



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, February 24, 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** (January 27, 2025)

6. **Public Comment Period**

7. **Planning Board Cases**

None

8. **Board of Adjustment Cases**

SUP 2024-01 & ADP 2024-01 Uwharrie Bank Drive-through and Building Design in CC district (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 Street

Cabarrus County Parcel Number: 5670-13-6357

Zoning: CC Center City

9. **Comprehensive Plan Steering Committee**

Receive update on draft plan.

10. **Reports**

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

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

12. **Adjourn**



**Planning and Zoning Board Meeting Minutes
Monday, January 27, 2025**

Members Present: Chairman - Whit Moose
Vice Chairman - Rick Burleyson
Member - Bridget Fowler
Member – Liz Poole (**Arrived late at 6:09 pm**)
Member – Jonathan Helms
Alternate – Kiesha Garrido (**Absent**)
P&Z Clerk to the Board – Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Present: Mayor, Tony Lapish, Thomas and Amanda McKenzie

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 Jonathan Helms to approve the agenda with a second motion made by Bridget Fowler. All were in favor. (4-0 Liz was not present)

5. Approval of Minutes of Previous Meetings (November 25, 2024)

A **motion** was made by Rick Burleyson to approve the minutes for the previous meeting (November 25, 2024) and a second motion was made by Jonathan Helms. All were in favor. (4-0 Liz was not present)

6. Public Comment:

None

7. Planning Board Cases:

REZ 2025-01 McKenzie Property ETJ Removal

Applicants request 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)

Erin Burris reviewed the Background, the Zoning District Review, Staff Comments, Procedures and Actions, as well as the attachments.

The Board did not have any questions for Mrs. Burris.

Chairman, Whit Moose asked if one of the property owners wanted to speak and share why they wanted to be removed from the ETJ (Extraterritorial Jurisdiction).

Thomas McKenzie

375 Mount Pleasant Road North, Mount Pleasant, NC 28124

We bought this house in April of 2024. It was the only piece of property we could find to get our daughter into Mount Pleasant schools, which was our biggest desire. We found this house, and the realtor said that it had a great plot on the back side where you could build another house on it, because the current house is a two-bedroom with two kids. It is hard to live in a two-bedroom one-bath house, but we wanted the school district and thought we could build it on the backside of the property. But when we got into everything there was a zoning restriction that I did not understand at first and we are being governed by the Town. I really wanted to build a house in Mount Pleasant and raise my kids in a house that is suitable for them. The downside is we could try to move somewhere else if we could find anything available, but my daughter has made best friends with the little girl next store that is her same age. We did not move into a neighborhood because we do not like the feeling, but we wanted her to have friends, and she makes friends right next door, and we live in the country. We want to stay here, and we are doing everything we can to build a home suitable for our family and stay in the Mount Pleasant district.

Erin Burris stated that that there is an exception provision in the Cabarrus County Zoning Ordinance that allows the division of a lot of 1-acre typically their AO district requires a minimum lot size of 3-acres, but the lot has not been divided since 2005. They can do one (1) division for a 1-acre lot. The Town does not have that exception in its Ordinance. The Town's AG district minimum lot size is 2 acres, the County's AO district is 3 acres, but they do have this exception provision which is why they are asking to be removed from the ETJ.

Mrs. Burris asked if they could provide a summary of any conversations they have had with the County, the Cabarrus Health Alliance, and about their perk test and share how all that is working out.

Mr. McKenzie shared that the perk test had already been done, and he was told he had the best soil. The guy also said Mr. McKenzie could build whatever house we wanted on it, but he only wants to build a house big enough for his family.

Amanda McKenzie

375 Mount Pleasant Road, Mount Pleasant, NC 28124

I have spoken directly to Susie Morris. She brought up concerns but she said they can absolutely do it in Cabarrus County and they are ready. I have coordinated with her on everything they need, and we are talking to a surveyor that originally did our parcel and they can subdivide it the way Cabarrus County needs to do a flag lot.

Mrs. Burris said the County wanted to make sure there was enough area when they included it and that it meets setbacks.

Mrs. McKenzie said they might not even need a flag lot and to them it does not matter how they divide the property because they are keeping both houses. The current house will become something for our kids in the future.

Whit Moose asked if this is the only way to do what they want to do.

Mrs. Burris stated that they could have requested a rezoning when it is in our jurisdiction, but it would have been a spot zoning where you would have had to zone it RL or something like that which is surrounded by AG and AO. To avoid spot zoning, the best way was to relinquish this to Cabarrus County with it already having that option.

Mrs. McKenzie stated that Susie Morris's main concern was that with other zoning she is worried the whole town would get up and arms about this. We know the owner of every single parcel and know for a fact that nobody is going to have any kind of complaint about this at all. We went directly to everybody.

Erin Burris said there are pluses to both Cabarrus County zoning and to Mount Pleasant zoning it just depends on what you are trying to achieve.

Mrs. McKenzie said from what I understand from talking to Mrs. Morris, this is a very rare circumstance and not many people make it this far. Mrs. McKenzie said she was determined and would do anything for her child. Thank you for considering this.

Bridget Fowler asked if we recommend that it goes through can Cabarrus County refuse.

Mrs. Burris shared that the County will not let them go unzoned. They have 60 days to approve the requested zoning district of AO after removal from ETJ. You apply that zoning district because you do not want the property to be unzoned and free-for-all. Depending on advertising deadlines, this will go to the February or March Town Board meeting.

Liz Poole made a **motion** to recommend approval of the ETJ removal request and a second was made by Bridget Fowler. All were in favor (5-0).

Mrs. Burris said that goes forward as a recommendation for approval of the ETJ request. There will be a public hearing that will be advertised for the Town Board.

8. Board of Adjustment Cases:

None

9. Reports

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

Mrs. Burris shared that board would potentially have a rezoning next month at 8563 E. Franklin Street. The Town needs to move or remove the house to widen Washington Street. The Town is requesting for the property to be the same as the adjacent zoning district. There are two (2) zoning districts in place on two (2) sides of this property, RM and RH. This allows us to bring the setbacks down on the side an additional three (3) feet. The Town is really trying to avoid tearing down the house. We have an architect drawing up plans for a new foundation to move it over and we have a contractor lined up. It will be expensive to do but, if possible, after the house is moved and repaired, it will be put on the market to be sold.

Mayor Tony Lapish commented that there was a well under the house. Jonathan Helms said there is a well that has been capped off and there are also three (3) sets of pipes under the house. Mrs. Burris said again if this project gets too expensive, then we will have to tear it down.

Uwharrie Bank will have to come back to this Board because they have changed their mind about what they are building, and we will have to wait for that application to come back in.

Highway 49 Mini Storage is about to get their zoning permit. It is happening within the next month. They are not building the whole project at once; they are building the front part and doing the rest later.

Brighton Park is still trying to connect their sewer, which is almost done, and the Town is working on getting electricity to the new pump station.

Mrs. Burris also shared that we are under contract on our Water and Sewer Infrastructure. The Town requested \$3 million dollars to be transferred from what was left over from Midland's ARPA projects in Senate Bill 382. A pre-construction meeting is scheduled on February 5th so that we can get started soon.

