hearing prior to adoption of any ordinance extending the area of extraterritorial jurisdiction, as provided in G.S. 160D-601, and of the right of all residents of the area to apply to the board of county commissioners to serve as a representative on the planning board and the board of adjustment, as provided in G.S. 160D-303. The notice shall be mailed at least 30 days prior to the date of the hearing. The person or persons mailing the notices shall certify to the city council that the notices were sent by first-class mail, and the certificate shall be deemed conclusive in the absence of fraud.

(e) Boundaries. - Any council exercising extraterritorial jurisdiction under this Chapter shall adopt an ordinance specifying the areas to be included based upon existing or projected urban development and areas of critical concern to the city, as evidenced by officially adopted plans for its development. A single jurisdictional boundary shall be applicable for all powers conferred in this Chapter. Boundaries shall be defined, to the extent feasible, in terms of geographical features identifiable on the ground. Boundaries may follow parcel ownership boundaries. A council may, in its discretion, exclude from its extraterritorial jurisdiction areas lying in another county, areas separated from the city by barriers to urban growth, or areas whose projected development will have minimal impact on the city. The boundaries specified in the ordinance shall at all times be drawn on a map, set forth in a written description, or shown by a

combination of these techniques. This delineation shall be maintained in the manner provided in G.S. 160A-22 for the delineation of the corporate limits and shall be recorded in the office of the register of deeds of each county in which any portion of the area lies.

Where the extraterritorial jurisdiction of two or more cities overlaps, the jurisdictional boundary between them shall be a line connecting the midway points of the overlapping area unless the city councils agree to another boundary line within the overlapping area based upon existing or projected patterns of development.

(f) County Authority Within City Jurisdiction. - The county may, on request of the city council, exercise any or all of these powers in any or all areas lying within the city's corporate limits or within the city's specified area of extraterritorial jurisdiction.

(g) Transfer of Jurisdiction. - When a city annexes, or a new city is incorporated in, or a city extends its jurisdiction to include, an area that is currently being regulated by the county, the county development regulations and powers of enforcement shall remain in effect until (i) the city has adopted such development regulations or (ii) a period of 60 days has elapsed following the annexation, extension, or incorporation, whichever is sooner. Prior to the transfer of jurisdiction, the city may hold hearings and take any other measures consistent with G.S. 160D-204 that may be required in order to adopt and apply its development regulations for the area at the same time it assumes jurisdiction.

(h) Relinquishment of Jurisdiction. - When a city relinquishes jurisdiction over an area that it is regulating under this Chapter to a county, the city development regulations and powers of enforcement shall remain in effect until (i) the county has adopted such development regulation or (ii) a period of 60 days has elapsed following the action by which the city relinquished jurisdiction, whichever is sooner. Prior to the transfer of jurisdiction, the county may hold hearings and take other measures consistent with G.S. 160D-204 that may be required in order to adopt and apply its development regulations for the area at the same time it assumes jurisdiction.

(i) Process for Local Government Approval. - When a local government is granted powers by this section subject to the request, approval, or agreement of another local government, the request, approval, or agreement shall be evidenced by a formally adopted resolution of the governing board of the local government. Any such request, approval, or agreement can be rescinded upon two years' written notice to the other governing boards concerned by repealing the resolution. The resolution may be modified at any time by mutual agreement of the governing boards concerned.

(j) Local Acts. - Nothing in this section shall repeal, modify, or amend any local act that defines the boundaries of a city's extraterritorial jurisdiction by metes and bounds or courses and distances.

(k) Effect on Vested Rights. - Whenever a city or county, pursuant to this section, acquires jurisdiction over a territory that theretofore has been subject to the jurisdiction of another local government, any person who has acquired vested rights in the surrendering jurisdiction may exercise those rights as if no change of jurisdiction had occurred. The city or county acquiring jurisdiction may take any action regarding such a development approval, certificate, or other evidence of compliance that could have been taken by the local government surrendering jurisdiction pursuant to its development regulations. Except as provided in this subsection, any building, structure, or other land use in a territory over which a city or county has acquired jurisdiction is subject to the development regulations of the city or county. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)



**Planning, Economic Development, & Infrastructure Projects
January 14, 2025**

Active Planning & Zoning 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.

