



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, April 28, 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** (March 24, 2025)

6. **Public Comment Period**

7. **Planning Board Cases**

ANX 2025-01, REZ 2025-03 Harris Mustang

Description: Applicant requests voluntary annexation, rezoning, and site plan approval for 12,000 square foot building with warehouse space, office space, and retail space (up to 10,000sf)

Area: approximately 4.93 ac. **Location:** 6705 NC Highway 49 N

Cabarrus County Parcel Number: 5660-34-5579

Current Zoning: Cabarrus County OI Office & Institutional

Proposed Zoning: Town of Mount Pleasant Conditional Zoning Light Industrial (CZ I-1)

8. **Board of Adjustment Cases**

None

9. **Comprehensive Plan Steering Committee**

Discuss upcoming workshop and adoption process. Draft plan update to be posted on website by May 2.

Drop-in workshop and Planning Zoning Board recommendation scheduled for Monday, May 19. Town Board public hearing tentatively scheduled for June 10.

10. **Reports**

Planning Report and Zoning Permits for March & April (to date)

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

12. **Adjourn**



NORTH CAROLINA

Planning and Zoning Board Meeting Minutes Monday, April 28, 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, Town Commissioners Justin Simpson, Ginger Moore, William Harris, Kathy Harris, Elizabeth Carter, Braddy Carter, Amanda Miller, and Scott Miller

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 Liz Poole 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 (March 24, 2025)

A **motion** was made by Jonathan Helms to approve the minutes for the previous meeting (March 24, 2025) and a second motion was made by Rick Burleyson. All were in favor. (5-0)

6. Public Comment:

None

7. Planning Board Cases:

ANX 2025-01, REZ 2025-03 Harris Mustang

Description: Applicant requests voluntary annexation, rezoning, and site plan approval for 12,000 square foot building with warehouse space, office space, and retail space (up to 10,000sf)

Area: approximately 4.93 ac. **Location:** 6705 NC Highway 49 N

Cabarrus County Parcel Number: 5660-34-5579

Current Zoning: Cabarrus County OI Office & Institutional

Proposed Zoning: Town of Mount Pleasant Conditional Zoning Light Industrial (CZ I-1)

Erin Burris presented the staff analysis:

A. BACKGROUND

Applicant(s)/ William & Kathleen Harris

Property Owner: 351 St. Johns Church Road
Concord, NC 28025

Location: 6705 NC Highway 49 N

PIN(s): 5660-34-5579

Property Size: approx. 4.93 acres

Current Zoning: Cabarrus County Office & Institutional (OI)

Proposed Zoning: Mount Pleasant Conditional Zoning Light Industrial (CZ I-1)

The applicant proposes annexing the approximately 4.93-acre property into the Town of Mount Pleasant and applying the Conditional Zoning Light Industrial (CZ I-1) district, in order to construct a 12,000 square foot building with office space, retail space, and warehouse space. A Conditional Zoning District may include any of the uses permitted by right or as a Special Use within the general zoning district, as set forth in Table 4.6-1 of the Mount Pleasant Development Ordinance (MPDO). The following uses would be permitted for this CZ I-1 district:

Office & Service Uses Category

Business and professional services (no outdoor storage)

Contractor office (no outdoor storage)

Contractor shop (no outdoor storage)

Lawn & landscaping services (no outdoor storage)

Medical, dental, chiropractic, optical and health care offices (excluding hospitals)

Motion picture & sound recording (excluding theaters)

Pest control services

Photography studio

Publishing & printing services

Professional offices

Tailoring services

Retail Uses Category

Retail uses, up to 10,000 square feet inside a fully enclosed building (excluding tobacco, electronic cigarettes, vaping, and related accessories store)

Industrial, Wholesale, Transportation & Utility Uses Category

Manufacturing Type A

Retail outlet accessory to a manufacturing use

Warehousing and storage

Wholesale trade

Civic, Government, & Institutional Uses

Government building

Recreation & Entertainment Uses

Recreational facility, indoor (excluding amusements)

Recreational instruction camp, indoor (sports, dance, etc.)

