



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

6. **Public Comment Period**

7. **Planning Board Cases**

REZ 2025-02 8563 E. Franklin Street

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

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

Location: 8563 E. Franklin St.

Cabarrus County Parcel Number(s): 5670-32-1905

Current Zoning: RM Residential Medium Density

Proposed Zoning: RH Residential High Density

8. **Board of Adjustment Cases**

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

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

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

Location: 8320 W. Franklin Street

Cabarrus County Parcel Number: 5670-13-6357

Zoning: CC Center City

- 9. Comprehensive Plan Steering Committee**
Discuss draft plan.
- 10. Reports**
Planning Report and Zoning Permits for February & March (to date)
- 11. Planning & Zoning Board Comment Period**
- 12. Adjourn**



**Planning and Zoning Board Meeting Minutes
Monday, February 24, 2025**

Members Present: Chairman - Whit Moose
Vice Chairman - Rick Burleyson
Member - Bridget Fowler
Member – Liz Poole
Member – Jonathan Helms
Alternate – Kiesha Garrido
P&Z Clerk to the Board – Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Present: Mayor, Tony Lapish, Bernie and Catherine Edwards, Justin Black, Brian Seagraves, Jim Nance, and James Stewart

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. (5-0)

5. Approval of Minutes of Previous Meetings (January 27, 2025)

A **motion** was made by Bridget Fowler to approve the minutes for the previous meeting (January 27, 2025) and a second motion was made by Rick Burleyson. All were in favor. (5-0)

6. Public Comment:

None

7. Planning Board Cases:

None

8. Board of Adjustment Cases:

SUP 2024-01 & ADP 2024-01 Uwharrie Bank Drive-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

The Clerk to the Board swore in Erin Burris, Bernie Edwards, and Brian Seagraves.

Erin Burris said she knows this case looks very familiar. We did review this back in September 2024 and the Board of Adjustment did approve a Special Use Permit and Alternate Design Proposal for this site for Uwharrie Bank.

Uwharrie Bank has revisited their plans and proposed a different elevation and a smaller building so that has to come back to the Board for approval. We are going through this as if it is brand new because we have to do that. We are reviewing it for its own merits in this proposal.

Erin Burris read through the following staff report:

SUP 2024-01 & ADP 2024-01 Uwharrie Bank (REVISED PLAN)

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

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

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 new approximately 5,000 square-foot one-story bank building 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.

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.

Whit Moose: Under about landscaping that Section 7.6 of the Ordinance is not met. Erin Burris said in the previous plan they proposed that was also the condition of approval so if you choose to grant the Special Use Permit there is a proposed condition to meet the requirements in Section 7.6 for parking lot yard and landscaping. They just need to provide that when they do the full construction plan. They are going to seed a small row of shrubbery there between the sidewalk and the parking.

Rick Burleyson: Is it appropriate for us to compare this to this to the one that we did last time?

Erin Burris: The applicant did provide that and that is in front of you. They did provide it as an exhibit. We can look to our Town attorney to speak whether it is appropriate to show previous plans.

Attorney John Scarbrough: When you say consider it?

Rick Burleyson: I guess my question would be if we approve this design in 2024 and now it has changed with the new design does this meet less of the design standards?

Erin Burris: For the Alternate Design Proposal they are proposing does meet fewer design standards than previously.

Attorney John Scarbrough: As far as making your decision it would be on the merits of this application and this plan.

Rick Burleyson: I understand. I was trying to see how different it was.

Chairman Whit Moose: Anyone in favor of this case to come up and speak now.

**Brian Seagraves of LCJ Construction, Contractor for Uwharrie Bank
4640 Lower Stone Church Road, Mount Pleasant, NC 28124**

Brian Seagraves: So when we came here on September 23rd, we were going to do a two-story building with commercial space and residential up above. When we got approval we went back to the bank, they asked us to put the budget numbers together and when we put the budget numbers together it just didn't fit what they had budgeted. We were asked to redraw and go with the one-story building and just have them as the tenant only inside the building. In return, the bank really wants to be here, and they want to still make the building look like what we had already designed on the outside of the building. So, the owner did agree to go with the 21-foot e-pipes which makes it still look like a two-story building. We were asked to add a trust and metal standing roof all the way around the building so wouldn't have pare bits and wouldn't have a flat

roof that you could be looking at so more less could see a metal roof all the way around the building.

Then they had us add the alcove to the front with cast columns, so they can stand taller and look like some of the Historical Buildings.

As far as the outside building though, the detail work and all the detail masonry we are trying to match the downtown. It is still in this building. Basically, all we've done is put the top floor on. We are still framing up the walls tall and just basically taking all the commercial and residential space out due to budget purposes.

The footprint of the building we are probably subtracting about 15 feet off the back side of the building. That is where the stair tower was, and I think there was rental space back there that we took off. So, you are basically missing about 15 feet.

The building itself is still the same width and is still sitting in the same location that we had it before. Like I said, with the alcove in there now the front sticks a little bit further, but basically the building is in the same spot.

Then we built the Alcove and kept it two-story, and the bank wanted a clock, they wanted a sign, and a logo and that kind of helps with that as well. There will be pre-cast columns or GFRC columns on the front of it. It kind of mimics some of the stuff that is in the Research Park in Kannapolis right now. It is kind of mimicking some of the good ones up there.

Whit Moose: Am I reading this correctly that they moved the drive throughs from the side closer to the residential?

Erin Burris: No, it is the other way around. The existing building had the drive-through lanes on the other side. This plan is the same as the last one that you all looked at in September where it takes it away from residential.

Whit Moose: That is what I am saying. So, the drive-throughs are away from the residential side, I guess that is my question.

Brian Seagraves: When you are talking about residential parts, the drive-throughs are not over there. We couldn't get them stacked in there, so we didn't have a choice but to put them on the west side of the building. It's more on the commercial side now instead of the residential side. You know on the lot size; it takes just a little bit less on the lot size of it and it puts probably another 15 feet or so toward the Town on the back side back there. But the parking spaces are still the same, the front sign is still the same, and the stacking is all the same.

Whit Moose: Are you still good with adding the conditions that we added last time?

Brian Seagraves: Yes, I have hard copies too if anyone would like to look at them. Basically, the building is not far off. Like I said, it looks like the bank is ready to move forward and if this one gets approved it seems like they will turn us loose tomorrow. So, hopefully by early summer this will be coming out of the ground.

Whit Moose: Is there anyone else that wants to speak in favor of the project to come up and speak?

**Bernie Edwards property owner to the west side
8310 W. Franklin Street, Mount Pleasant, NC 28124**

Bernie Edwards: In reference to the landscaping here to the west side above the holly's there is probably this is minimalist giving the scope of the project. But there is a bed there that is probably a needle bed that is 20 to 30 feet estimating will that potentially be beautified or remain as it is?

Brian Seagraves: That will be on the surplus side, and we will dress it up down through there and do everything that needs to be done for zoning. We will dress it up down there.

Bernie Edwards: I think what the plants that were there died years ago and has always just been a needle bed and five years ago or half dozen way or other.

Mr. Seagraves: That he will have to put a buffer there. That buffer is still not there.

Whit Moose: Does anyone else want to speak or have any more questions for Mr. Seagraves? If, not then the public hearing portion of this meeting is closed.

Erin Burriss read the Board of Adjustment Actions:

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.

A **motion** was made by Jonathan Helms: 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. Second was made by Rick Burleyson. All were in favor (5-0).

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.

A **motion** was made by Bridget Fowler: 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. Second was made by Jonathan Helms. All were in favor. (5-0)

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.

A **motion** was made by Rick Burleyson for the proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas and a second was made by Bridget Fowler. All were in favor. (5-0)

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.

A **motion** was made by Rick Burleyson that the establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district and a second was made by Jonathan Helms.

All were in favor. (5-0)

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.

A motion was made by Whit Moose that the establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare and a second motion was made by Bridget Fowler. All were in favor. (5-0)

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**

A motion was made by Jonathan Helms for compliance with any other applicable Sections of the Mount Pleasant Development Ordinance and a second motion was made by Rick Burleyson. All were in favor. (5-0)

A **motion** was made by Rick Burleyson to approve the Special Use Permit for the drive-through with the proposed condition. Second was made by Jonathan Helms. All were in favor. (5-0)

Erin Burris went over the Alternative Design Proposal:

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.