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

Area: 0.31 acres

Estimated Sewer Capacity Usage: n/a-Existing house.

Current Status: Scheduled for Planning & Zoning recommendation at February 24 meeting.

REZ 2025-01 McKenzie ETJ Removal

Description: Request to remove property from the edge of the Town's ETJ to apply County zoning instead.

Location: 375 Mount Pleasant Road N.

Cabarrus County Parcel Number(s): 5671-02-9051

Current Zoning: Town of Mount Pleasant AG (Agricultural)

Proposed Zoning: Cabarrus County AO (Agricultural/Open Space)

Area: 2.8 acres

Estimated Sewer Capacity Usage: No sewer, septic proposed.

Current Status: Scheduled for Planning & Zoning recommendation at January 27 meeting. Tentatively scheduled for February 11 Town Board Meeting.

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

Description: Construction of new approximately 11,800sf bank/mixed use building

Location: 8320 W. Franklin St.

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

Current Zoning: CC Center City

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

Estimated Sewer Capacity Usage: existing tap for previous building

Current Status: Awaiting site/construction plan submittal.

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: Review comments addressed. 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 improvements nearing completion. Final plat is prepared and bond documents submitted.

SUB 2017-01 Green Acres

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

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

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

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

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

Current Status: Installation of improvements underway. Final plat prepared.

Code of Ordinances

Part 2 Government and Administration has been codified and approved by the Town Board and updated on the Town website. Later During Fiscal Year 2024-25, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

Infrastructure

- The WSACC Wastewater Capacity Distribution #11 Memo dated July 22, 2024 shows that Mount Pleasant has a total of 116,573 gpd of allocation. The Town's updated sewer allocation spreadsheet shows 15,138 gpd of non-strategic reserve (equivalent of 67 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.
- Work is 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 replacement on A, B, C, Wade, and Reid

Streets began August and will be completed by the end of December 2024. Visit www.mpnfuture.com for project updates.

- The Lower Adams Creek Sewer Interceptor and Water Line Projects are now under contract and scheduled begin construction in early 2025.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is 30% complete and environmental review is underway. Town staff is working to get the mill house at the corner with E. Franklin Street moved over 10-12 feet in preparation for the project.
- 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 determine if NCDOT can design and administer one or more sidewalk segments on behalf of the Town.
- McAdams Engineering is working on the engineering drawings for downtown stormwater improvements. The drawings are currently under review by the state.
- 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 grant funding. The next steps are additional property acquisition and engineering. 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 has provided additional information requested by FEMA regarding the benefit-cost analysis (BCA) and is waiting on assistance from FEMA staff.

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 final draft plan is currently being prepared.

Permits

December permits attached.

End of Year Highlights

End of 2024 Highlights report has also been attached.

December 2024 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-65	12/6/2024	5660-74-6301	1118	Allman Road Ext.	New	Single-family residential home	KEBLG, LLC	
Z-2024-66	12/11/2024	5660-26-8779	605	Jackson St.	Accessory	Carport	Zeba Barringer	
Z-2024-67	12/19/2024	5660-56-0705	613	Brennan St.	Temporary	Temp. Sales Office & Parking	Niblock Homes LLC	