The Downtown Stormwater plans are done and being reviewed by the State. We have not made any progress with the parking lot plan because we have been very busy, but we will pick that up again.

We are still waiting for the final draft of the Comprehensive Plan and think they are almost done. She said she keeps saying that, but she means it this time.

Mrs. Burris did not have any permits for January until today. She had the following three that were not listed in the packet:

1. New house on Fisher Road
2. Demolition
3. Addition to a house on S. Main Street

Mrs. Burris reviewed the 2024 End of Year Highlights showing that new construction for Residential homes in the Town was three (3) homes as well as new construction for Residential in the ETJ was three homes (3). The Town has grown by an average of 8 people a year for 82 years.

12. Planning & Zoning Board Comment Period

Liz Poole asked about the property at 800 N. Main Street to see if they were doing anything and to know how many homes would be going there.

Mrs. Burris shared that a sketch plan was submitted but not a preliminary plat application, so she does not know if they will submit a preliminary plat. She did not have anything to share until there is an actual application, but 16 lots were shown on the sketch plan.

Mrs. Poole also asked about the old service station at the corner of Highway 49 and N. Main Street. Mrs Burris shared that this property has a code enforcement case on it and the property owner is still working with the insurance company, but we let him know that he needs to provide a timeline for compliance.

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 Jonathan Helms. All were in favor (5-0)

Chairman, Whit Moose

Clerk to the Board, Jennifer Blake



Board of Adjustment Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Board of Adjustment
From: Erin S. Burris, AICP – Planning Director
Date: February 24, 2025
Subject: SUP 2024-01 & ADP 2024-01 Uwharrie Bank (REVISED PLAN)

A. SITE INFORMATION

Applicant/ Uwharrie Bank
Property Owner(s): 167 N. 2nd Street
Albemarle, NC 28001
Tax PIN: 5671-00-6495
Location: 8320 W. Franklin Street
Zoning: CC Center City District
Lot Area: portion of 3.707 acres

B. REQUEST

The subject property is zoned CC Center City and previously had a bank with drive-through bays located on the site. The site was previously used by Fifth-Third Bank. The bank branch was closed and the previous owner, Branch Investment Company sold the property to Uwharrie Bank in 2023. Uwharrie Bank determined that the building would not suit its needs and demolished the building. Uwharrie Bank now seeks to build a two-story mixed-use building (bank and four upper story dwelling units) in roughly the same location as the previous building, and include three (3) drive-through bays on the opposite side of the building from where lanes had previously been located.

The proposed design requires review of the following requests by the Board of Adjustment due to the drive-through bays/lanes and building location design:

- Special Use Permit for drive-through bays lanes: Table 4.6-1 of the Mount Pleasant Development Ordinance (MPDO) requires the issuance of a Special Use permit for drive-throughs associated with permitted uses, subject to compliance with the design requirements of Section 11.3.12 of the MPDO. Banks and/or financial service uses are permitted in the CC zoning district.
- Alternative Design Proposal for building location and design: Table 4.7-1 requires a maximum front setback of 10 feet for buildings in the CC district in order to meet the intent of the design requirements of Section 11.4 Center City (CC) District Design standards. The standards of Section 11.4 encourage buildings to be located in close proximity to the street with parking

to the side or rear for a more pedestrian-oriented setting within Downtown Mount Pleasant. Section 11.4 also sets forth design standards for buildings in the CC district including requirements for building massing, roof form, storefront, and glazing area, which the proposed design does not meet.

The intent of the CC district from Section 4.3.2.3 of the MPDO is as follows:

“To provide concentrated downtown retail, service, office and mixed uses (including residential uses) in the existing central business district. Shopping centers are permitted, but urban design standards as set forth in Article 11 are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. The CC district promotes the long-term vitality of the central business districts.”

Surrounding Area / Existing Conditions

Zoning and land uses within 250 feet of surrounding properties include:

Direction	Zoning	Land Use
North	CC Center City District, OI Office & Institutional	Veterinarian, personal services, automotive repair, restaurant, parking, park
East	CC Center City District	Restaurant, office, service, retail, automotive repair, parking
South	RH Residential High Density District	Single-family residential
West	RH Residential High Density District, OI Office & Institutional District	Single-family residential, cemetery

Comprehensive Plan & Other Relevant Plans

The Future Land Use Map in the adopted Comprehensive Plan designates the subject property and surrounding area for “Downtown Core” development. This designation is intended primarily:

“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, and small-scale specialty retail and professional services, in a pedestrian-oriented setting.”

Utilities

The property is currently served by public water and sewer. There is an existing water tap and sewer tap for the site.

Site Plan

A preliminary site plan has been provided for the site. The location of the proposed building is roughly in the same location as the previous bank building on the site, with the exception of the drive-through lanes being moved from the west side of the building to the east side of the building. The site plan would still be subject to construction plan review, prior to construction.

Landscaping

The CC zoning district is exempt from landscaping requirements except around parking areas (parking lot yards). As shown, the parking lot yard requirements of Section 7.6 of the Mount Pleasant Development Ordinance are not met. A condition of approval would include the meeting of this requirement, including a row of shrubbery between the parking and the sidewalk along W. Franklin Street. The applicant proposed retaining the existing landscape buffer on the west side of the building adjacent to the single-family residential use. The applicant has proposed landscaped building yards to the front and rear of the building.

Access and Parking

There is not a minimum number of parking spaces required for uses in the CC district. For uses outside the CC district, a minimum of 25 spaces (1 per 200sf) would be required for the bank use. A total of 35 parking spaces have been provided on the site plan. Access to the site is provided by two (2) one-way drives where existing driveways are located, with the western driveway being the ingress, and the eastern driveway being the egress. Adequate stacking area has been provided for the drive-through use, with the driveway wrapping around the rear of the building to provide more stacking area than the previous drive-through use.

Solid Waste Storage Areas

The site plan shows a dumpster screened in accordance with Section 11.7 of the MPDO at the southwest corner of the property.

Lighting

No lighting plan has been provided, but will be required during the construction plan review.

Signs

A monument sign location is shown on the center of the property on the W. Franklin Street frontage. Signage is to be permitted separately in accordance with Article 12 of the development Ordinance.

MPDO Supplemental Requirements for Drive-through Uses (Section 11.3.12)

Section 11.3.12 of the MPDO requires that drive-through windows be oriented so that they are not on the front façade of the building facing the primary fronting street. The applicant proposes the drive-through window and lanes be located on the east side of the building. The design of the drive-through canopy ties into the building design with complementary materials. Special Use Permit approval is required for drive-through uses in the CC district.

