

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC Monday, July 28, 2025, 6pm

- 1. Call to Order Chair Whit Moose
- 2. Recognition of Quorum
- 3. Oath of Office

Reappointed members will take the oath of office.

4. Election of Officers

The Board will elect a member to serve as the chair of the board and member to serve as co-chair of the board when acting both as the Planning & Zoning Board and the Board of Adjustment.

5. Conflict of Interest

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

- 6. Approval of Agenda
- **7.** Approval of Minutes of Previous Meetings (May 19, 2025)
- 8. Public Comment Period
- 9. Planning Board Business

REZ 2025-04 Kluttz Property

Request to rezone property to align with new property lines on portion of Miller Lumber Company property for one additional residential lot. Location: 665 Jackson Street. Cabarrus PINs: 5706-26-8428, p/o 5670-26-8661, & p/o 5670-36-0236. Current Zoning: I-1 Light Industrial & RM Residential Density. Proposed Zoning: Realignment of RM and I-1 districts to follow property lines. Area: approximately 0.44 acres (I-1 to RM), 0.18 acres (I-1 to RM), & 0.13 acres (RM to I-1)

10. Board of Adjustment Business

CNA 2025-01 Reid Manufactured Home Replacement

Request for Board of Adjustment to approve a Certificate of Nonconformity Adjustment to permit the replacement of an existing nonconforming manufactured home with a newer manufactured home. Location: 1243 Preston Drive. Cabarrus PIN: 5670-53-1970. Current Zoning: RL Residential Low Density. Area: approximately 0.46 acres

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



Planning and Zoning Board Meeting Minutes Monday, May 19, 2025

Members Present: Chairman - Whit Moose

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

Also Present: Commissioner Steven Dixon, Vagn Hansen and Bridge Callea, and CJ Carter

Drop-in Information Workshop 4:00pm-6:30pm, Board Business Meeting 6:30pm

PUBLIC INFORMATION WORKSHOP REGARDING COMPREHENSIVE PLAN UPDATE

A drop-in public information workshop will be held in the Town Hall conference room on Monday, May 19th from 4:00pm to 6:30pm. The draft plan will be available at the workshop and can be viewed on the Town's website at https://mtpleasantnc.gov/Government/Planning-Economic-Development.

There were twelve participants at the workshop.

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:30 p.m.

2. Recognition of Quorum:

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

3. Conflict of Interest

The Chairman and Board Members are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under 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 Kiesha Garrido. All were in favor. (5-0)

5. Approval of Minutes of Previous Meetings (April 28, 2025)

A **motion** was made by Rick Burleyson to approve the minutes for the previous meeting (April 28, 2025) and a second motion was made by Bridget Fowler. All were in favor. (5-0)

6. Public Comment:

None

7. Planning Board Cases:

Presentation of Draft Comprehensive Plan Update

Erin Burris reviewed the slides of the Draft Comprehensive Plan Update. (Slides are included in the Minute Book)

Comprehensive Plan Recommendation

After working for over a year on the Comprehensive Plan update as part of the Plan Steering Committee, the Planning & Zoning Board is requested to make a recommendation to the Town Board regarding the adoption of the updated plan, as set forth in NCGS 160D-501. The Town Board is scheduled to hold a public hearing for the updated plan at its June 10 meeting.

Liz Poole made a **motion** to recommend approval of the plan as presented and a second motion was made by Kiesha Garrido. All were in favor. (5-0)

Ms. Burris shared that the Public Hearing would be at the Town Board Meeting on Tuesday, June 10th at 6:00 p.m. for any Planning Board Member who would like to attend, and your presence would be appreciated there.

8. Board of Adjustment Cases

None

9. Reports

SITE 2022-04 Highway 49 Mini-Storage – Lacking one architectural elevation before Zoning Permit is approved.

SUB 2017-01 Green Acres – Working on tying on to sewer line and Mrs. Burris will hold any additional zoning permits until the gate(s) are in place.

Ms. Burris shared the Town's updated remaining sewer allocation to be the equivalent to 65 homes. The Town gets a new allocation every 6 months from WSACC.

The USDA Empire Drive Pump Station Project, as well as the A, B, and C Street area where clay sewer lines were replaced with new sewer lines have been completed.