3 Zoning Permits

Town of Mount Pleasant 2024 Permitting End of Year Highlights

Permit & Case Load Summary

Cases	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Permits	53	34	47	65	46	64	50	70	67
Residential New Construction (units)	10 (69)	8 (8)	15 (15)	9 (9)	19 (19)	18 (18)	12 (14)	7 (7)	6 (6)
In-Town	8 (67) ¹	1 (1)	12 (12)	1 (1)	14 (14)	16 (16)	8 (10)	7(7)	3 (3)
ETJ	2 (2)	7 (7)	3 (3)	8 (8)	5 (5)	2 (17)	4 (4)	0 (0)	3 (3)
Residential Demolition (units)	0	0	0	1	2	3	3	0	0
In-Town	0	0	0	1	2	3	3	0	0
ETJ	0	0	0	0	0	0	0	0	0
Residential Addition	2	0	0	2	1	6	5	3	5
In-Town	2	0	0	2	1	2	4	1	3
ETJ	0	0	0	0	0	4	1	2	2
Residential Accessory	7	9	8	12	17	16	11	18	11
In-Town	7	4	2	4	14	9	8	14	9
ETJ	0	5	6	8	3	7	3	4	2
Non-residential Certificate of Compliance	7	7	7	9	2	9	5	13	14
Annexation Petitions	1	0	1	2	4	0	2	1	0
Rezoning Applications	5	1	3	2	5	0	5	5	1
Site Plans	3	4	2	3	0	2	3	3	2
Major Subdivision Preliminary Plats (units approved)-status	0	1 (37)- under const.	1 (9)- complete	1 (16)- delayed	1 (34)- expired	1 (178)- under const.	0	0	1 (60)- not started
Text Amendments	3	4	5	5	0	4	4	1	0
New Businesses (net gain)	4	4	5	5	2	7	3	3	9 ²

¹In 2016, Barringer's Trace Apartments added 64 dwelling units, but only needed 5 permits. This plan was approved in 2015.

²2024 business summary (next page)

2024 Business Summary:

Closed/Relocated Businesses	2024 Zoning Approval for New Businesses
	Landon Lane Candle Company (8354 W. Franklin St.)
	Wicked Wife Designs (Studios@The Mill-Suite B4)
	Mount Pleasant Critter Corner (Studios@The Mill-Suite C6)
	Classy Gals (Studios@The Mill-Suite C5)
	Thyme 2 Bloom Gardens (Studios@The Mill-Suite D3)
	Scout & Willow (Studios@The Mill-Suite A5)
	Live Triumphantly Counseling (Studios@The Mill-Suite A6)
	Mount Pleasant Auto Sales (1522 Pinto Place)
	The Cardinal Preserve Event Space (1431 N. Main St.)
Mount Pleasant Mercantile (relocated to Studios@The Mill-Suite B5)	
Art Sanders Creative (Studios@the Mill-Suite C4-opened in March, closed over the summer)	
Simply Pleasant Boutique (relocated to Studios@the Mill then relocated to Salisbury)	Man Cave on Main (part of Down South on Main)
Rizon (opened in March, closed in October)	Vacant space-8930 E. Franklin St.
Nona Louise (closed Mt. Pleasant location due to family reasons)	Kingdom Corner-Buy, Sell, Trade (1456 N. Main St.)
Mount Pleasant Home Health (Studios@The Mill-relocated to Concord)	
Dance Trap (relocated to CCMP campus)	Vacant space-8341 & 8345 W. Franklin St.
	Vacant Space-7594 NC Hwy. 73 E

Net gain of 9 businesses in 2024. Does not include home-based businesses or temporary uses. Currently 3 vacant retail spaces available for lease.

Population Information:

1990 Census	2000 Census	2010 Census	2020 Census	2021 State Demographer Estimate	2022 State Demographer Estimate	2023 State Demographer Estimate
1,027	1,259	1,652	1,679	1,709	1,742	1,758

The Town of Mount Pleasant issued zoning approval for 3 houses within the Town Limits in 2024, setting the Town for a population growth of approximately 8 people this year. The Town grew by 16 people between 2022 and 2023, according to state demographer estimates. Population is now 1,758 people. That is a population growth of 79 people and a rate of approximately 1.5% annually, since the 2020 census.