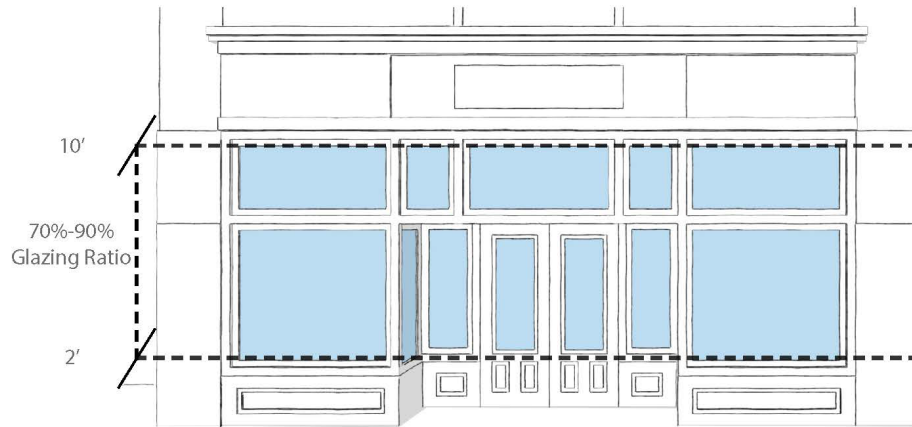
CC Design Requirements (Section 11.4, Table 4-7.1)

The applicant has provided building elevations showing the proposed building design. The building design does not meet the standards of Section 11.4 CC Design Standards or Table 4-7.1 as follows:

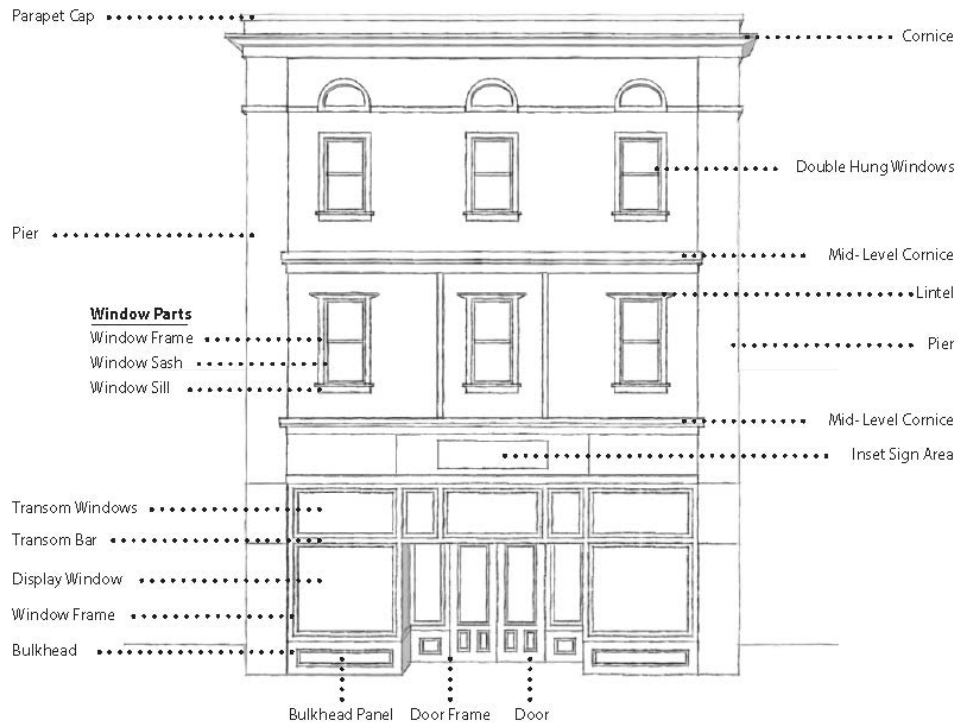
1. The position of the building does not meet the requirement of Table 4-7.1 that the building not be positioned farther than 10 from the front property line/street right-of-way. The applicant is requesting approval of the Alternative Design Proposal due to the location of the proposed building based on the footprint of the of the previous building on the site, which

necessary for site circulation for the bank use. The applicant has also provided pedestrian connectivity from the public sidewalk on W. Franklin Street to the primary building entrance to meet the intent of pedestrian-oriented development in the CC district.

2. New construction on lots that are significantly wider than adjacent existing lots shall utilize a design that divides and proportions the building to replicate the massing and scale of adjacent buildings.
3. Where other buildings within 250 feet on the same side of the street and within the same block occupy the full width of the lot at the front build-to line, the new construction shall occupy the full width of the lot at the build-to line between the side lot lines unless sufficient width exists to provide driveway or pedestrian access to a rear parking area. Such pedestrian access shall be a minimum of six (6) feet wide.
4. The predominant roof form of all other buildings within 250 feet on the same side of the street and within the same block shall be the roof form used for new construction. For flat roofs, parapets walls are required on any façade facing a public street.
5. Buildings shall be designed so that the majority (greater than 50%) of the width of the storefront wall is located immediately adjacent to the public sidewalk. Storefronts shall run the length of the first-floor facade between the exterior building piers.
6. No more than 20% of the storefront wall may be recessed beyond eight (8) feet from the public sidewalk.
7. Storefront design shall be proportional to that of other buildings within the same block on the same side of the street without being an exact replication of those buildings.
8. Bulkheads should be neither too high, blocking the view of pedestrians, nor too low, so that a completely glass walled storefront is created. Bulkheads shall be constructed along all storefront areas, excluding customer entrances. Bulkheads shall be a minimum of 24 inches and maximum of 36 inches in height. Bulkheads may be constructed of brick, wood, or a combination of those two materials. Bulkheads shall include architectural detailing such as inlays, trim, changes in color or changes in material.
9. A minimum of 70% and maximum of 90% of the surface area of the storefront shall consist of transparent glass between a height of two (2) feet and 10 feet above the grade of the adjacent sidewalk. Glass block does not count toward this requirement.



Storefront extends along the width of the façade between the piers.



However, the proposed building design does meet the non-residential building design standards for any other non-residential building outside of the CC zoning district.

C. BOARD OF ADJUSTMENT ACTION

In order to determine whether a Special Use Permit 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 found in the affirmative (yes), then the Board of Adjustment should vote to approve the Special Use Permit with applicable conditions. If any of the findings are found in the negative (no), then the Board of Adjustment should vote to deny the Special Use Permit. Should a Special Use Permit be approved, the Board may impose such reasonable conditions as will ensure that the use of the property to which the Special Use Permit applies will be as compatible as practicable with the surrounding properties and all local, state, and federal requirements are met. Staff has also proposed conditions to be considered by the Board of Adjustment in the proposed findings below:

1. The proposed special use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.
Banks are permitted by right in the CC zoning district. Drive-through uses associated with permitted uses are permitted subject to the issuance of a Special Use Permit. The previous building on the site was a bank with a drive-through use. There is a mixture of commercial and residential uses within 250 feet of the proposed use. Landscaping shall conform with the requirements of Article 7 of the MPDO, and an existing buffer between the proposed use and the adjacent single-family residential use will be maintained. The dumpster will be screened in accordance with Section 11.7 of the MPDO.
2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
Ingress and egress to the site are in the same location as the existing driveways on the property. Access to the site is provided by two (2) one-way drives, with the western driveway being the ingress, and the eastern driveway being the egress. Adequate stacking room is provided for the drive-through use.
3. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
As a bank with a drive-through within a downtown area, the proposed shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
4. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed use is located on a site where the previous structure was similarly situated and used. It is located between two developed lots. The rear of the subject property is currently undeveloped, and the development of this portion of the property will not impede future development or use of the rear of the property. However, future connectivity to the existing rear driveway is encouraged for circulation within the downtown area.

5. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

The proposed use shall not be detrimental to the public health, safety or general welfare.

6. Compliance with any other applicable Sections of the Mount Pleasant Development Ordinance.

All other applicable sections of the Mount Pleasant Development Ordinance are met, except that the following conditions shall be addressed during construction plan review:

- **Meet the requirements of Section 7.6 of the MPDO for parking lot yard landscaping, including a row of shrubs between the parking area and the sidewalk on W. Franklin Street.**
- **Provide a lighting plan compliant with Section 11.8 of the MPDO.**

Alternative Design Proposals, as set forth in Section 11.1.3 of the MPDO, allow flexibility in administration for requirements in and related to the design standards of Article 11 in the MPDO. The following standards shall be addressed in relationship to the requested ADP for building and parking location on the site within the CC district:

1. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations.

The building design does not meet the requirements of Section 11.4 of the MPDO for the CC zoning district. The building does meet the requirements for Section 11.3 of the MPDO for non-residential buildings in any other zoning district except the CC district.

2. The proposed project will be compatible with adjoining property.

The proposed building is located between a commercial restaurant building and a single-family residential home that each located approximately 35 feet from the street right-of-way. Buildings across the street are located between 20 feet and 35 feet from the street-right-of-way (all more than the maximum 10 feet). The previous building on the site was located approximately 75 feet from the street right-of-way. The proposed building is located approximately 80 feet from the street right-of-way in order to have adequate stacking room and circulation.

3. The proposed project is consistent with the intent of the MPDO and substantially meets its requirements.

The intent of requirements related to the CC zoning district is to provide concentrated downtown retail, service, office and mixed uses (including residential uses) in the existing central business district. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas for the long-term vitality of the central business districts. The building design does not meet the requirements of Section 11.4 of the MPDO for the CC zoning district. The building does meet the requirements for Section 11.3 of the MPDO for non-residential buildings in any other zoning district except the CC district.

4. The proposed project is consistent with the adopted plans and policies of the Town. The Comprehensive Plan states that the Downtown Core land use designation 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, and small-scale specialty retail and professional services, in a pedestrian-oriented setting. The proposed building and site layout also help implement strategies for the Downtown Goal in the Comprehensive Plan by adding seven (7) more parking spaces than were previously on the site and providing a pedestrian connection to the front of the building where one did not previously exist. The building does meet the requirements for Section 11.3 of the MPDO for non-residential buildings in any other zoning district except the CC district.

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

1. Mailed notice to adjoining owners on February 13, 2025
2. Posted signs on subject property on February 13, 2025

E. ATTACHMENTS

1. Applications
2. Preliminary Site Plan
3. Proposed Building Elevations
4. Zoning Map
5. Aerial Map



MOUNT PLEASANT

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9800 • townhall@mtpleasantnc.gov

Alternative Design Proposal Application

Case #:

1. Property Information

Date of Application 01.31.2025 Name of Project Uwharrie Bank of Mt. Pleasant
 Location 328 West Franklin Street Property Size (acres) 1.02
 Current Land Use Financial Institution Proposed Land Use Financial Institution / Residential (Mixed Use)
 Parcel Identification Number(s) 56701363570000 Zoning District Center City

2. Contact Information

Uwharrie Bank
 Property Owner
167 N. 2nd Street Albemarle, North Carolina 28001
 Mailing Address City, State Zip
704-983-6181 n/a
 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.

Christy Stoner Christy Stoner 01.31.2025
 Signature Print Name Date

3. Standards for Approval

The Planning Board, acting as a Design Review Board, may approve the Alternative Design Proposal if all of the following standards are met. **Please describe how the proposed project meets the following standards:**

A. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations.

The structure intends to promote community connectivity by including financial services to the public. The exterior facade intends to comply with the center city ordinances while combining elements of other historical architecture in the area (73 & Main similarities in the masonry). The site design utilizes utmost care and consideration of the neighboring properties and was developed to purposefully include various components that will be beneficial to the community.

B. The proposed project will be compatible with adjoining property.

Entry and exit drive locations will remain in the same locations. Building floor level has been determined based on existing and adjacent properties to ensure a good spacial fit. Material selections are anticipated to blend well with other adjacent buildings in the area.

C. The proposed project is consistent with the intent of the Development Ordinance and substantially meets the requirement of it.

With the desire to be a continued asset to the community and a good steward to neighboring properties, it was very important to stakeholders for the design to be unique the mantra of the bank while while also implementing ways to stay consistent with the aspects outlined by the Town's vision. Promoting walkable services, utilizing historical components found in the downtown environment are just some examples of the considerations made when developing the site and building design.

D. The proposed project is consistent with the adopted plans and policies of the Town.

The use of the project meets all policies and stays consistent with the Town's long-term vision. Another design goal for this development is to help provide available parking to the downtown area. Parking space counts comply with both the Town's requirements and accommodate the uses for the property.

E. Provide any additional information regarding the alternative design proposal.

Much thought and consideration for design is being made so that the result is a good looking building that fits well with the community and exceeds the objectives outlined in the ordinance. Promoting the downtown lifestyle and future vision of the Town, the intent is for the bank to be a community-based financial partner to the citizens of Mt. Pleasant.

In general, the building and site design meet the requirements set forth by the ordinance. This application requests one alternative design approach which will help the bank to accommodate clients and support the Town's vision. The Center City maximum setback for the building is 10'. Design will propose to exceed that limit in order to allow for additional parking areas to be constructed between Franklin Street and the building. The concept is not unlike the neighboring restaurants, What-a-Burger and The Smoke House, both of which do have parking in front. Efforts were made to find solutions that fall within the 10' requirement which resulted in the inability to provide an adequate design to meet the banks needs. Thus, this exception would allow the design to be completed followed by the construction phase.

- Prior to the filing of an Alternative Design Proposal request, the applicant must have a pre-application meeting with Planning Staff.
- Requests for a Alternative Design Proposals shall be accompanied by a Site Plan and/or Architectural Plans
- Alternative Design Proposal fee is \$250.00.

Staff Use Only:

Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Case #: _____

Scheduled Date of Hearing: _____

Notes: _____



MOUNT PLEASANT

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

Special Use Permit Application

Board of Adjustment

Case #:

1. Property Information

Date of Application 01.31.2025 Name of Project Uwharrie Bank of Mt. Pleasant (for Drive-Through Only)
 Location 328 West Franklin Street Property Size (acres) 1.02
 Current Land Use Financial Institution Proposed Land Use Financial Institution / Residential (Mixed Use)
 Parcel Identification Number(s) 56701363570000 Zoning District Center City

2. Contact Information

Uwharrie Bank
 Property Owner
167 N. 2nd Street Albemarle, North Carolina 28001
 Mailing Address City, State Zip
704-983-6181 n/a
 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.