The water line project is behind but State Utility has said that they should have Main Street open by the end of June. The line has been laid almost to Hardees at this point, and they have started working on the North Drive side. State Utility has already bored under Highway 49 so the line from North Drive to Cook Street will be complete very soon. State Utility will still have to work on the West Franklin part and the East Franklin part and then finally the rest will take place in the square and down to Lee Street which will be the last part.

10. Planning &	Zoning	Comment	Period
None			

Chairman, Whit Moose

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

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: July 28, 2025

Subject: REZ 2025-04 Kluttz Property

A. BACKGROUND

Applicant(s): Lee & Jannette Kluttz

736 N. Main Street

Mount Pleasant, NC 28124

Location: 625, 665, and 705 Jackson Street

PIN(s): 5706-26-8428, p/o 5670-26-8661, & p/o 5670-36-0236

Property Size: approximately 0.44 acres (I-1 to RM), 0.18 acres (I-1 to RM), & 0.13 acres

(RM to I-1)

Current Zoning: I-1 Light Industrial & RM Residential Medium Density

Proposed Zoning: Realignment of RM and I-1 districts to follow property lines

The subject properties are located in the town limits of Mount Pleasant. The applicants recently recorded a plat that shifted property lines for properties that are owned by their family and family business and are requesting that the zoning district lines be shifted to match the new property line locations. Approximately 0.44 acres of one property will shift from the I-1 district to the RM district.). Approximately 0.18 acres of another property will shift from the I-1 district to the RM), and approximately 0.13 acres of the third property will shift from the RM district to the I-1 district.

8590 Park Drive: PO Box 787: Mount Pleasant, North Carolina 28124: 704-436-9800

Website: www.mtpleasantnc.gov Email: townhall@mtpleasantnc.gov

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

The subject properties are located in the "Medium Intensity" and "Employment Center" land use classifications on the Future Land use Map of the Town's Comprehensive Plan. This classification is described below:

"Medium Intensity Designation: This land use classification is intended for a variety of medium density residential uses of two to four dwelling units per acre and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.

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

Based on Table 4.3-1 in the Mount Pleasant Development Ordinance (MPDO), the RM district and I-1 district are consistent with these land use designations.

Zoning District Intent

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

"To provide areas for medium density, single-family residential uses, with a maximum of four (4) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. Residential Medium Density provides flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas."

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

"To provide for areas that contain a mix of light manufacturing uses, office park, institutional, and limited retail and service uses that service the industrial uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. I-1 districts should include areas which continue the orderly development and concentration of light industrial uses. I-1 zones should be located so as to have direct access to or within proximity to a major or minor thoroughfare. This shall not apply where an existing building or structure used as permitted within the I-1 District has been established prior to the adoption of this Ordinance on a parcel subject to an application for rezoning."

Existing Zoning and Development Patterns

	Zoning District(s)	Land Use(s)
North	RM Residential Medium Density	Single-family residential
East	RM Residential Medium Density	Agricultural
South	I-1 Light Industrial	Lumber mill
West	RM Residential Medium Density, RH Residential High Density I-1 Light Industrial	Vacant, Single-family residential, Two-family residential, Warehouse

The requested zoning districts are an adjustment of existing zoning district boundaries in keeping with the existing uses in the area.

Utility Availability

The property is in the Town limits and has access to both water and sewer. Any new taps will be subject to the installation policies of the Town of Mount Pleasant and may require installation by a private utility contractor due to depth.

Transportation Capacity

The property is located on Jackson Street, a Town-maintained road. There is no anticipated increase in traffic from this rezoning since it is a shifting of district lines of less than one acre.

Environment

There are no streams or wetlands on the property. The topography of the subject properties is relatively flat.

C. STAFF COMMENTS

Staff finds that the shift in the I-1 and RM zoning district lines to align with new property lines is consistent with the *Town of Mount Pleasant Comprehensive Plan Future Land Use Map,* and is consistent with surrounding zoning and uses.

Any development of the properties would still be subject to the review procedures set forth in the Mount Pleasant Development Ordinance (MPDO).

D. PROCEDURES & ACTIONS

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

- Approve and consistent: The Planning & Zoning Board finds that the proposed zoning districts are consistent with the "Future Land Use Map" in the *Town of Mount Pleasant Comprehensive Plan*.
- **Approve and not consistent:** The Planning & Zoning Board finds that the proposed districts are not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendment to be reasonable and in the public interest.
- **Deny and not consistent:** The Planning & Zoning Board finds that the proposed zoning districts are not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.

