



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, October 28, 2024
6:00 PM

1. **Call to Order** - Chair Whit Moose
2. **Recognition of Quorum**
3. **Oath of Office of Appointed/Re-appointed Members and Annual Election of Officers**

4. **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)

5. **Approval of Agenda**
6. **Approval of Minutes of Previous Meetings** (September 23, 2024)
7. **Public Comment Period**

8. **Planning Board Cases**
None

9. **Board of Adjustment Cases**

SUP 2024-01 & ADP 2024-01 Uwharrie Bank Drive (Order Approval only)
Description: Approval of order for Special Use Permit request for a drive-through use in the Center City zoning district and Alternative Design Proposal for building and parking location.
Property Owner/Applicant: Uwharrie Bank **Area:** portion of 3.707 acres
Location: 8320 W. Franklin Street **Cabarrus County Parcel Number:** 5670-13-6357
Zoning: CC Center City

10. **Comprehensive Plan Update Steering Committee Business**
Receive preliminary draft Comprehensive Plan and discuss
11. **Reports**
Planning Report and Zoning Permits for September & October 2024 (to date)

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

13. **Adjourn**



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Planning and Zoning Board Meeting Minutes Monday, October 28, 2024

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

Also Present: Mayor, Tony Lapish, and Board Member, Justin Simpson.

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:00 p.m.

2. Recognition of Quorum:

Chairman Whit Moose stated a quorum was not present with three Board Members not present.

3. Oath of Office of Appointed/Re-appointed Members and Annual Election of Officers:

Completed re-appointment of Board Members at the September 23, 2024, meeting.

4. 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 G.S. 14-234, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)

No one had a conflict.

5. Approval of Agenda:

No quorum.

6. Approval of Minutes of Previous Meeting:

No quorum.

7. Public Comment:

None

8. Planning Board Cases:

None

9. Board of Adjustment Cases:

SUP 2024-01 & ADP 2024-01 Uwharrie Bank Drive-through and Building Location in CC district

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

No quorum.

10. Comprehensive Plan Update Steering Committee Business

Discussion regarding draft Vision, Goals, and Strategies

Erin Burris reviewed the draft of the Comprehensive Plan and had the Board members look at the Future Land Use Map for future updates.

11. Reports

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

NCDOT is strongly considering designing our Congestion Mitigation and Air Quality (CMAC) project in the Bicycle & Pede Project Acceleration Plan

The Miller's own the Cardinal Preserve at 1431 N. Main Street with a nice deck on the back. It will open in November and will utilize the Town's parking lot.

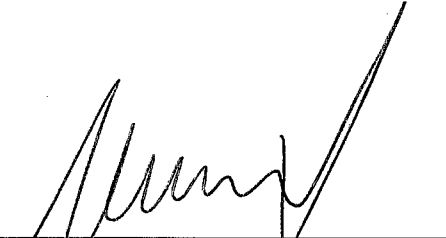
12. Planning & Zoning Board Comment Period

Concern was brought up about the Fisher/Earnhardt property since it looks like a crime scene lately.

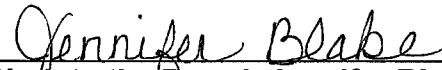
Erin Burris shared that a letter would be going out shortly since they were waiting and giving time for the insurance company to get with the landowner. There is a non-residential building maintenance code in the code of ordinances that is not being met, so a letter will be going out in the next two weeks.

13. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Liz Poole made the motion to adjourn, and a second motion was made by Bridget Fowler. No quorum but all agreed.



Chairman, Whit Moose



Clerk to the Board, Jennifer Blake