A **motion** was made by Whit Moose for 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 and a second motion was made by Jonathan Helms. All were in favor. (5-0)

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.

A **motion** was made by Bridget Fowler that the project will be compatible with adjoining property and a second motion was made by Rick Burleyson. All were in favor. (5-0)

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.

A **motion** was made by Jonathan Helms that the proposed project is consistent with the intent of the MPDO and substantially meets its requirements and a second motion was made by Rick Burleyson. All were in favor. (5-0)

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.

A **motion** was made by Rick Burleyson that the proposed project is consistent with the adopted plans and policies of the Town and a second motion was made by Bridget Fowler. All were in favor. (5-0)

A **motion** was made by Jonathan Helms to approve the Alternative Design Proposal, as set forth in Section 11.1.3 of the MPDO, allowing flexibility in administration for requirements in and related to the design standards of Article 11 in the MPDO. Second motion was made by Rick Burleyson. All were in favor. (5-0)

Attorney John Scarbrough: I will prepare a written order that the Board will approve at the next meeting, and I will put in that order that this Special Use Permit and Alternative Design Plan approval supersedes the 2024 approvals.

Whit Moose called for a motion to close Board of Adjustment portion of the meeting. Rick Burleyson made a **motion** to close the Board of Adjustment portion of the meeting with a second made by Jonathan Helms. All were in favor. (5-0)

9. Comprehensive Plan Steering Committee

Erin Burriss stated provided a copy of the draft Comprehensive Plan update to the committee. Mrs. Burriss asked the Board to spend time with the draft over the next month and get back together next month to talk about specific items, concerns anyone has, or anything further to discuss or change. Ms. Burriss highlighted a few areas of the plan:

Page 65 The vision statement did not change 80% of survey respondents were good with the statement, so the committee decided to stick with this path forward.

Page 66 Every section has a set of goals listed: Community Character, Economic Development, Land Use & Growth Management, Downtown, Parks & Recreation, and Infrastructure & Services.

Page 67 Under each goal are strategies that have their own page. It will start with what the strategy is, some visuals that go along with that strategy and at the bottom of each page you have sort part of the implementation matrix. It says what the strategy is, what its priority is, its estimated cost, it has a scale of what the cost means, and primary and secondary organizations. Also, each section has a “Did You Know” page just helpful information a lot of people did not know about something in that category, for instance in the Community Character it describes Historic Preservation Programs and Tax Credits.

Page 78 The Economic Development section took the longest. Greenfield, the economic development consultant, looked at all of community’s assets and limiting factors as it relates to potential Light Industrial or employment-type land uses. They talked about our population, our utilities available, our electric grid, our current occupations, employment by occupation, and the number of employees at different establishments. Then they focused on different sites that had access to water and sewer. The two main properties they looked at were the Foil Property and the 340-acre property on Highway 73 past Marathon gas station. These properties both have their constraints. The Foil property had more constraints with a fault line and utilities not directly in place.

Mount Pleasant lends itself to smaller-scale light industrial. The consultant focused on a 40-50 acre portion of the 340-acres site. They provided a conceptual plan showing 1-acre lots that would work for build-to-suit situations for contractors and light industry. They gave us a list of potential industry like packaging manufacturing and contractors. The Town and potential developers would need to work cooperatively toward an approved upon concept. Their analysis talks about the different constraints with our utilities and things like that.

They also mention that we need a hotel since we have the arena and other outdoor activities.

They had a list of recommended target sectors such as existing business expansion and second locations for major business. It recommends reaching out to other industries already in Cabarrus County that are looking to expand and/or need a second location. Service industries could be small companies supply chain original manufacturing facility is based along 85. So, they might have a farther out warehousing, and logistics product parts, assembly, and machine shops that would support those businesses. It lists advanced buildings and materials requiring 20,000 to 100,000 square foot buildings including technical fabrics, laminated beams, trusses and flooring, plastics, and composites, manufactured homes, paper packaging, healthcare services, commercial greenhouses.

Mrs. Burris will request that the consultant add more information in the plan to summarize that entire report. The consultant stated that this site was our quickest and best option for any kind of light industrial. It has a waterline and existing 15-inch sewer line.

The property is owned by a private entity that has been trying to sell the entire 340-acres. But, it would be ideal to work something out with the adjacent farmer and have this smaller piece of land for Light Industrial development and try to preserve the rest as agriculture and forest. The property owners wanted to sale the property in its totality, but it is really two pieces of property. There is the West side of the creek and the East side of the creek. The West side is more developable than the East side. The East side would be better for preservation.

Kiesha Garrido asked if there is any chance natural gas would come here.

Mrs. Burris shared that she had met with Dominion Energy and they said they said we did not have enough population and business to justify the expenses it entails. The natural gas stops at Cold Springs Road.

Mrs. Burris shared that she would show that the Carolina Thread Trail Path goes along the property and whoever develops this would need to reserve the path from Reed's Gold Mine to Gold Hill.

Page 85 The Land Use Map is close to being correct and just needs a few minor adjustments along Highway 49.

Page 95 Infill Residential Opportunity needs to be revised. They basically just needed to show infill Residential opportunities where water and sewer exist which is mainly to focus on the Town limits and some of the surrounding areas but map areas far from town.

Page 105 The format of the Downtown Parking pages needs to be revised. Within 10 minutes from the Downtown core there's approximately 825 parking spaces when all parking improvements are completed.

Page 135 Need to get rid of this page because there is no need for a map for small scale wastewater system because there are only a few places they could be. A Site Map is needed showing where the future emergency services station would be on Walker Road.

11. Reports

8563 E. Franklin Street may be rezoned and the house moved over 10 or so feet. It is being evaluated to determine if it can be moved.

Brighton Park Subdivision Phase 1 will be recorded soon. Once they get the water and sewer connected and functioning, they can get zoning permits for houses while they finish the other improvements that have been bonded. They have been working on the turning lane.

Green Acres is almost complete. The Town is waiting on their Bond list.

Mrs. Burris mentioned the Town's posts for Road Closures and infrastructure projects. The Town is trying to keep up with that and trying to make sure everyone is aware. Be sure to look at mpncfuture.com website for all our project updates.

One of the items on the infrastructure list is the water quality issues, explaining what the Town has been working on to resolve the issues. The Town Board at the last meeting just approved of a contract with WestTech, the company that purchased the company that originally installed the 1982 water treatment plant. So, all of the internal components and filter media are being replaced. It will take 12-14 weeks to fabricate and to install.

12. Planning & Zoning Board Comment Period

Rick Burleyson asked when the start date for the water line is. Mrs. Burris shared that they were supposed to start two (2) weeks ago but there were some weather issues that kept that from happening.

They are starting on Cook Street on Wednesday. The end of Cook Street should be closed on Wednesday, Thursday, and Friday. If you need to go to the library, you will need to come up Washington Street and if you are going to the doctor's office or the funeral home you can come down Cook Street. They are telling me only those three (3) days. The water line is starting there and may have already started on Empire Drive to install a small water line for the new pump station. They have three (3) crews: one working up Cook Street and Main Street, another crew will be working on Empire Drive and Highway 49, and the last crew will be working on Highway 73.

Mayor Tony Lapish said he "wanted to thank you all for serving on the Board. You do a good job. I want to especially thank Erin for doing a thorough job. I appreciate the hard work."

13. Adjournment:

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

Chairman, Whit Moose

Clerk to the Board, Jennifer Blake



Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Planning & Zoning Board
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: March 24, 2025
Subject: REZ 2025-02 Town-owned Property at 8563 E. Franklin St.

A. BACKGROUND

**Applicant(s)/
Property Owner:** Town of Mount Pleasant
PO Box 787
Mount Pleasant, NC 28124

Location: 8563 E. Franklin St.

PIN(s): 5670-32-1905

Property Size: approx. 0.311 acres

Current Zoning: RM Residential Medium Density

Proposed Zoning: RH Residential High Density

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

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

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

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

“This land use classification is intended for a variety of medium density residential uses of two (2) to four (4) dwelling units per acre and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.”

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

Zoning District Intent

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

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

Existing Zoning and Development Patterns

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

	Zoning District(s)	Land Use(s)
North	RM Residential Medium Density, OI Office & Institutional	Vacant, Office, Public Park and Government Buildings
East	RH Residential High Density	Single-family residential, Service Use (Exterminator)
South	CZ RH Conditional Zoning Residential High Density, I-I Light Industrial	Single-family residential, Retail (Hardware Store)
West	RM Residential High Density	Single-family residential

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

Utility Availability

The property is in the Town limits and is currently connected to both water and sewer.