E. ATTACHMENTS

- 1. Application
- 2. Zoning Map
- 3. Aerial Map
- 4. Notice of Public Hearing Letter
- 5. Notice of Public Hearing Advertisement
- 6. Comprehensive Plan Future Land Use Map
- 7. MPDO Table 4.3-1 Zoning District Land Use Consistency



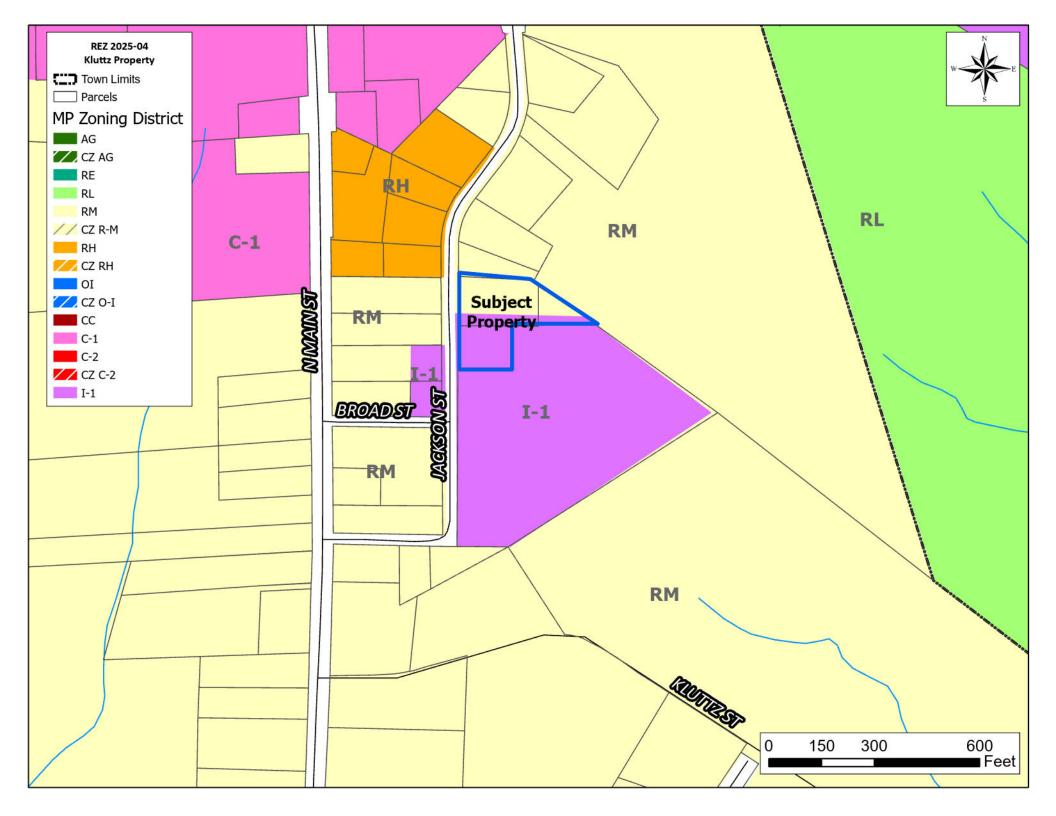
MOUNT PLEASANT

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

Map & Text Amendment Application

Case #: REZ 2025 -0 1. Application Type Rezoning (Map Amendment): **Text Amendment:** Standard Rezoning Conditional District Rezoning Date of Application 5-)-2025 2. Amendment Information For All Rezonings Name of Rezoning Location 665 Mt. Pleasant NC Property Size (acres) Tax Parcel Number(s) Current Zoning I-1 Proposed Zoning Current Land Use Vaca For CD Rezonings Proposed Use(s) For Text Amendments Affected Section(s) of the UDO 3. Contact Information Applicant Applicant Address 736 Telephone Fax 704 Signature Print Name Lee Allen Klyttz Property Owner (if applicable) Agent (Engineer, Surveyor, etc. if applicable) 736 Address Address City, State Zip City, State Zip 704-791 Telephone Telephone Fax Signature Date