Christy Stoner Christy Stoner 01.31.2025
 Signature Print Name Date

3. Findings of Fact

The Board of Adjustment may approve the Special Use Permit if all of the findings-of-fact are met.

Please describe the following:

A. The proposed use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

Ultimately, there is no change in the use of the property - the previous use was for a financial institution (bank branch) and the proposed use remains that of a financial institution. This application is being submitted to address the covered drive-through. The previous bank also had a drive-through on the ingress side of the site. The new bank is proposed with a drive-through on the egress side of the site. The result is a drive-through on the opposite side of the building from what previously existed.

B. The proposed use is so designed as to minimize traffic hazards and to minimize traffic congestion on public roads.

Locating the drive-through on the egress side of the site is intentional to deter vehicle "stacking" and traffic issues from cars being queued up and waiting in line on the ingress side of the site. Positioning the drive-through on the egress side will allow for vehicles to safely access the site and park.

C. The proposed use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The proposed use is a banking institution just as it was previously. No noxious or offensive noises, vibrations, gases, odors or any of the sort will arise as a result of this proposed use.

D. The proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

[Access into and out of the newly proposed bank branch will be in the same locations of the previous institution. Nothing about this project \(building or site\), would be expected to have any impedance on other planned or future developments in the Town of Mt. Pleasant.](#)

E. The proposed use will not be detrimental to or endanger public health, safety, or general welfare.

[The development ordinance and center city district guidelines were carefully considered and implemented throughout the building and site design. Review meetings were held to evaluate conformance and to discuss ways to best fit with the community development goals.](#)

F. The proposed plan conforms to specific standards of the Development Ordinance (if applicable).

[The proposed use of the bank aims to be an anchor in the community and a resource to provide financial intelligence and growth to its patrons.](#)

- Prior to the filing of a Special Use Permit request, the applicant must have a pre-application meeting with Planning Staff.
- Requests for a Special Use Permit shall be accompanied by a Major Site Plan in accordance Section B-4 in Appendix B of the MPDO, if applicable.
- Special Use Permit Fee is \$500.00 plus \$10.00 per acre.

Staff Use Only:

Date Application Received: _____

Received By: _____

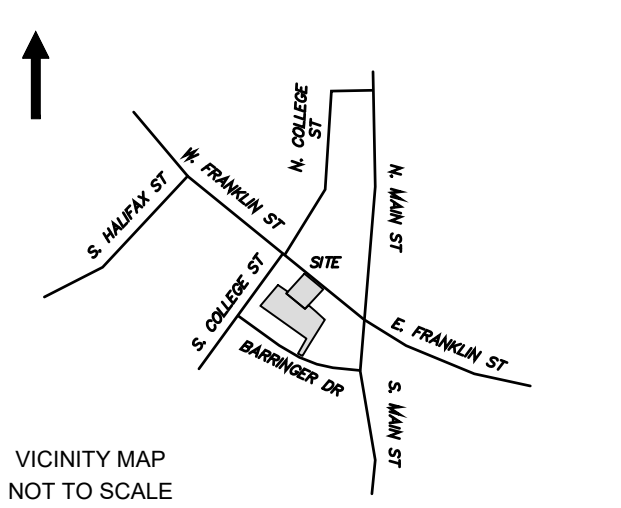
Fee Paid: \$ _____

Case #: _____

Scheduled Date of Public Hearing: _____

Adjacent Property Letter Date: _____ Adjacent Property Letter Date: _____

Notes: _____



KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY
	Hydrangea quercifolia	Oakleaf hydrangea	15
	Phlox subulata	Creeping phlox	51
	Ilex vomitoria dwarf	Dwarf yaupon holly	32
	Crataegus phaenopyrum	Washington hawthorne	6
	Quercus bicolor	Southern red oak	3

NOTE: THE USE OF NATIVE PLANTS IS HIGHLY ENCOURAGED FOR THIS PLAN. THEY CAN CREATE WILDLIFE HABITAT, PROVIDE SHADE, REDUCE SURFACE TEMPERATURES, CAPTURE CARBON, AND REDUCE STORMWATER RUNOFF WHILE MINIMIZING WATER CONSUMPTION. SEE PAGE ____ OF THIS PLAN SET FOR PLANTING DETAILS. SUBSTITUTIONS MAY BE NECESSARY IF UNAVAILABLE.

LINETYPE LEGEND	
	BOUNDARY LINE
	TIE LINE
	RIGHT OF WAY
	APPROXIMATE R/W (NOT SURVEYED)
	ADJOINING LINE (NOT SURVEYED)
	FENCE
	STORM DRAIN PIPE
	OVERHEAD ELECTRIC
	SANITARY SEWER PIPE
	UG ELECTRIC
	UG GAS
	UG TELECOMMUNICATIONS
	UG WATER
	UG UTILITY (TYPE UNKNOWN)

SITE NOTES

OWNER: UWHARRIE BANK
 PO BOX 338
 ALBERMARLE, NC 28002
 PIN NO: 5670 13 6357
 DB-16510 PG-080

SITE ADDRESS: 8320 W. FRANKLIN STREET
 MT. PLEASANT, NC 28124

ACREAGE: TOTAL PARCEL-3.707 AC
 PROPOSED PROJECT-1.026 AC

ZONING: CC/RH
 PORTION OF PROPERTY ZONED CC FORMER USE WAS FINANCIAL SERVICES. PROPOSED USES ARE FINANCIAL SERVICES AND UPPER STORY DWELLING

BALANCE OF THE RH ZONED PORTION OF THE PROPERTY WILL BE FOR FUTURE DEVELOPMENT

CC DIMENSIONAL STANDARDS
 MIN LOT SIZE: N/A
 MAX DENSITY: N/A
 IMPERVIOUS SURFACE RATIO: N/A
 MIN. PUBLIC STREET FRONTAGE: N/A
 MIN. LOT WIDTH: N/A
 MAX. BUILDING HT: 72'

CC BUILDING SETBACKS
 MAX FRONT: 10'
 MIN FRONT: N/A
 MIN STREET YARD: N/A
 MIN INTERIOR SIDYARD: N/A
 MIN REAR SETBACK: N/A

PRE-CONSTR. IMPERVIOUS AREA
 1.097 AC (47,793 SF)
 POST-CONSTR. IMPERVIOUS AREA
 0.964 AC (42,004 SF) TOTAL
 BUILDING & DRIVEWAY: 6,120 SF
 DRIVEWAY & SIDEWALKS: 35,884 SF