Transportation Capacity

The property is located at the corner of E. Franklin Street (NC Highway 73), a state-maintained road and N. Washington Street, a Town-maintained road. There is no anticipated increase in

traffic from this rezoning since the requested zoning district an extension of an existing zoning district and the property cannot be further divided, due to size and configuration.

Environment

There is an intermittent stream to the rear of the property that passes through a culvert under N. Washington Street. There is a minimum 25-foot undisturbed stream buffer in accordance with MPDO Section 9.2. The topography of most of the property has a slight slope from E. Franklin Street towards the stream at the rear of the property. The proposed road improvement project is going through environmental review and permitting and will install a new larger culvert to better handle stormwater.

C. STAFF COMMENTS

Staff finds that, since the property cannot be further divided or reasonably accommodate any other use than the existing single-family residential use, and the request is the extension of an existing RH zoning district, the request is reasonable and consistent with the Medium Intensity Land Use designation on the Future Land Use Map. The setbacks of the RH district are more conforming to both the existing and proposed position of the house on the property than the current RM district. The requested zoning district of RH is also the extension of an existing zoning district and is located in an area with a mixture of zoning districts and land uses.

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 RH zoning district is consistent with the “Medium Intensity” land use designation on the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan*. The Board finds that, since the property cannot be further divided or reasonably accommodate any other use than the existing single-family residential use, and the request is the extension of an existing RH zoning district, the request is reasonable and consistent with the Medium Intensity Land Use designation on the Future Land Use Map. The setbacks of the RH district are more conforming to both the existing and proposed position of the house on the property than the current RM district. The requested zoning district of RH is also the extension of an existing zoning district and is located in an area with a mixture of zoning districts and land uses.
- **Approve and not consistent:** The Planning & Zoning Board finds that the zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendment to be reasonable and in the public interest, and hereby amends the Future Land Use Map.
- **Deny and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest

E. ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Notice of Public Hearing Letter
4. Notice of Public Hearing Advertisement
5. Comprehensive Plan Future Land Use Map

REZ 2025-02
8563 E. Franklin St.

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



McAllister Park

OI

NWASHINGTONST

EFRANKLINST

RM

Subject Property

MITCHELLST

RH

CC

CC

RM

CZ RH

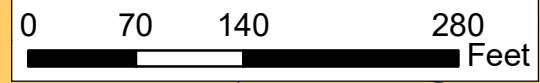
SWASHINGTONST

I-1

Hardware Store

SMANST

OI





REZ 2025-02 8563 E. Franklin St.

Existing Conditions Survey:
8653 East Franklin Street

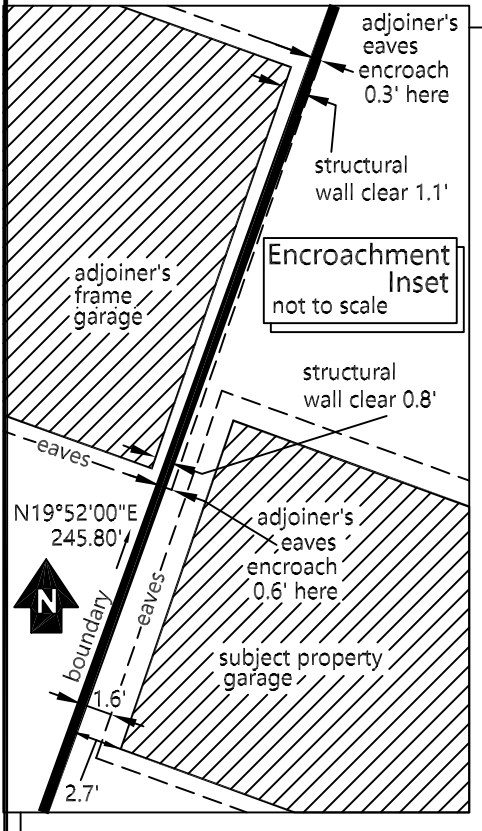
PIN 5670-32-1905 - Deed Book 16059, Page 179
 Number 8 Township, Town of Mount Pleasant
 Cabarrus County, North Carolina
 Town of Mount Pleasant RM zoning district, no watershed found

The subject tract is shown within areas of low flood hazard risk (Zone X), as per FIRM Map Number 3710567000K, effective 11/16/2018.

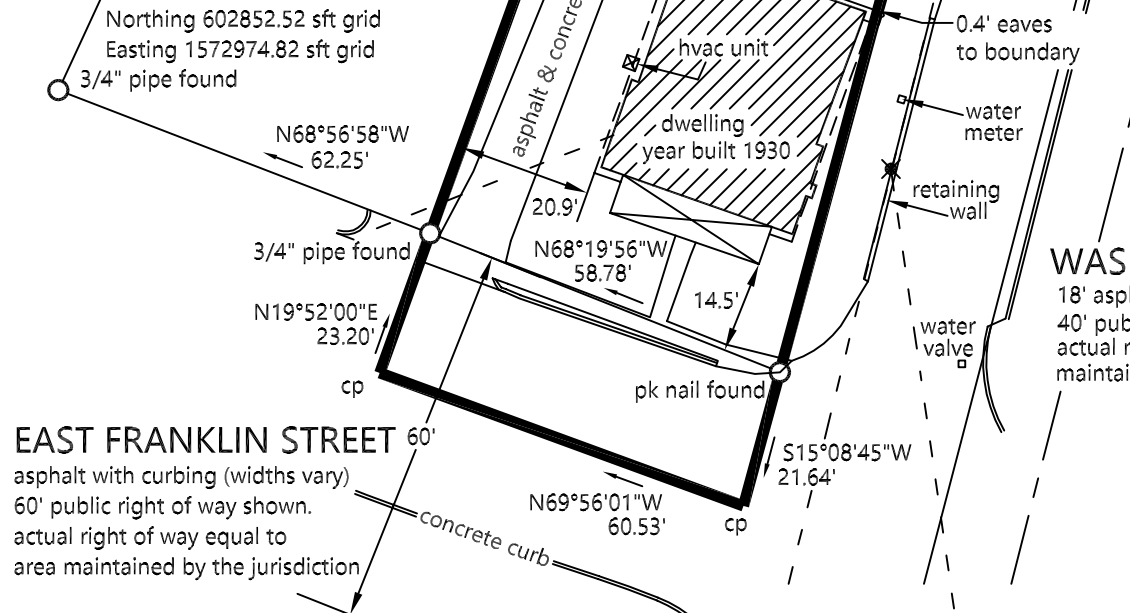
shown as USGS dashed blue (intermittent) stream on <https://apps.nationalmap.gov/viewer/>

PIN 5670-32-0956
 Mary Mitchell
 Deed Book 5143, Page 199
 zoned RM

0.273 acres
 11,901 square feet
 (not within right of way)
 0.304 acres total



Northing 602852.52 sft grid
 Easting 1572974.82 sft grid



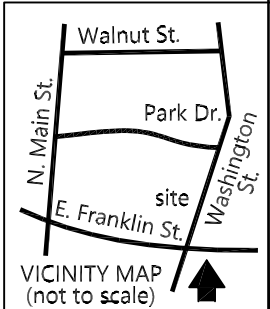
EAST FRANKLIN STREET 60'
 asphalt with curbing (widths vary)
 60' public right of way shown.
 actual right of way equal to area maintained by the jurisdiction

WASHINGTON STREET
 18' asphalt with some curb & gutter
 40' public right of way shown
 actual right of way equal to area maintained by the jurisdiction

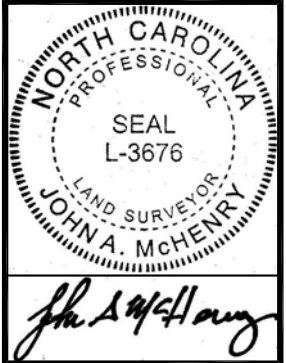
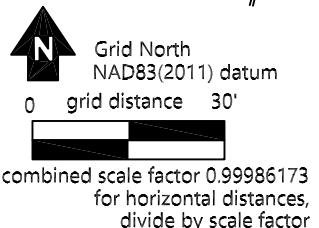
survey completed: 10/25/2024
 map prepared: 10/29/2024
 This survey was prepared by:
 Seven Parts Surveying, PLLC
 NCBELS registration P-2688
 175 Rainey Road
 Salisbury, NC 28146
 704-431-2687



Know what's below.
 Call before you dig.