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Zoning Sign Location – 665 Jackson Street



July 16, 2025

Dear Property Owner,

Please be informed that the Town of Mount Pleasant Planning & Zoning Board has been requested to hold a public hearing for the following item:

REZ 2025-04 Kluttz Property

Description: Request to rezone property to align with new property lines on portion of Miller Lumber

Company property for one additional residential lot

Location: 665 Jackson Street

Cabarrus PINs: 5706-26-8428, p/o 5670-26-8661, & p/o 5670-36-0236 **Current Zoning:** I-1 Light Industrial & RM Residential Medium Density

Proposed Zoning: Realignment of RM and I-1 districts to follow property lines

Area: approximately 0.44 acres (I-1 to RM), 0.18 acres (I-1 to RM), & 0.13 acres (RM to I-1)

The *Planning & Zoning Board legislative hearing* will be held on Monday, July 28, 2025 at 6:00pm in the Meeting Room of the Town of Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC.

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

Sincerely,

Erin S. Burris, AICP Planning Director

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NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant **Planning & Zoning Board will hold a legislative hearing on Monday, July 28, 2025 at 6:00pm** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following case:

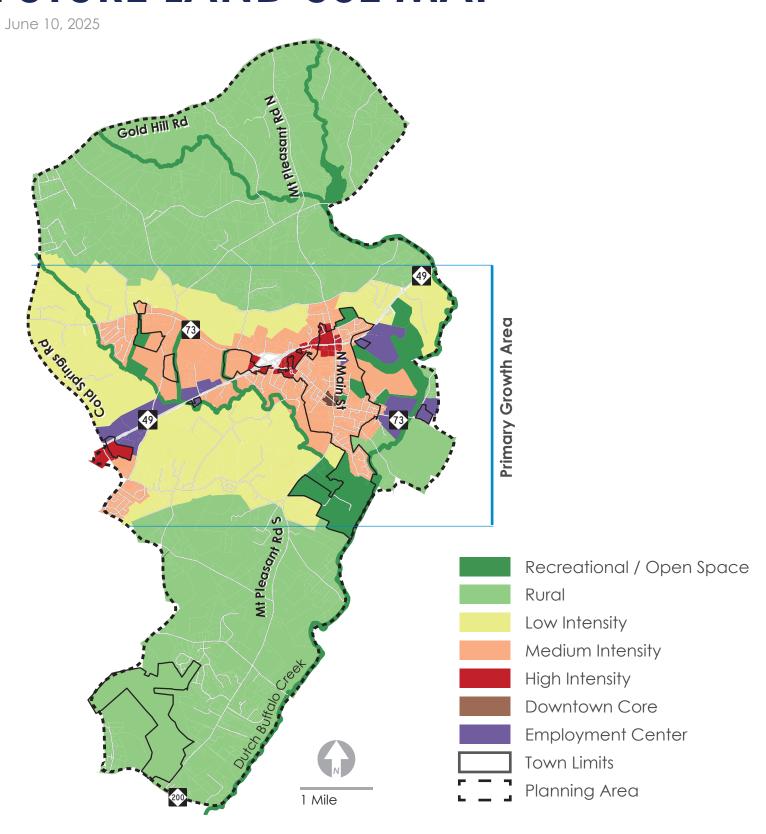
REZ 2025-04 Kluttz Property

Request to rezone property to align with new property lines. Location: 665 Jackson Street. Cabarrus PINs: 5706-26-8428, p/o 5670-26-8661, & p/o 5670-36-0236. Current Zoning: I-1 Light Industrial & RM Residential Medium Density. Proposed Zoning: Realignment of RM and I-1 districts to follow property lines. Area: approximately 0.44 acres (I-1 to RM), 0.18 acres (I-1 to RM), & 0.13 acres (RM to I-1).

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

Publish dates: Thursdays, July 17 & 24

FUTURE LAND USE MAP



FUTURE LAND USE CLASSIFICATION



RECREATIONAL / OPEN SPACE

This land use classification is intended for existing and proposed parks, recreation facilities, and large areas of common open space that can be used by residents and visitors. Designated recreational areas include McAllister Park, Virginia Foil Park, school facilities, the Carolina Thread Trail, and the Buffalo Creek Preserve.