PARKING PER BANK USE:
 1 PER 200 SF OF GFA - 4909/200 = 25 SPACES

MIN BICYCLE SPACE:
 1/10 VEHICULAR SPACES-25/10=3 SPACES

TOTAL VEHICULAR SPACES REQUIRED: 25 SPACES
 TOTAL VEHICULAR SPACES PROVIDED: 35 SPACES
 W/2 HC ACCESSIBLE SPACES

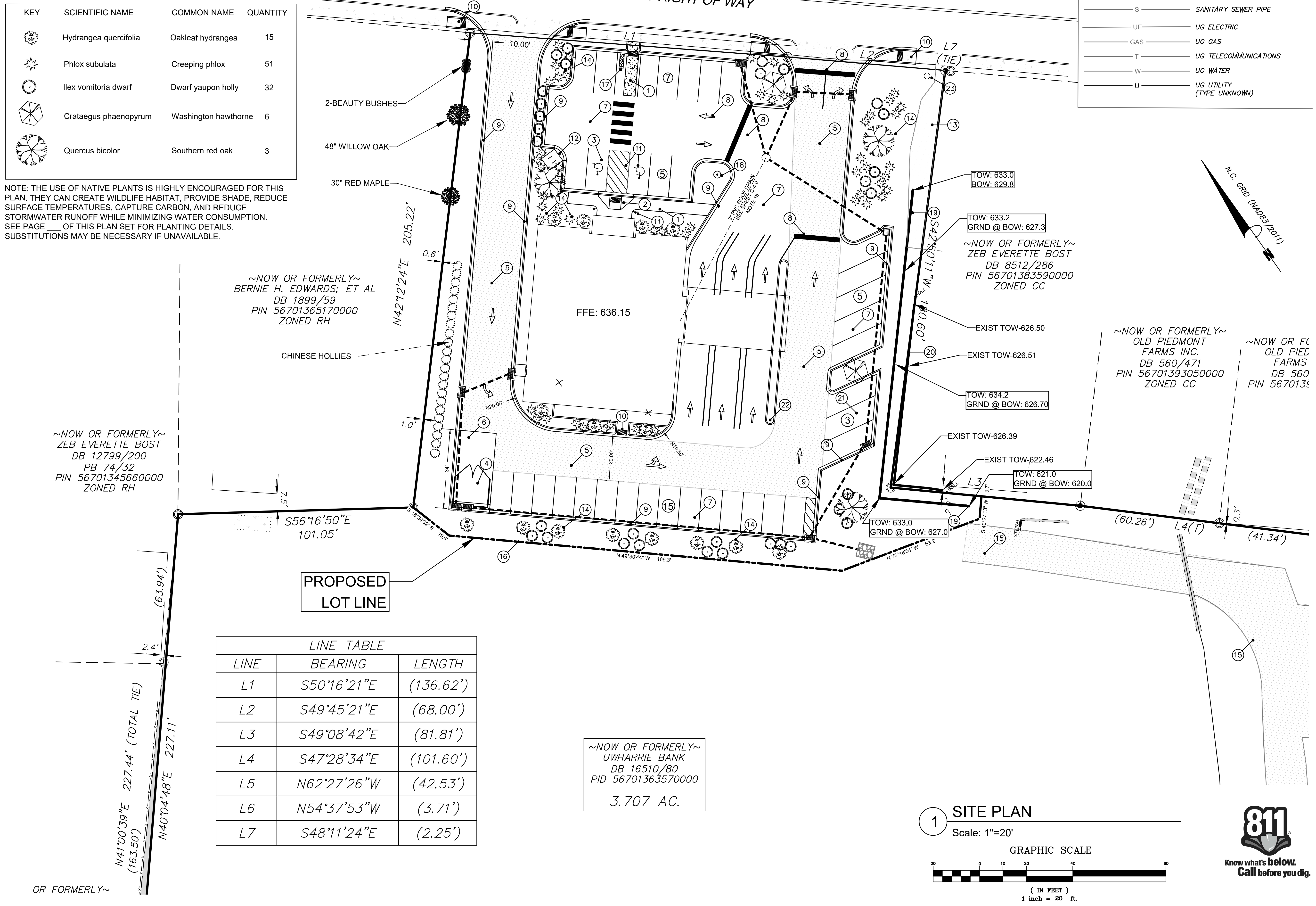
LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH MPDO ARTICLE 7

alley, williams, carmen & king, inc.
 CONSULTING ENGINEERS, SURVEYING & INSPECTION

Firm License No. F-0203
 120 S. MAIN STREET
 PO BOX 1248
 KANNAPOLIS, NC 28081
 704.938.1515
 www.awck.com

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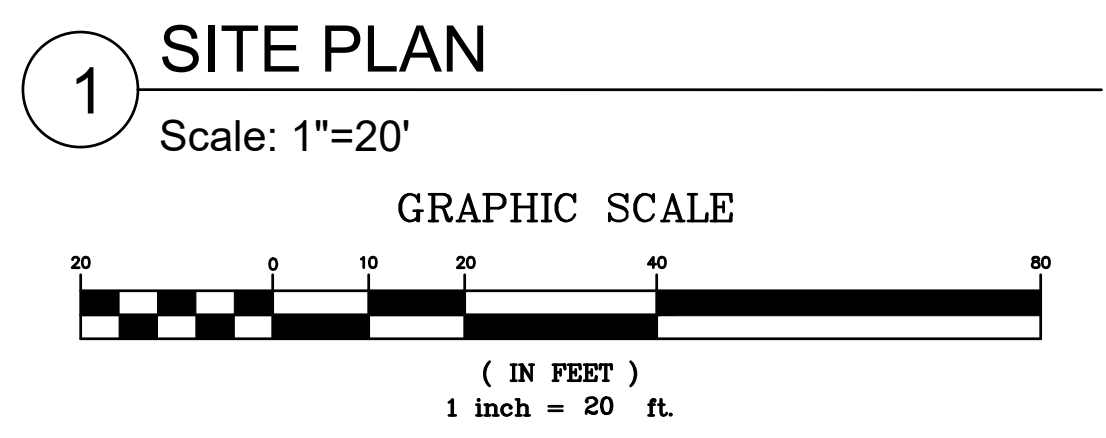
Prepared for:
 Uwharrie BANK
 PO Box 338
 Albemarle, NC 28002



PLAN NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH TOWN OF MT. PLEASANT DEVELOPMENT ORDINANCE, LATEST EDITION. THERE ARE SUPPORTING SPECIFICATIONS FROM MULTIPLE AGENCIES INCLUDING BUT NOT LIMITED TO, CABARRUS COUNTY, NCDOT, AND NCEQ. THE MORE RESTRICTIVE SPECIFICATION SHALL BE ENFORCED.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. ANY DAMAGE DONE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLAN, PRIOR TO BEGINNING CONSTRUCTION TO ENSURE PROPER LOCATION OF UTILITIES. THE CONTRACTOR SHALL CONTACT NCEQ (ONE CALL CENTER) AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- DIMENSIONS AS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE EXISTING UTILITIES SHALL REMAIN IN SERVICE UNTIL NEW LINES ARE IN PLACE AND ACTIVATED. THE CONTRACTOR SHALL COORDINATE REMOVAL OF SERVICES WITH THE APPROPRIATE UTILITY COMPANY AND THE OWNER.
- THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
- SURVEY OF EXISTING CONDITIONS PROVIDED BY CAROLINA SURVEYORS, INC., DATED 2/22/2024.
- ONLY WALL ENVELOPE AND LOCATION SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DESIGN AND NECESSARY PERMITS FOR WALL.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°16'21"E	(136.62')
L2	S49°45'21"E	(68.00')
L3	S49°08'42"E	(81.81')
L4	S47°28'34"E	(101.60')
L5	N62°27'26"W	(42.53')
L6	N54°37'53"W	(3.71')
L7	S48°11'24"E	(2.25')



