



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, November 25, 2024
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** (September 23, 2024 and October 25, 2024)

ADDED: 5A. *Approval of Planning+Zoning Board 2025 Scheduled Meetings.*

6. **Public Comment Period**

7. **Planning Board Cases**

None

8. **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

9. **Comprehensive Plan Update Steering Committee Business**

Discuss Draft Future Land Use Map

10. **Reports**

Planning Report and Zoning Permits for September, October, November 2024 (to date)

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

12. **Adjourn**



**Planning and Zoning Board Meeting Minutes
Monday, November 25, 2024**

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, 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 5:59 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:

Added A under #5 to approve the 2025 Planning and Zoning Meeting Schedule.

A **motion** was made by Bridgett Fowler to approve the agenda with the addition of approving the 2025 Planning and Zoning Meeting Schedule with a second motion made by Jonathan Helms. All were in favor. (5-0)

5. Approval of Minutes of Previous Meetings (September 23, 2024, and October 25, 2024)

A **motion** was made by Jonathan Helms to approve the minutes for the previous two meetings and a second motion was made by Bridget Fowler. All were in favor. (5-0)

5A. Added Approval of 2025 Planning and Zoning Meeting Schedule.

A motion was made by Rick Burleyson to approve the 2025 Planning and Zoning Meeting Schedule with May's meeting changed to May 19th due to the Memorial Day Holiday and a second motion was made by Jonathan Helms. 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 (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

A **motion** was made by Liz Poole to approve the order for the Special Use Permit request for a drive-through use in the Center City zoning district and Alternate Design Proposal for building and parking location and a second was made by Whit Moose. All were in favor. (5-0)

9. Comprehensive Plan Update Steering Committee Business

Discuss Draft Future Land Use Map.

Erin Burris discussed the draft of the Future Land Use Map and shared that there was not much changed except for areas that were under consideration for the "Employment Center" designation and areas where utility service areas had become more defined.

Erin said the Committee needed to know what to recommend for the property at Mt. Pleasant Road South. It shows rural, zoned RE or one dwelling unit per acre.

The legislature put in an ominous bill and had something in there about zoning. It says that the government cannot downzone a property without the property owner's permission, and this does affect the 650 acres of land at Mt. Pleasant

Road South. The question is do we request deannexation and let Cabarrus County handle what goes there or keep it in the Town limits and deal with development requests for a property that does not have utilities.

After Committee discussion, they wanted to keep it the way it is since the Town will have a say in what goes on there and then they can deal with it when the growth happens.

Economic Development consultants told us the easiest location to have an Industrial District would be close to the Distillery and Highway 73. They have worked on a draft conceptual plan. They would have individual lots that someone could put a 20,000-50,000 square foot building on for things such as contractors and light manufacturing and do some custom buildings in there and have a small Industrial Park. It could handle twelve (12) or so individual lots, and the other side could remain more rural and agricultural, rather than residential.

With the Old Middle School property no longer available, determining a good location for a small commercial development has become difficult.

The board asked if the ETJ (Extraterritorial Jurisdiction for Planning and Development) could be increased. Ms. Burris explained that they would have to go to Cabarrus County and ask their permission and the county has not given permission for Concord or Kannapolis to increase their ETJ.

The opposite trend is to shrink their ETJ and as a matter of fact you will be getting a request in January to shrink our ETJ for one lot.

Bridget Fowler asked what does it take to have a local Historic District. Ms. Burris explained that there is text already in the Ordinance and the Board would have to:

- establish a Historic Preservation Commission,
- draft Historic design guidelines
- must rezone the district

With a local historic district, anytime anyone wants to do anything outside of the house they would have to get a certificate of appropriateness from the Historic Preservation Commission and with our size Town it would be very hard to get that started and overseen.

The main benefit of having a local Historic District is that it helps maintain the integrity of the district.

11. Reports

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

Erin Burris reviewed the reports and zoning permits.

Ms. Burris shared that the Cardinal Preserve will be announcing a Christmas gathering and could possibly have a ribbon cutting early in 2025.

12. Planning & Zoning Board Comment Period


Kiesha Garrido asked about the plans for the house next to the ABC Store.
Erin Burris said that it will remain residential at this time.

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. All were in favor. (5-0)



Chairman, Whit Moose



Clerk to the Board, Jennifer Blake