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 lower density single-family residential development of greater than one dwelling unit per two acres up to 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 mixture of uses including civic, institutional, retail, service, office uses, and higher density residential uses of between four to eight dwelling units an 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 historic 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 and development for light industry and major employers. These areas typically have readily available or easily extended or improved infrastructure to accommodate industry. Areas designated employment center can also include the adaptive reuse of large sites or buildings that previously provided larger scale employment.



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
Open Space/Recreation	All districts	 Parks & athletic facilities Greenways Agriculture & forestry Floodplain 	Density (DUA) n/a
Rural	AG, CZ-AG CZ-RE CZ-O-I	 Agriculture & forestry Detached single-family residential Limited civic & institutional 	0.5 DUA
Low Intensity	RL, CZ-RL CZ-RM CZ-OI	 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	 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	 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	 Civic & institutional Office, Services, Retail Entertainment Flex-space or campus business Light industrial Limited heavy industrial 	n/a
Downtown Core	CC, CZ-CC	 Attached single-family residential Multi-family residential Civic & institutional Office, Services, Retail Entertainment 	8 DUA

CZ=Conditional Zoning District

DUA=Dwelling Units per Acre



Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC Monday, July 28 at 6:00 PM

To: Board of Adjustment

From: Erin S. Burris, AICP – Planning Director

Date: July 28, 2025

Subject: CAN 2025-01 Reid Manufactured Home

A. SITE INFORMATION

Applicant/ Jermaine Reid
Property Owner(s): 1243 Preston Drive

Mount Pleasant, NC 28124

Tax PIN: 5670-53-1970 **Location:** 1243 Preston Drive

Zoning: RL Residential Low Density

Lot Area: 0.46 acres

B. CERTIFICATE OF NONCONFORMITY ADJUSTMENT REQUEST

The subject property is located in the Town's extraterritorial jurisdiction (ETJ) zoned RL Residential Low Density and has an existing manufactured home and storage shed on the property. The existing manufactured home was installed in 1997, prior to the adoption of Mount Pleasant's Development Ordinance. Manufactured homes are not permitted in the RL zoning district outside of a manufactured home overlay (MH-O), so this is a nonconforming use. Section 13.1 of the Mount Pleasant Development Ordinance only permits the expansion or replacement of a nonconforming use with the issuance of a Certificate of Nonconformity Adjustment by the Board of Adjustment. The applicant requests a Certificate of Nonconformity Adjustment in order to replace the existing manufactured with a new larger manufactured home.

C. ZONING CRITERIA

Surrounding Area / Existing Conditions

Zoning and land uses within 500 feet of surrounding properties include:

Direction	Zoning	Land Use
North	RL Residential Low Density	Single-family residential,
		Agriculture
East	RL Residential Low Density	Single -family residential,
		Forestry
South	RL Residential Low Density	Open space, Public Works facility,
		single-family residential
West	RL Residential Low Density	Single-family residential

Comprehensive Plan & Other Relevant Plans

The Future Land Use Map in the adopted Comprehensive Plan designates the subject property and surrounding area for "Medium Intensity" development. This designation is intended primarily for a variety of medium density residential uses of two to four dwelling units per acre and low to medium intensity civic, institutional, office, service and retail uses designed to keep impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.

Utilities

The property is currently served by public water and sewer.

Site Plan

The applicant has provided a sketch site plan showing a new approximately 2,400 square foot (32' x 76') manufactured home. The existing home is approximately 1,400 square feet. The new manufactured home would be subject to the setbacks of the RL zoning district as follows:

Front: 35' Side: 15' Rear: 30'

Access and Parking

Preston Street is a state-maintained low volume, dead-end road that does not have an NCDOT traffic count. No new access points are proposed. There is an existing parking pad on the property shared with the adjacent vacant property that can hold approximately 6 or 7 vehicles. The minimum number of parking spaces for a single-family home is three (3).

MPDO Supplemental Requirements

Where permitted, manufactured homes are required to meet the following standards:

A. Any manufactured home on an individual lot shall conform to the same building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, and square footage standards and requirements to which a conventional single-family residential dwelling on the same lot would be subject.