KEYED NOTES

KEYED NOTES LISTED BELOW ARE REFERENCED FROM THIS PLAN USING THIS SYMBOL: ①

- 5' CONCRETE SIDEWALK
- HC RAMP
- HC VAN ACCESSIBLE SPACE
- DUMPSTER PAD
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- LIGHT DUTY PAVING
- PAVEMENT MARKINGS PER NCDOT STDS
- 1'-6" C&G
- DIRECTIONAL HC RAMPS
- HC PARKING SIGNAGE AND MARKINGS
- BICYCLE RACK
- AREA OF ASPHALT ENCROACHMENT BY ADJOINING PROPERTY OWNER
- PROPOSED LANDSCAPING
- EXISTING DRIVEWAY TO BE ABANDONED/REMOVED FOR FUTURE DEVELOPMENT
- PROPOSED SITE DEVELOPMENT BOUNDARY
- GROUND MONUMENT SIGN
- FLAG POLE
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- 60° ANGLE PARKING
- 4' CONCRETE MONOLITHIC ISLAND
- EXISTING SIGN & POST

BY	DATE	REVISION	RDF	RDF
	9/23/24	1	LANDSCP & PRKNG	
	12/05/24	2	STRUCTURE	

SCALE: 1" = 20'

DATE: 3-22-24

JOB # 24513

C - 2.0

UWHARRIE BANK
 328 WEST FRANKIN STREET
 MT. PLEASANT, NC 28124

SITE PLAN

GENERAL CONTRACTOR:

LCJ CONSTRUCTION CO, INC.
6220 SISK CARTER RD
ROCKWELL, NC 28138

OWNER INFORMATION:

PROJECT INFORMATION:

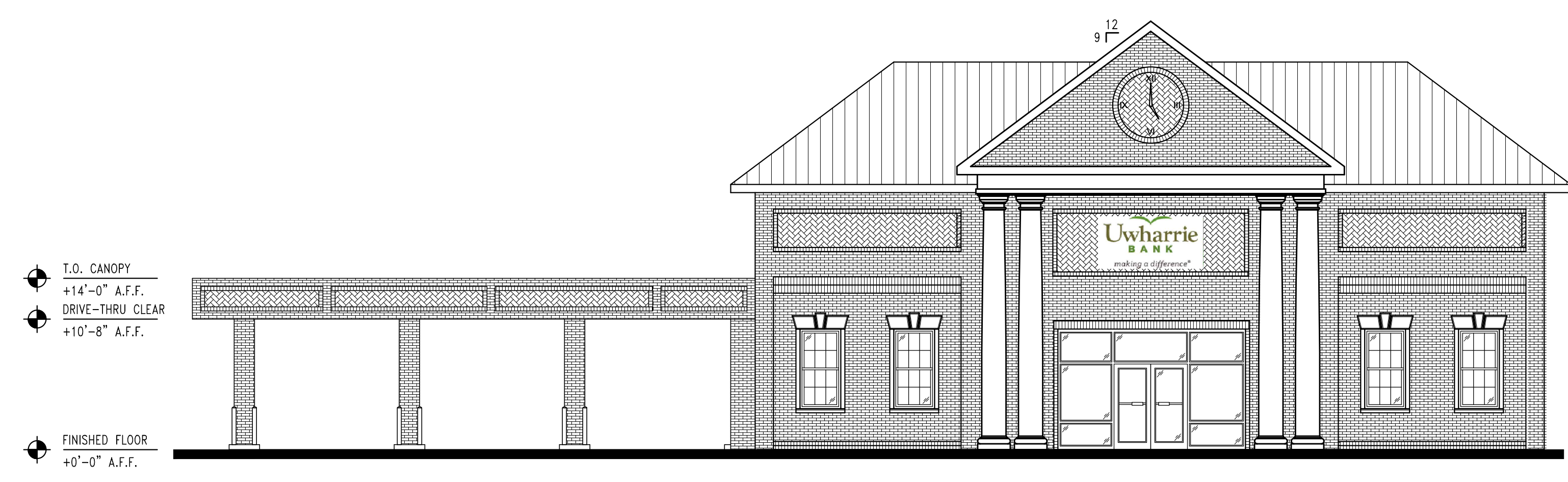
NEW BRANCH FOR:
UWHARRIE BANK
8320 W FRANKLIN ST
MT PLEASANT, NC 28124

PIN: 56701363570000

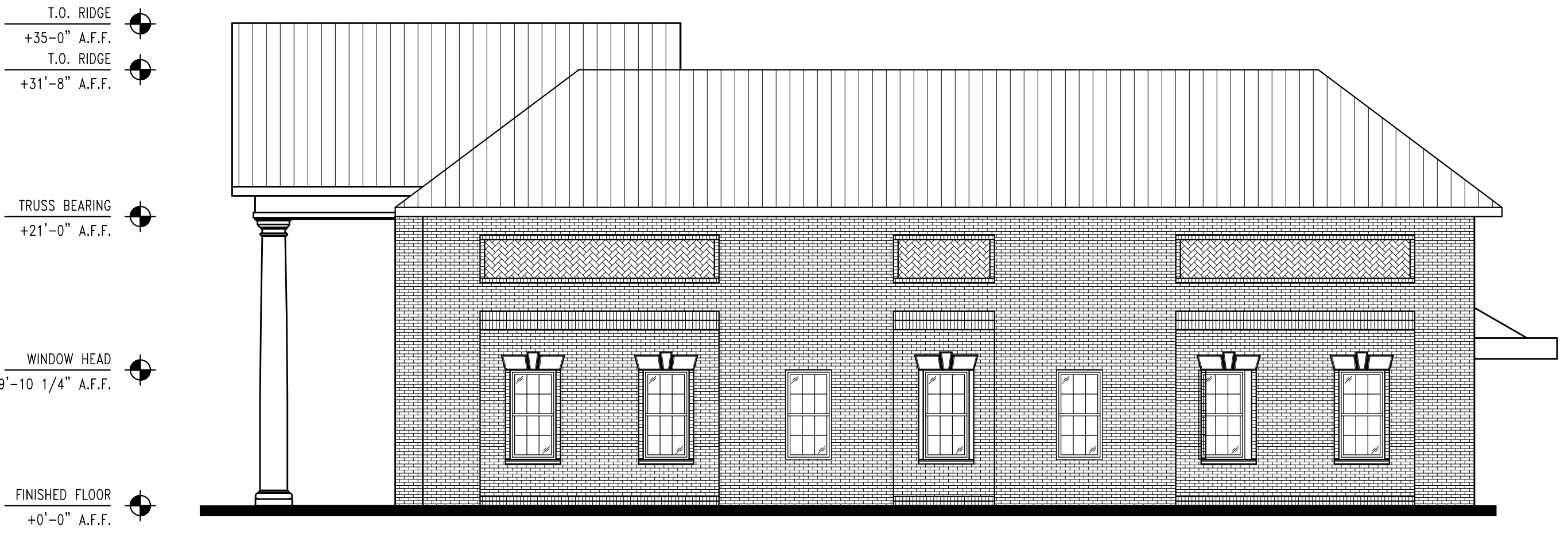
PROFESSIONAL SEAL:



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
A	01.29.25	REVISED PER OWNER COMMENTS

THIS DRAWING AND THE DATA SHOWN THEREON ARE PROPRIETARY AND CONFIDENTIAL AND ARE NOT TO BE USED NOR REPRODUCED FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF S-B DESIGN GROUP, LLC.