LEGEND
 cp represents calculated point
 — subject property boundary surveyed
 — boundary or tie surveyed
 - - - non-surveyed boundary from record shown
 sft represents US survey foot for grid ties
 Boundary predicated on existing monumentation & recorded documents.
 This property may be subject to easements or restrictions of record or otherwise.
 Restrictive covenants not found/provided.



I certify that this map was drawn from an actual survey under my supervision described as shown; that the boundaries not surveyed are indicated as drawn from information as shown; that the ratio of precision is 1:10,000 and/or Class A positional standards; areas shown are calculated using coordinate geometry; and that this map meets the requirements of the Standards of Practice for Land Surveying (12 NCAC 56.1600).

© 2024, Seven Parts Surveying, PLLC. All rights reserved.
 Copies of the original of this document distributed by the surveyor bear the original signature and seal of the surveyor.
 Scanned digital files of certified documents are not subject to the requirements of paragraph (d) of NCAC 56.1103.

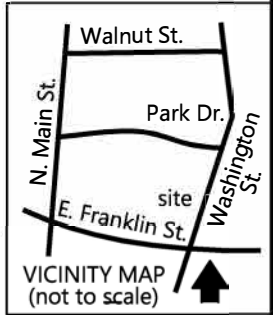
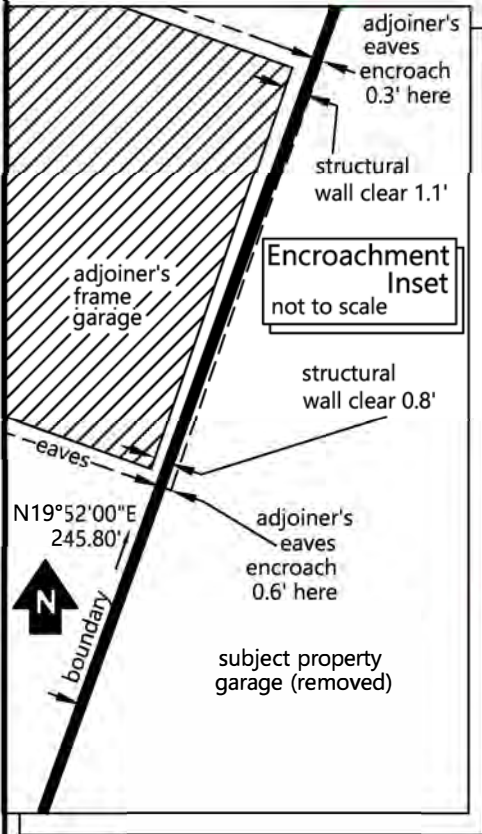
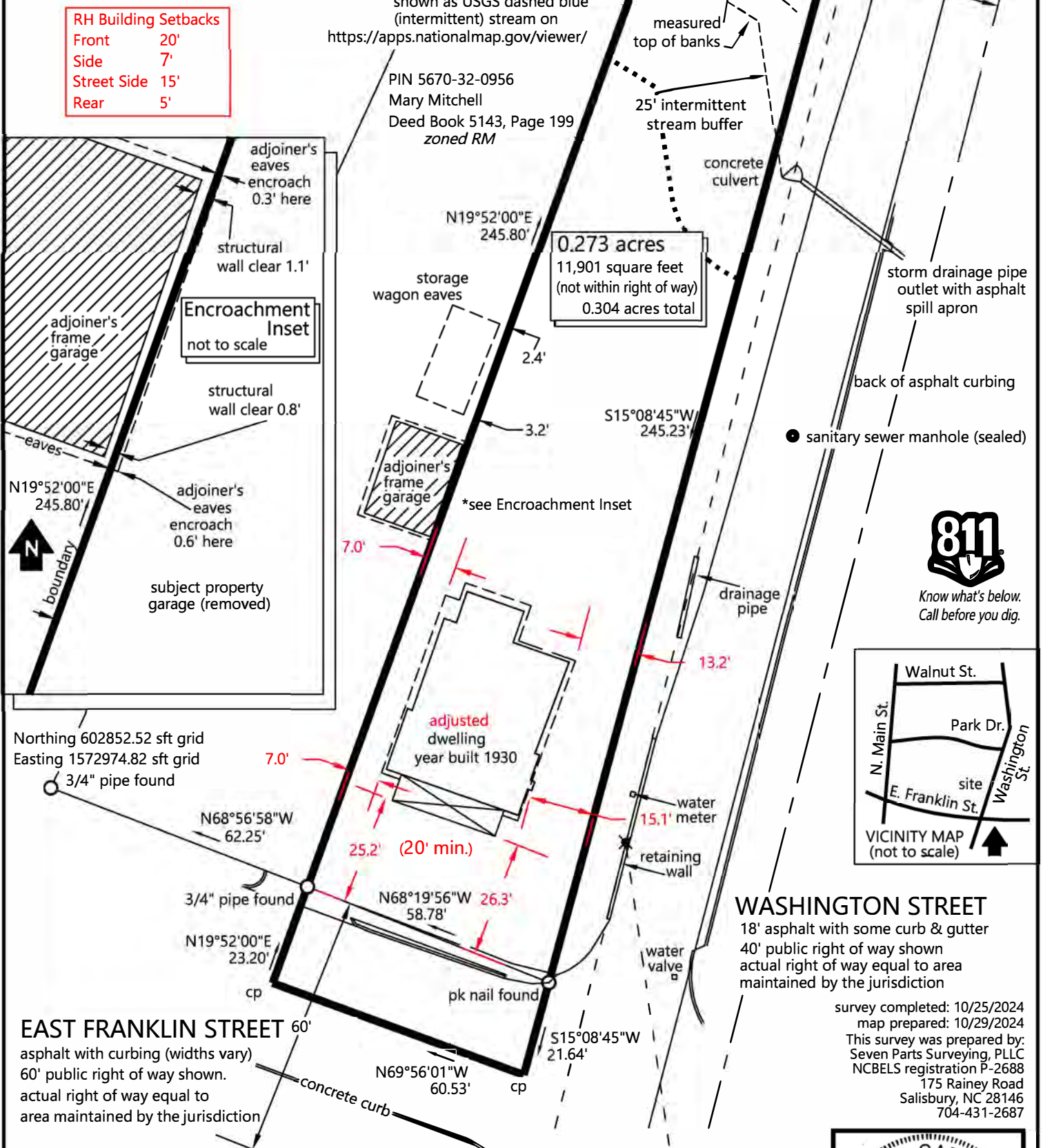
Existing Conditions Survey: 8653 East Franklin Street

PIN 5670-32-1905 - Deed Book 16059, Page 179
Number 8 Township, Town of Mount Pleasant
Cabarrus County, North Carolina
Town of Mount Pleasant RM zoning district, no watershed found

The subject tract is shown within areas of low flood hazard risk (Zone X), as per FIRM Map Number 3710567000K, effective 11/16/2018.

RH Building Setbacks

Front	20'
Side	7'
Street Side	15'
Rear	5'

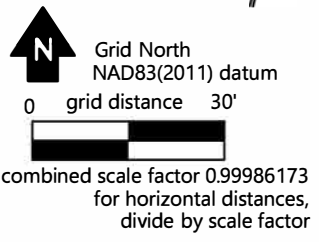


WASHINGTON STREET
18' asphalt with some curb & gutter
40' public right of way shown
actual right of way equal to area maintained by the jurisdiction

survey completed: 10/25/2024
map prepared: 10/29/2024
This survey was prepared by:
Seven Parts Surveying, PLLC
NCBELS registration P-2688
175 Rainey Road
Salisbury, NC 28146
704-431-2687



LEGEND
cp represents calculated point
— subject property boundary surveyed
— boundary or tie surveyed
- - - non-surveyed boundary from record shown
sft represents US survey foot for grid ties
Boundary predicated on existing monumentation & recorded documents.
This property may be subject to easements or restrictions of record or otherwise.
Restrictive covenants not found/provided.



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I certify that this map was drawn from an actual survey under my supervision described as shown; that the boundaries not surveyed are indicated as drawn from information as shown; that the ratio of precision is 1:10,000 and/or Class A positional standards; areas shown are calculated using coordinate geometry; and that this map meets the requirements of the Standards of Practice for Land Surveying (12 NCAC 56.1600).

NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant **Planning & Zoning Board will hold a legislative hearing on Monday, March 24, 2025 at 6:00pm** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following case:

REZ 2025-02 8563 E. Franklin Street

Property owner Town of Mount Pleasant requests rezoning the property to facilitate moving the existing home toward the western property line for a public sidewalk/street project. Location: 8563 E. Franklin St.; Cabarrus County Parcel Number: 5670-32-1905; Lot Area: 0.273 acre; Current Zoning: RM Residential Medium Density; Proposed Zoning: RH Residential High Density.

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

Publish dates: Saturdays, March 15 & 22



March 7, 2025

Dear Property Owner,

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

REZ 2025-02 8563 E. Franklin Street

Description: Property owner Town of Mount Pleasant requests rezoning the property to facilitate moving the existing home toward the western property line for a public sidewalk/street project.

Location: 8563 E. Franklin Street

Cabarrus County Parcel Number(s): 5670-32-1905

Current Zoning: RM Residential Medium Density

Proposed Zoning: RH Residential High Density (extension of existing zoning district)

Area: approx. 0.311 acres

The **Planning & Zoning Board *legislative hearing*** will be held on **Tuesday, March 24, 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 Erin Burris at Town Hall at 704-436-9800 x1005 or burrise@mtpleasant.gov.

Sincerely,

A handwritten signature in blue ink that reads "Erin S. Burris".

Erin S. Burris, AICP

Planning & Economic Development Director

(Zoning map of subject property on opposite side of letter)

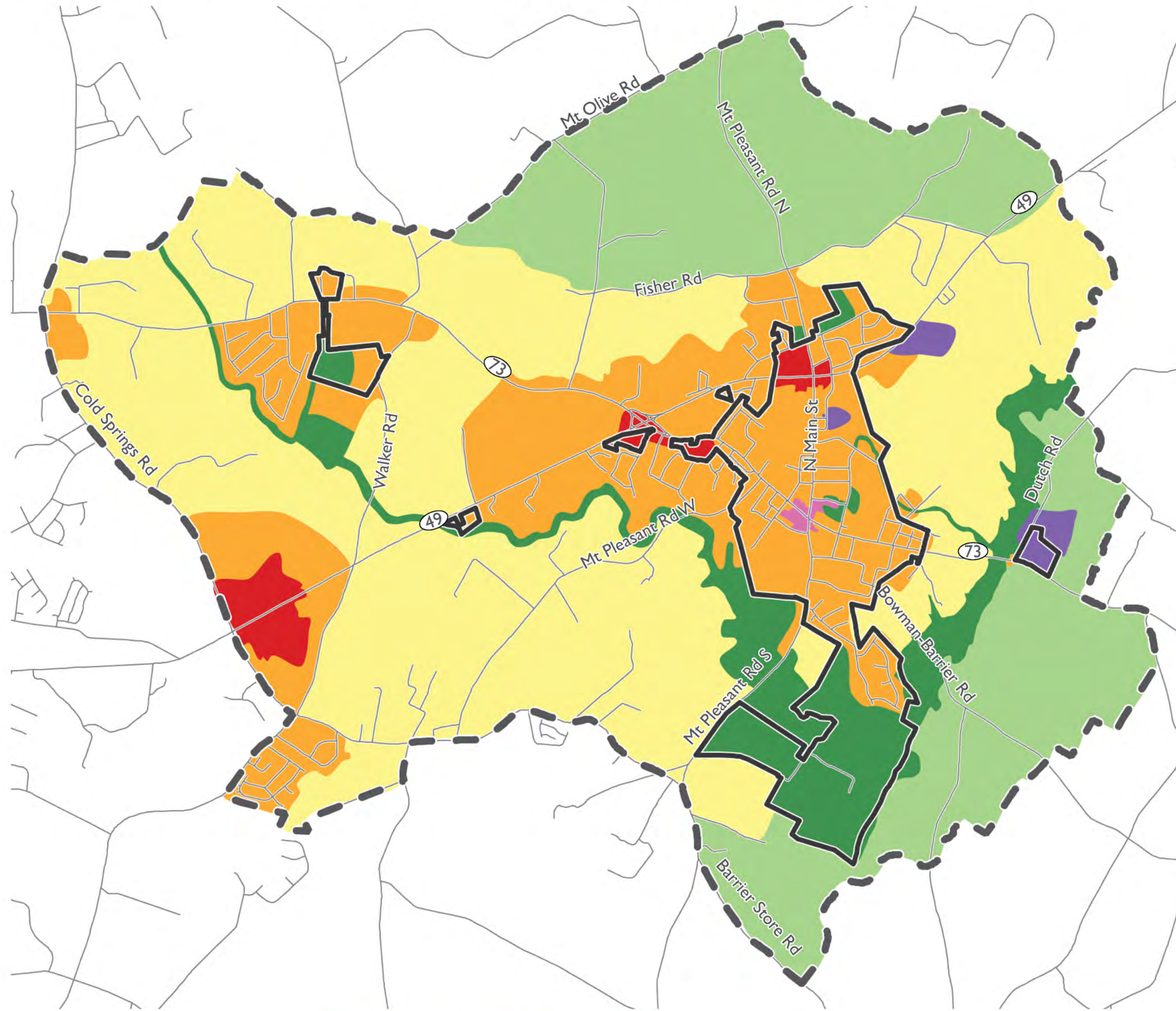
TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.gov

FUTURE LAND USE MAP

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



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

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

- Planning Area Boundary
- Town Limits
- Roads

NORTH

1 MILE

* does not include R-O-W acreage

FUTURE LAND USE CLASSIFICATION



OPEN SPACE/RECREATION

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



RURAL

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



LOW INTENSITY

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



MEDIUM INTENSITY

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



HIGH INTENSITY

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



DOWNTOWN CORE

This land use classification is intended to protect and promote the vitality and character of Downtown Mount Pleasant. The Downtown Core is the central hub of the Town and eastern Cabarrus County, including civic activities, tourism, arts, entertainment, restaurants, events, small-scale specialty retail, and professional services, in a pedestrian-oriented setting.



EMPLOYMENT CENTER

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



TOWN OF MOUNT PLEASANT
COMPREHENSIVE PLAN

STATE OF NORTH CAROLINA
TOWN OF MOUNT PLEASANT

Mount Pleasant Board of Adjustment
Approved and Filed

Date: _____

Clerk: _____

In Re Application for Special Use
Permit 2024-01 and Alternative Design
Proposal 2024-01

)
)
)
)
)
)

ORDER APPROVING
SPECIAL USE PERMIT AND
ALTERNATIVE DESIGN PROPOSAL

THE BOARD OF ADJUSTMENT for the Town of Mount Pleasant, North Carolina held a public hearing on February 24, 2025 to consider the Revised Application of Uwharrie Bank (“Applicant”) for a Special Use Permit allowing drive-through lanes at 8320 W. Franklin Street (the “Subject Property”) and an Alternative Design Proposal for building design and parking location at the Subject Property.

The Board of Adjustment (the “Board”) previously issued an Order Approving Special Use Permit and Alternative Design Proposal for the Subject Property on October 28, 2024, following a public hearing on September 23, 2024. On January 31, 2025, Applicant submitted a new Application based on revisions to the previous preliminary site plan approved by the Board, including a different building elevation and reduced building size. This Order Approving Special Use Permit and Alternative Design Proposal supersedes and replaces the Board’s October 28, 2024 Order, which is now rendered void by the adoption of this Order.

The Board considered the staff report and testimony from Erin Burris,

Planning Director. The Board also considered the testimony and evidence in support of the Application presented by Brian Seagreaves of LCJ Construction. Bernie Edwards, owner of the adjacent property at 8310 W. Franklin Street, asked the Applicant a question concerning landscaping and the Applicant addressed Mr. Edwards' question.

There was no opposition to the Application.