- B. All manufactured homes on individual lots shall be oriented so that the side having the front (main) entrance shall be no more than 20 degrees from parallel to the front property line. This does not apply to manufactured homes that are at least 200 feet from the right of way.
- C. The roof on Type II manufactured homes shall have a minimum pitch of 3:12 (a rise of a nominal three (3) feet for each 12 feet of horizontal run or portion thereof). The roof shall be finished with a type of shingle that is commonly used in standard residential construction with a class C or better fire rating. All roof structures on Type II manufactured homes shall provide eaves and raker projections of no less than six (6) inches, excluding guttering.
- D. The exterior siding on manufactured homes shall consist of non-reflective vinyl or aluminum lap siding, wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.
- E. A continuous masonry (brick, stone or decorative block) curtain wall or foundation, unpierced except for ventilation and access, shall be installed under the outer perimeter of the dwelling from its base to the ground so as to be compatible with surrounding residential land uses.
- F. The dwelling shall be attached to a permanent foundation system in compliance with the NC State Building Code as may be amended.
- G. All wheels, axles, transporting lights and removable towing apparatus shall be permanently removed prior to installation of the dwelling unit.
- H. The foundation shall be excavated and shall have continuous skirting or backfill leaving no uncovered open areas except vents and crawl spaces. The foundation shall be exposed no more than 12 inches above grade.
- I. All manufactured homes shall have a deck or porch, at least 32 square feet in area, at each entrance.

D. BOARD OF ADJUSTMENT ACTION

In order to determine whether a Certificate of Nonconformity is warranted, the Board must decide that each of the findings-of-fact as set forth in the MPDO and outlined below has been met and that the additional approval criteria have been satisfactorily addressed. Staff has provided draft findings-of-fact based on the application and site analysis. If the Board concurs completely with the draft findings provided by staff, the findings may be approved by the Board. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be provided by the Board.

Each of the findings should be voted on individually. If all findings are met, then the Board of Adjustment should vote to approve the Certificate of Nonconformity Adjustment with applicable

conditions. If any of the findings are not met, then the Board of Adjustment should vote to deny the Certificate of Nonconformity Adjustment. Should a Certificate of Nonconformity Adjustment be approved, the Board may impose such reasonable conditions as will ensure that the use of the property to which the Certificate applies will be as compatible as practicable with the surrounding properties and all local, state, and federal requirements are met.

1. Noise. Does the nonconformity create noise above and beyond levels considered normal to the area?

The replacement of the nonconforming use will result in the same land use with a slightly larger floor area. The use is still a type of single-family dwelling within a district primarily intended for single-family residential uses.

- 2. Traffic. Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?
 - The replacement of the nonconforming use will not result in an increase in traffic volume in that it is still a type of single-family uses.
- 3. Other measurable, physical effects. Does the nonconformity generate any other negative effects including but not limited to: dust, air pollution, foul smell, etc.?
 - The replacement of the nonconforming use will not result in any additional negative effects than the current use or any other single-family dwelling.
- 4. Aesthetics. Does the nonconformity compliment or detract from the overall aesthetic character of the area?

The replacement manufactured home will be similar in appearance to the existing manufactured home, just larger and newer. A condition that the new manufacture home meets the design standards for manufactured homes in Section 4.2.7 is proposed to meet this finding.

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

- 1. Mailed notice to adjoining owners on July 16, 2025
- 2. Posted signs on subject property on July 16, 2025

F. ATTACHMENTS

- 1. Application
- 2. Sketch Site Plan provided by Applicant
- 3. Zoning Map
- 4. Aerial Map
- Notice of Hearing to Adjacent Property Owners



MOUNT PLEASANT

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

Certificate of Nonconformity Adjustment Application Board of Adjustment

Case #: CNA 2025-01 1. Property Information Date of Application 1101 24 Name of Project Location 243 to Property Size (acres) Current Land Use Dowblewide (Man) Proposed Land Use game with addition Parcel Identification Number(s) Contact Information. Jermaine Mount Pleasant, NC. 28124 Mailing Address 104 2322850 Telephone Fax I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief. gnature Print Name 3. Project Description Please describe the proposed nonconformity expansion or adjustment. 4. Findings of Fact The Board of Adjustment may approve a Certificate of Nonconformity Adjustment if all of the findings-of-fact are met. Please describe the following: A. Nosie: Does the nonconformity create noise above and beyond levels considered normal to the area? B. Traffic: Does the nonconformity generate or have the potential generate a significantly higher volume of traffic than surrounding land uses? 20