PROJECT NUMBER: 1601.
DRAWN BY: JAS
CHECKED BY: ---
ISSUED: PRELIMINARY
DATE: 11.04.24
SCALE: AS NOTED

DRAWING TITLE:
EXTERIOR ELEVATIONS

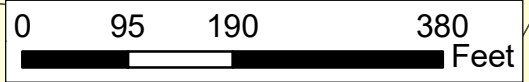
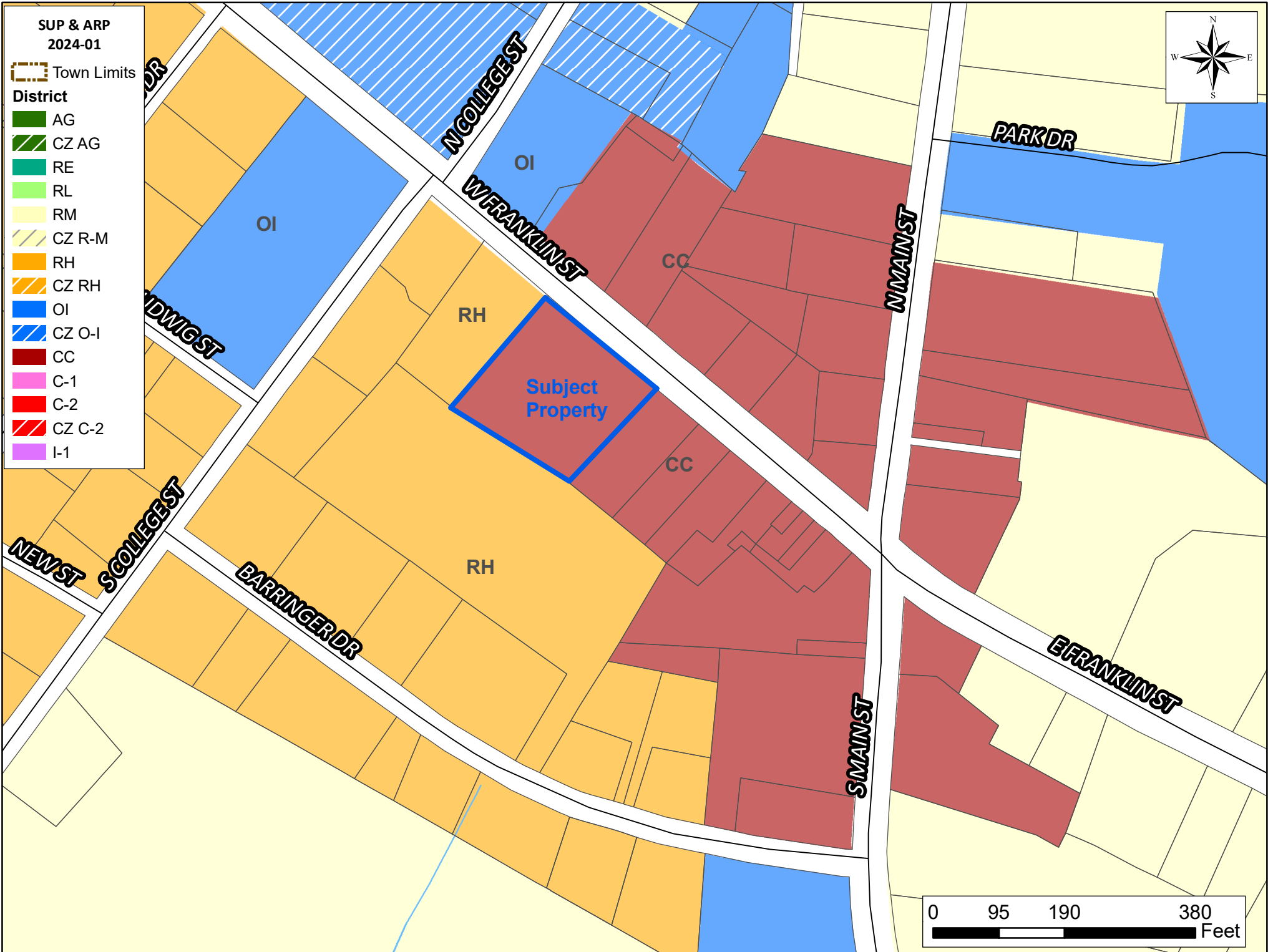
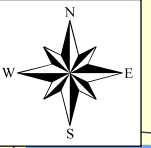
DRAWING NUMBER:

SUP & ARP
2024-01

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







**Planning, Economic Development, & Infrastructure Projects
February 24, 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: Structure currently being evaluated to determine if it can be moved.

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. Scheduled for March 11 Town Board Meeting.

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: New applications submitted for revised plan. Board of Adjustment hearing scheduled for February 24.

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. Awaiting bond list.

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 #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 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 Town's Water Distribution Line project being installed by State Utility is scheduled to begin February 10, 2025 with an estimated completion by the end of year. The Lower Adams Creek Sewer Interceptor project being installed by Elite Infrastructure Group is scheduled to begin March 3, 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 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 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 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 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 reached out to the FEMA intergovernmental coordinator to help determine the status.

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

January & February (to date) permits attached.

January and February 2025 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-01	1/27/2025	5671-11-9079	8405	Fisher Road	New	Single-family home	Allmon Builders Inc.	
Z-2025-02	1/27/2025	5579-47-5886	2802	Alish Trail	Accessory	Shed/Garage	Stacy Bottoms	
Z-2025-03	1/27/2025	5670-22-4508	1507	S. Main Street	Demolition	Demolish Garage/Shed	Common Grounds Management	
Z-2025-04	1/27/2025	5670-22-4508	1507	S. Main Street	Addition	Addition to Home	Common Grounds Management	
Z-2025-05	1/31/2025	5670-31-1930	8618	Lee Street	Accessory	Shed/Garage	Brian Williams	

4 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-06		5670-43-5114	8900	Wade St.	New	Single-family home	Elite Construction	Waiting on Revised Plot Plan
Z-2025-07	2/7/2025	5670-42-0840	8801	E. Franklin St.	Accessory	Shed	Donnie Gallaway	
Z-2025-08	2/14/2025	5579-29-8782	8604	Oldenburg Dr.	Upfit	Roof solar panels	Top Tier Solar	

3 Zoning Permits