Having heard and reviewed all the evidence and testimony presented at the hearing, the Board of Adjustment makes the following FINDINGS OF FACT:

FINDINGS OF FACT

1. The Subject Property is located at 8320 W. Franklin Street, Mount Pleasant, NC 28124 and is designated Cabarrus County PIN 56701363570000.
2. The owner of the Subject Property is Uwharrie Bank, as evidenced by the General Warranty Deed recorded at Book 16510, Page 80, Cabarrus County Registry.
3. The proposed use presented by the Applicant is a one-story commercial bank building with drive-through lanes.
4. A preliminary site plan for the proposed use and drive-through lanes is attached hereto as Exhibit A. (A drawing of the exterior elevations is included with the site plan.) A Cabarrus County GIS satellite image of the Subject Property and surrounding properties is attached hereto as Exhibit B, and a map of the surrounding area with zoning district classifications is attached hereto as Exhibit C. All three exhibits were introduced into evidence as part of the Planning Director's report on the Application.

5. The Subject Property is located within the Town’s downtown area and is zoned “CC” (Center City District). The CC zoning district is described in Section 4.3.2.3 of the Mount Pleasant Development Ordinance (“MPDO”) 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.”

6. The Subject Property is currently vacant, but until recently had a bank with drive-through.

7. Banks are permitted by right in the CC zoning district. See MPDO Table 4.6-1. However, drive-through uses are subject to issuance of a Special Use Permit and compliance with the design requirements of Section 11.3.12 of the MPDO.

8. The zoning and land uses surrounding the Subject Property are as follows:

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

9. The Town’s Comprehensive Plan designates the Subject Property and surrounding area as suitable 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.”

10. The Subject Property is served by public water and sewer.
11. The location of the proposed building will be roughly in the same location as the previous bank building on the site, with the exception of the drive-through lanes, which have been moved from the west side of the building to the east side of the building.
12. The proposed building will be located between a commercial restaurant building and a single-family residence.
13. The maximum setback for buildings in the CC zoning district is 10 feet from the street right-of-way. The proposed building will be approximately 80 feet from the street right-of-way to facilitate adequate stacking room and circulation for the drive-through lanes. Existing buildings in the vicinity of the Subject Property are located between 20 and 35 feet from the street right-of-way, and the previous bank building on the Subject Property was located 75 feet from the street right-of-way.
14. The proposed building design does not meet the design standards in Section 11.4 of the MPDO for the CC zoning district, including requirements for building massing, roof form, storefront and glazing area. However, the proposed building design does satisfy the design standards for non-residential buildings outside the CC zoning district.
15. Section 11.1.3 of the MPDO (“Flexibility in Administration”) allows the Board to approve Alternative Design Proposals, including proposals for uses exceeding

the maximum street right-of-way setback and building design standards.

16. There is an existing landscape buffer on the west side of the building adjacent to the single-family residence on the adjacent property.

17. Access to the site will be provided by two (2) one-way drives, with the western driveway providing ingress and the eastern driveway providing 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.

18. The preliminary site plan for the proposed use shows a pedestrian connection from the public sidewalk to the commercial bank building.

19. The proposed use will include 36 parking spaces.

20. The preliminary site plan shows a dumpster that will be located at the southwest corner of the Subject Property and screened in accordance with Section 11.7 of the MPDO.

21. A lighting plan for the proposed use will be required during construction plan review.

22. A monument sign location is shown at the center of the property on the W. Franklin Street frontage. (Signage is to be separately permitted in accordance with Article 12 of the MPDO.)

23. There is no evidence that the proposed use will cause any vibration, odor, dust, smoke, or gas that would impact surrounding properties.

24. There is no evidence that the proposed use will impede the orderly

development and improvement of surrounding properties.

25. There is no evidence that the proposed use will be detrimental to, or will endanger, the public health, safety, or general welfare.

CONCLUSIONS OF LAW (SPECIAL USE PERMIT)

Based on (1) the Application and preliminary site plan, (2) the competent, material, and substantial evidence submitted in support of the Application, and (3) the above Findings of Fact, the Town of Mount Pleasant Board of Adjustment concluded, by a vote of 5-0 on February 24, 2025, that the Applicant met each of the six standards set forth in Section 3.3.6.1 of the MPDO and is therefore entitled to issuance of a Special Use Permit for a drive-through use, to wit:

1. In accord with section 3.3.6.1(B)(1) of the MPDO, 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.

2. In accord with section 3.3.6.1(B)(2) of the MPDO, 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.

3. In accord with section 3.3.6.1(B)(3) of the MPDO, the proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

4. In accord with section 3.3.6.1(B)(4) of the MPDO, the establishment of the proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

5. In accord with section 3.3.6.1(B)(5) of the MPDO, the establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare.

6. In accord with section 3.3.6.1(B)(6) of the MPDO, the proposed use complies with all other applicable sections of the MPDO, with the following conditions:

- a. Landscaping on the Subject Property must conform with the requirements of Article 7 of the MPDO and the existing landscape buffer between the proposed use and adjacent single-family residence will be maintained.
- b. The dumpster on site must be screened in accordance with Section 11.7 of the MPDO.
- c. Future connectivity to the existing rear driveway is encouraged for circulation within the downtown area.
- d. The proposed use must 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.
- e. A lighting plan must be submitted in compliance with Section 11.8 of the MPDO.

CONCLUSIONS OF LAW (ALTERNATIVE DESIGN PROPOSAL)

Based on (1) the Application and preliminary site plan, (2) the competent, material, and substantial evidence submitted in support of the Application, and (3) the above Findings of Fact, the Town of Mount Pleasant Board of Adjustment concluded,

by a vote of 5-0 on February 24, 2025, that the Applicant met each of the four standards set forth in Section 11.1.3 of the MPDO and is therefore entitled to approval of an Alternative Design Proposal for the proposed building's setback of 80 feet from the street right-of-way and the proposed building's massing, roof form, storefront and glazing area:

1. In accord with Section 11.1.3.1(A) of the MPDO, 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.

2. In accord with Section 11.1.3.1(B) of the MPDO, the proposed project will be compatible with adjoining property.

3. In accord with Section 11.1.3.1(C) of the MPDO, the proposed project is consistent with the intent of the MPDO and substantially meets its requirements.

4. In accord with Section 11.1.3.1(D) of the MPDO, the proposed project is consistent with the adopted plans and policies of the Town.

DECISION AND DISPOSITION

The Board of Adjustment for the Town of Mount Pleasant hereby grants a Special Use Permit for the proposed drive-through use subject to the conditions listed above.

The Board of Adjustment for the Town of Mount Pleasant hereby approves the Applicant's Alternative Design Proposal as described above.

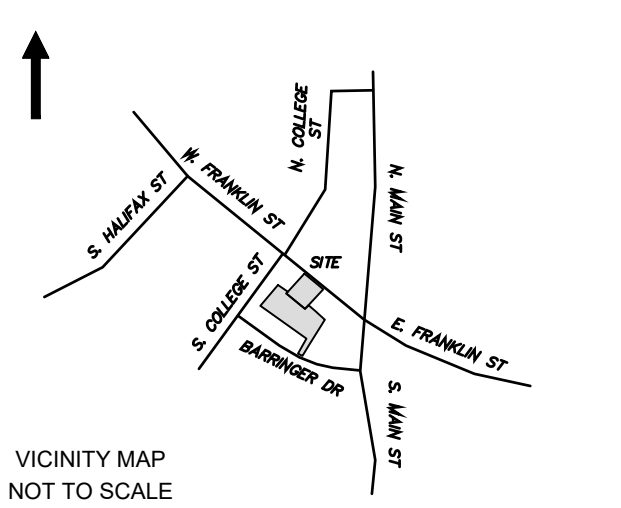
This Order supersedes and replaces the Board's October 28, 2024 Order in SUP 2024-01 and ADP 2024-01, which is now rendered void by the Board's adoption of this Order.

This decision is effective upon distribution to the parties and filing with the Clerk of the Board of Adjustment.