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D.	Aesthetics: Does the nonconformity compliment or detract from the overall aesthetic character of the area?
Ple	ase provide any additional information about the proposed project:
•	Prior to the filing of a Certificate of Nonconformity Adjustment request, the applicant must have a pre-application meeting with Planning Staff. Requests for a Certificate shall be accompanied by a Plot Plan or Site Plan as applicable in accordance Appendix B of the MPDO, if applicable. Fee is \$300.00
Sta	Date Application Received: 11-5-24 (wait for site plan) Received By: 280000 Fee Paid: \$ 30000
	Case #:
	Adjacent Property Letter Date: 7-16-25 Sign Posting Date: 7-16-25
	James









Zoning Sign Location – 1243 Preston Dr.



July 16, 2025

Dear Property Owner,

Please be informed that the Town of Mount Pleasant Board of Adjustment has been requested to hold a public hearing for the following item:

CNA 2025-01 Reid Manufactured Home Replacement

Description: Request to approve a Certificate of Nonconformity Adjustment to permit the replacement of an existing nonconforming manufactured home with a newer manufactured home

Location: 1243 Preston Drive **Cabarrus PIN:** 5670-53-1970

Current Zoning: RL Residential Low Density

Area: approximately 0.46 acres

The *Board of Adjustment quasi-judicial evidentiary hearing* will be held on Monday, July 28, 2025 at 6:00pm in the Meeting Room of the Town of Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC.

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

Sincerely,

Erin S. Burris, AICP Planning Director

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Planning, Economic Development, & Infrastructure Projects July 9, 2025

Active Planning & Zoning Cases

REZ 2025-04 Kluttz Property

Description: Request to rezone property to align with new property lines on portion of Miller Lumber Company

property for one additional residential lot

Location: 665 Jackson Street

Cabarrus PINs: 5706-26-8428, p/o 5670-26-8661, & p/o 5670-36-0236 **Current Zoning:** I-1 Light Industrial & RM Residential Medium Density

Proposed Zoning: Realignment of RM and I-1 districts to follow property lines

Area: approximately 0.44 acres (I-1 to RM), 0.18 acres (I-1 to RM), & 0.13 acres (RM to I-1)

Estimated Sewer Capacity Usage: n/a-one single-family home

Current Status: Scheduled for July 28 Planning & Zoning Board meeting

CNA 2025-01 Reid Manufactured Home Replacement

Description: Request for Board of Adjustment to approve a Certificate of Nonconformity Adjustment to permit

the replacement of an existing nonconforming manufactured home with a newer manufactured home

Location: 1243 Preston Drive **Cabarrus PIN:** 5670-53-1970

Current Zoning: RL Residential Low Density

Area: approximately 0.46 acres

Estimated Sewer Capacity Usage: n/a-existing

Current Status: Scheduled for July 28 Board of Adjustment meeting

ANX 2025-01, REZ 2025-03, & SITE 2025-01 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 **Cabarrus PIN:** 5660-34-5579

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: Annexation & zoning approved by Town Board at June 10 meeting. Site plan under review.

Zoning Permit approval pending.

SUB 2025-01 N. Main Street Infill Subdivision

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

Location: 800 & 826 N. Main Street

Cabarrus PINs: 5670-16-6055 & 5670-15-7981 **Current Zoning:** RM Residential Medium Density

Area: approx. 7.5 acres

Estimated Sewer Capacity Usage: 3,375 gpd

Current Status: Preliminary Plat reviewed by Technical Review Committee (TRC). Engineer working on revisions. No revised plan received. Has not been scheduled for Planning & Zoning Board review.

SITE 2024-01 Uwharrie Bank (SUP 2024-01 and ADP 2024-01-Revised) **Description:** Construction of new approximately 6,000sf bank building

Description: Construction of flew approximately 6,000s1 bank built

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.

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 being issued (10

issued to date).

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 #1 Memo dated July 22, 2025 shows that Mount Pleasant has a total of 123,864gpd of allocation. Distribution #13 added 3,709gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 21,994 of non-strategic reserve (equivalent of 97 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.

