



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, January 27, 2025
6:00 PM

1. **Call to Order** - Chair Whit Moose
2. **Recognition of Quorum**
3. **Conflict of Interest**
The Chairman and Board Members are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under NCGS 160A-175, NCGS 14-234, and NCGS 160D-109)
4. **Approval of Agenda**
5. **Approval of Minutes of Previous Meetings** (November 25, 2024)
6. **Public Comment Period**
7. **Planning Board Cases**

REZ 2025-01 McKenzie Property ETJ Removal
Applicant requests removal of property from Town's ETJ to be zoned by Cabarrus County.
Location: 375 Mount Pleasant Road N.
Cabarrus County PIN: 5671-02-9051
Current Zoning District: Town of Mount Pleasant Agricultural (AG) district
Requested Zoning District: Cabarrus County Agricultural-Open Space (AO) district (subject to approval by Cabarrus County within 60 days of Mount Pleasant removal from ETJ)
8. **Board of Adjustment Cases**
None
9. **Reports**
Planning Report and Zoning Permits for December & January (to date)
10. **Planning & Zoning Board Comment Period**
11. **Adjourn**



**Planning and Zoning Board Meeting Minutes
Monday, 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

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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

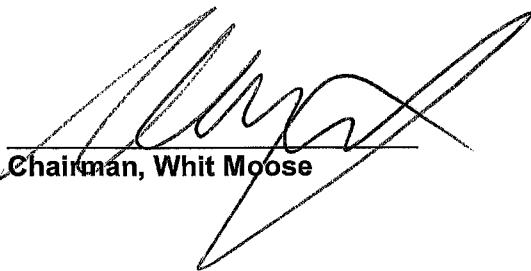
Liz Poole asked about the property at 800 N. Main Street to see if they were doing anything and to know how many homes would be going there.

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.

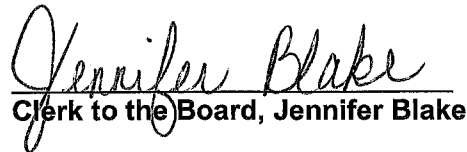
Mrs. Poole also asked about the old service station at the corner of Highway 49 and N. Main Street. Mrs Burris shared that this property has a code enforcement case on it and the property owner is still working with the insurance company, but we let him know that he needs to provide a timeline for compliance.

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