Date: _____

Whit Moose
Board Chairman

Exhibit A



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

8/30/224

This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:

 Uwharrie
 BANK
 Member FDIC

PO Box 338
 Albemarle, NC 28002

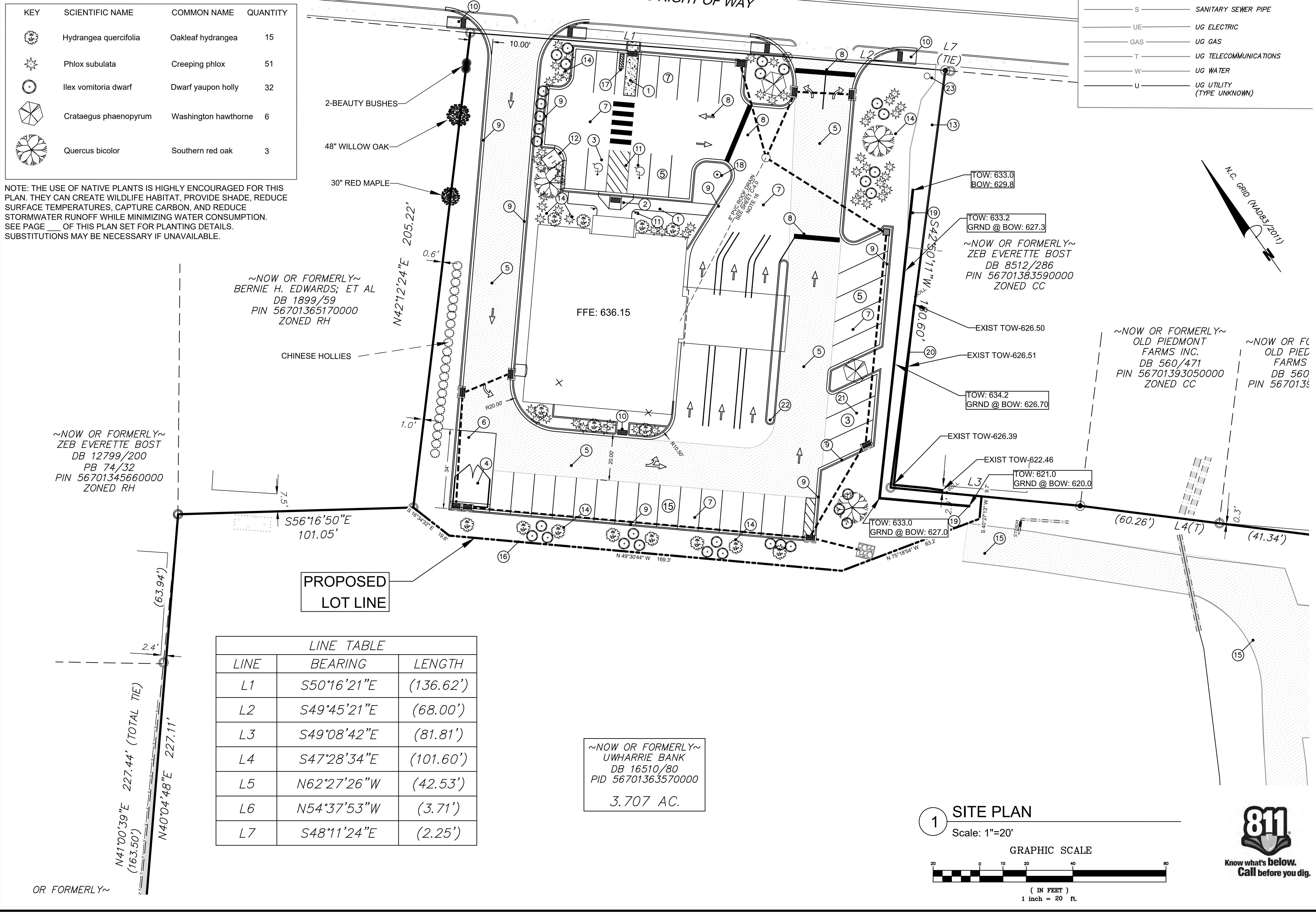
PLAN NOTES

- 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.

KEYED NOTES

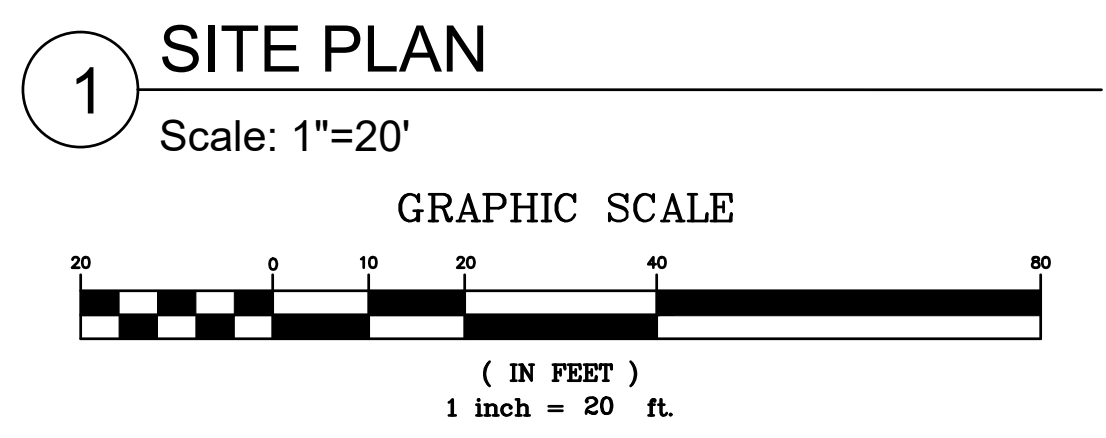
KEYED NOTES LISTED BELOW ARE REFERENCED FROM THIS PLAN USING THIS SYMBOL:

- 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



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')

~NOW OR FORMERLY~
 UWHARRIE BANK
 DB 16510/80
 PID 56701363570000
 3.707 AC.



#	DATE	REVISION	BY	
			RD/	RD/
1	9/23/24	LANDSCAPING & PARKING	RD/	RD/
2	12/05/24	STRUCTURE	RD/	RD/

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:

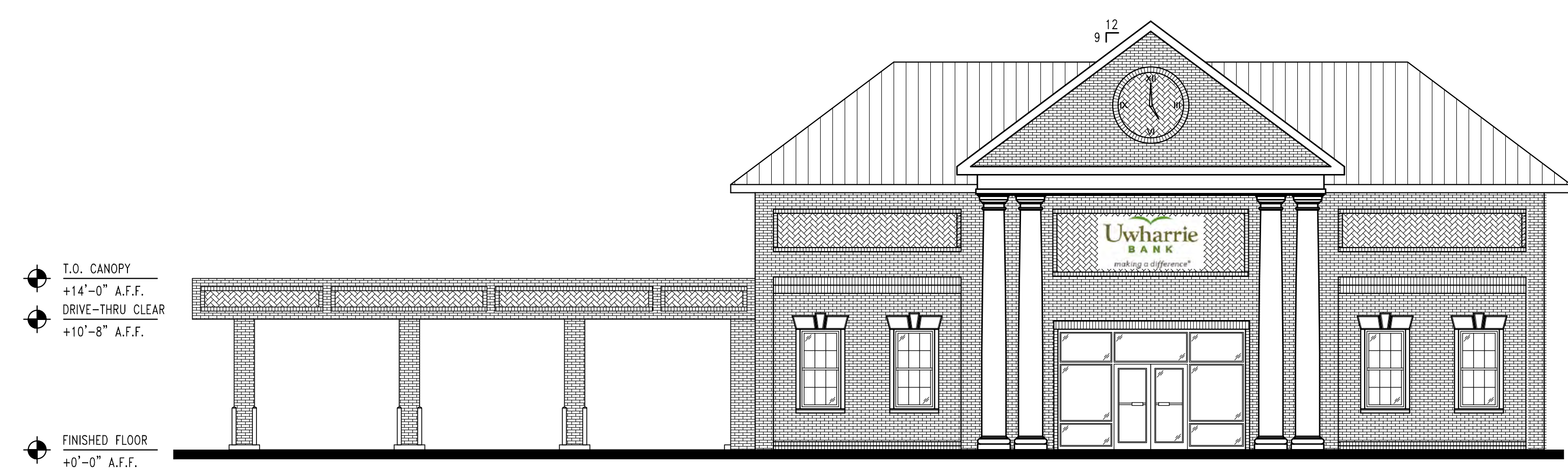
NEW BRANCH FOR:
UWHARRIE BANK
8320 W FRANKLIN ST
MT PLEASANT, NC 28124

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:

Exhibit B



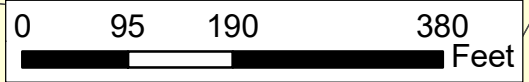
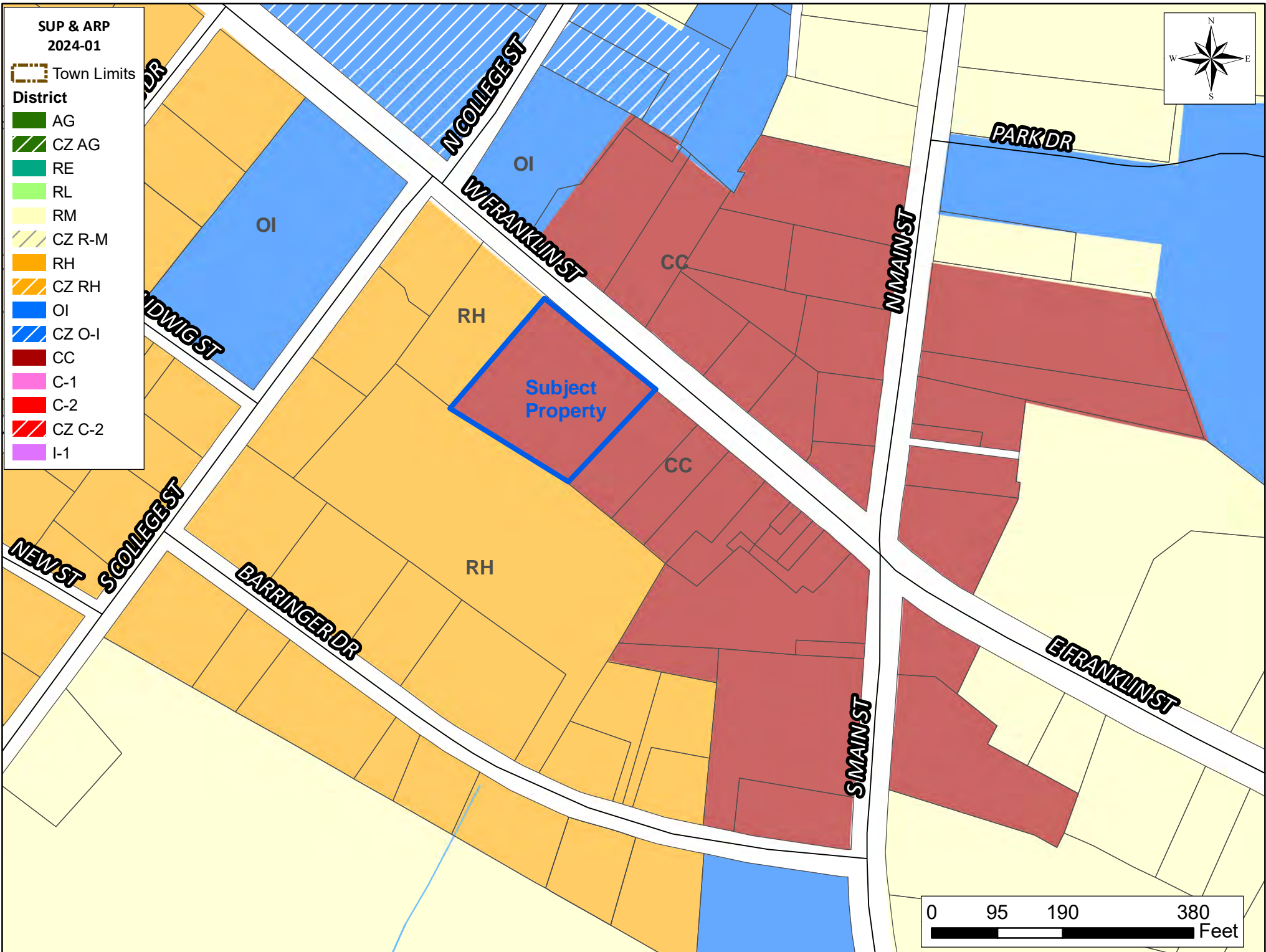
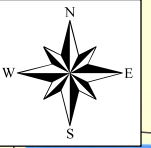
Exhibit C

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
March 24, 2025**

Active Planning & Zoning Cases

SUB 2025-01 N. Main Street Infill Subdivision

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

Location: 800 N. Main Street

Current Zoning: RM Residential Medium Density

Area: approx. 7.5 acres

Estimated Sewer Capacity Usage: 3,375 gpd

Current Status: Preliminary Plat currently under review by Technical Review Committee. Tentatively scheduled for April 28 Planning and Zoning Board (administrative review to ensure compliance with regulations of Mount Pleasant Development Ordinance).

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. Scheduled for March 24 Planning & Zoning Board meeting.

REZ 2025-01 McKenzie ETJ Removal

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

Location: 375 Mount Pleasant Road N.

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

Current Zoning: Town of Mount Pleasant AG (Agricultural)

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

Area: 2.8 acres

Estimated Sewer Capacity Usage: No sewer, septic proposed.

Current Status: Town Board approved at March 11 Town Board Meeting. Cabarrus County has 60 days to establish zoning.

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: Board of Adjustment approved at February 24 meeting. Waiting on construction plans.

SITE 2022-04 Highway 49 Mini-Storage

Description: Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet

Location: 8830 NC Highway 49 N

Cabarrus County Parcel Number(s): 5670-47-4622

Current Zoning: I-1 Light Industrial

Area: 11.27 acres

Estimated Sewer Capacity Usage: 0gpd

Current Status: Zoning approval pending.

SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.)

Description: Site plan for commercial parking lot

Location: 8860 E. Franklin Street

Cabarrus County Parcel Number(s): 5670-42-6218

Zoning: C-1 Light Commercial

Area: approx. 0.5 acres

Estimated Sewer Capacity Usage: 0gpd

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

SUB 2020-03 Brighton Park

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

Applicant: Niblock Homes

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

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

Zoning: RM Residential Medium Density

Area: approx. 86.77 acres

Density: 2.05 dwelling units per acre

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

Current Status: Incomplete improvements bonded and Phase 1 Final Plat recorded.

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 and bond list received and under review.

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 replacements on A, B, C, Wade, and Reid Streets are complete. Final paving, patching, fill, and seeding are underway. Visit www.mpnfuture.com.
- The Town's Water Distribution Line project being installed by State Utility began in February 2025 with an estimated completion by the end of year. The Lower Adams Creek Sewer Outfall project being installed by Elite Infrastructure Group began in March 2025 with an estimated completion by March 2026. Project updates will be posted on www.mpnfuture.com. Information about road closures and service interruptions will be posted on social media. Planned service interruptions will also have door hanger notifications.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is nearing completion and under review by NCDOT. Town staff is working to get the mill house at the corner with E. Franklin Street moved over 10-13 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 plans for downtown stormwater improvements. The drawings are currently under review by NCDOT.
- McAdams Engineering completed a draft conceptual plan for parking and streetscape improvements in the southwest quadrant of downtown. This will facilitate coordination with adjacent property owners and businesses and provide the information needed to apply for funding. McAdams Engineering has prepared scope of work for engineering that the staff is currently reviewing.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%. Staff provided an updated Benefit Cost Analysis as requested by FEMA.

Comprehensive Plan Update

- Background information was presented to the Steering Committee at its March 25 meeting.
- A public input survey was available online from the end of April until May 31. The public workshop was held May 21. The survey and workshop were publicized on the Town's website, social media, and in the water bills. Benchmark Planning has prepared draft public input results and analysis that was presented to the Steering Committee its July 29 meeting.
- Greenfield Economic Development consultants have been gathering data for the economic development analysis.
- Draft goals and strategies were presented to the Steering Committee at the September 23 meeting.
- The complete draft plan is currently under review by the Steering Committee.

Permits

February & March Permits (to date) attached.

February and March 2025 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-06	3/17/2025	5670-43-5114	8900	Wade St.	New	Single-family home	Elite Construction	Previous house demolished
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	
Z-2025-09	2/21/2025	5670-06-5934	615	N. Skyland Dr.	Accessory	Addition to garage	Doug Steadman	
Z-2025-10	2/21/2025	5660-13-8021	6300	NC Hwy. 49 N	Temp.	Food sales	Country Fresh Farms	Mar. 12-14
Z-2025-11	2/26/2025	5670-48-1442	8724	Crestwood Dr.	New	Single-family home	JDL Homes	
Z-2025-12	2/27/2025	5671-00-4443	8100	Fisher Road	Addition	Addition to home	CBC & Associates	

7 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-13	3/17/2025	5671-10-6083	116	N. Main St.	Accessory	Carport	Katharine Morales	
Z-2025-14	3/17/2025	5670-04-7381	501	S. Halifax	Accessory	Shed	William Wisner	

2 Zoning Permits