- The Town's Water Distribution Line project being installed by State Utility began in February 2025 with an
 estimated completion by March 2026. 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.mpncfuture.com. Information about road closures and service interruptions will be
 posted on social media.
- 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. House at the corner of N.
 Washington Street and Hwy. 73 to be removed. Engineer is preparing right-of-way acquisition exhibits.
- 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. Due to updated cost estimates staff is currently working with NCDOT to design and administer sidewalk, curb & gutter improvements on E. Franklin Street, which will also help with stormwater issues in that area.
- McAdams Engineering is 100% complete on downtown stormwater improvement plans. Cost estimates are being prepared and coordination with waterline project is underway.
- 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 has reviewed and proposed some revisions.
- 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. https://www.fema.gov/press-release/20250404/fema-ends-wasteful-politicized-grant-program-returning-agency-core-mission
 At the request of the North Carolina Department of Public Safety, the Town has submitted the project for FEMA Hazard Mitigation Grant funding.

Comprehensive Plan Update

Updated Comprehensive Plan was adopted by the Board of Commissioners following a public hearing on June 10, 2025. The updated plan has been posted on the Town's website.

Permits

June & July permits (to date) attached.

June and July 2025 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add.#	Street Name	Туре	Permit Description	Applicant	Notes
Z-2025-36	6/11/2025	5670-42-6218	1526	Eastover Dr.	Accessory	Swimming Pool	Common Grounds Management	
Z-2025-37	6/12/2025	5670-22-0332	1550	S. Main St.	Accessory	Pet Enclosure	Chris Swofford	
Z-2025-38	6/12/2025	5670-09-7572	118	Brackenberry Cir.	New	Single-family home	KEBLG LLC	
Z-2025-39	6/13/2025	5670-32-7005	8651	Lee St.	Upfit	Finish Garage	Corban Homes of Cabarrus Co.	
Z-2025-40	6/13/2025	5579-66-4709	2700	Long Run Farm Rd.	Accessory	Swimming Pool	Deadeye Renovations	
Z-2025-41	6/13/2025	5651-70-8574	5633	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-42	6/13/2025	5651-70-5771	119	Kimble Ct.	New	Single-family home	Smith Douglas Homes	
Z-2025-43	6/16/2025	5651-70-6780	120	Kimble Ct.	New	Single-family home	Smith Douglas Homes	
Z-2025-44	6/24/2025	5670-32-7005	8853	Erbach Ln.	Upfit	Finish Garage	Kevin Buck	
Z-2025-45	6/27/2025	5660-65-9578	7230	NC Hwy. 49 N	Sign	Wall Sign-Food Lion	Rite Lite Signs	
Z-2025-46	6/27/2025	5579-47-2985	2782	Alish Tr.	Accessory	Swimming Pool	Friends Tile & Stone	
Z-2025-47	6/27/2025	5651-70-4584	5565	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-48	6/27/2025	5651-70-3565	5557	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-49	6/27/2025	5651-70-3409	5551	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-50	6/30/2025	5651-80-0521	5649	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-51	6/30/2025	5651-80-1500	5655	Arnold Way	New	Single-family home	Smith Douglas Homes	

16 Zoning Permits

Permit #	Date	Cab. Co. #	Add.#	Street Name	Туре	Permit Description	Applicant	Notes
Z-2025-52	7/3/2025	5670-27-6798	8445	NC Hwy 49 N	Upfit	ABC Store-New location	Mt. Pleasant ABC Store	CoC
Z-2025-53	7/3/2025	5670-41-7979	8930	NC Hwy 49 N	Temp. Use	ABC Store-Temp. location	Mt. Pleasant ABC Store	CoC
Z-2025-54	7/7/2025	5670-23-1223	8374	W. Franklin St.	Upfit	Snack Bar at Moose	Pinnacle Architecture	
Z-2025-55	7/11/2025	5670-28-7752	201	Jackson St.	Accessory	Shed	Chris Farrance	
Z-2025-56	7/18/2025	5670-28-8239	8750	E. Franklin St.	Temp. Use	Promotional Activities	Carol Miller	Studios@TheMill
Z-2025-57	7/18/2025	5670-21-7848	8538	Lee St.	Driveway	Widening of Driveway	Odrise Charles	Inspect
Z-2025-58	7/18/2025	5670-32-6525	8750	E. Franklin St.	CoC	Art Studio	Janice Elkins	CoC
Z-2025-59	7/18/2025	5660-56-8702	622	Brennan St.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1

8 Zoning Permits