



**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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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 23<sup>rd</sup>, 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 Burris 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 Burris stated provided a copy of the draft Comprehensive Plan update to the committee.

Mrs. Burris 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. Burris 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](http://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**

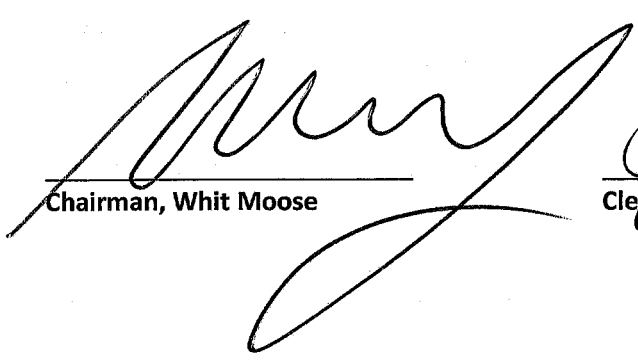
Rick Burleyson asked when the start date for the water line is. Mrs. Burris shared that they were supposed to start two (2) weeks ago but there were some weather issues that kept that from happening.

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.

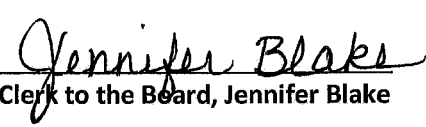
Mayor Tony Lapish said he "wanted to thank you all for serving on the Board. You do a good job. I want to especially thank Erin for doing a thorough job. I appreciate the hard work."

#### **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