The applicant has provided a site-specific plan associated with the rezoning request. The site-specific plan has already been reviewed by NCDOT, the Cabarrus County Fire Marshal's Office, and the North Carolina Department of Environmental Quality (NCDEQ). Full site plan review would be required if the annexation and zoning district were approved by the Town Board.

B. ZONING DISTRICT REVIEW CRITERIA

Comprehensive Plan

The subject property is located in the "Medium Intensity" land use classifications on the Future Land Use Map of the Town's current 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."

The requested zoning district is consistent with this land use designation, in that the land use types of office and retail (and supporting warehouse) shown on the Conditional Zoning plan are consistent with the general land use types of office and retail on thoroughfares, as listed for the Medium Intensity classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO). The property is located on NC Highway 49, a major thoroughfare.

The draft Comprehensive Plan update has an "Employment Center" land use classification on the Future Land Use Map. This classification is described below:

"This land use classification is intended for existing industry and development for light industry and major employers. These areas typically have readily available, easily extended/improved infrastructure to accommodate industry. Areas designated as

employment center can also include the adaptive reuse of large sites or building that previously provided larger scale employment."

The requested zoning district is also consistent with this land use designation, in that Table 4.3-1 of the MPDO lists the CZ I-1 zoning district as consistent with the "Employment Center" designation.

Zoning District Intent

The MPDO states the primary intent of the I-1 district is:

"The I-1 district is established to provide for areas that contain a mix of light manufacturing uses, office park, institutional, and limited retail and service uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. I-1 districts should include areas which continue the orderly development and concentration of light industrial uses. I-1 zones should be located so as to have direct access to or within proximity to a major or minor thoroughfare. This shall not apply where an existing building or structure used as permitted within the I-1 District has been established prior to the adoption of this Ordinance on a parcel subject to an application for rezoning."

Existing Zoning and Development Patterns

The table below shows the zoning districts and land uses within 500 feet of the property:

Zoning District(s)	Land Use(s)
North Cabarrus County Countryside Residential (CR)	Vacant, Forestry, Agriculture, Single-family residential
East Cabarrus County Countryside Residential (CR), Cabarrus County Office & Institutional (OI) Mount Pleasant RM Residential Medium Density	Vacant, Single-family residential, and Single-family residential development currently under construction (Brighton Park)
South Cabarrus County Countryside Residential (CR)	Highway 49, Single-family residential, Vacant
West Cabarrus County Office & Institutional (OI), Cabarrus County Countryside Residential (CR)	Single-family residential, Vacant, Agriculture

The subject property is located in an area with a mixture of zoning districts and land uses.

Utility Availability

The property is not currently served by public water or sewer. The applicant plans to utilize well and septic for the site. An on-site fire tank is shown on the plan, to meet fire code requirements according to the Fire Marshal. Water and sewer may be available within 1,000

feet in the near future with the completion of the infrastructure within Brighton Park, however, water and sewer are not currently complete and active within 1,000 of the subject property.

Transportation

The property is located on NC Highway 49 a state-maintained road and N. Washington Street, a Town-maintained 4-lane, divided median, limited access thoroughfare. The average daily trip count (AADT) on Highway 49 is 12,000 vehicles a day, according to NCDOT's interactive traffic volume map. NCDOT has determined that the proposed driveway location meets its requirements for "right-in, right-out" access and that no turn lane is required. The proposed use will not generate more than 2,000 trips per day, therefore a Traffic Impact Analysis is not required. Based on the mixture of uses and building size, the estimated number of trips per day that would be generated by the proposed development is approximately 250.

The current Comprehensive Plan and Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP) Index show a 4E cross section for Highway 49. This is a 4-lane divided highway. This cross section does not include a sidewalk or multi-use path. Therefore, in accordance with Section 10.3.3 of the MPDO, the applicant is not required to install a sidewalk or multi-use path. The applicant is proposing dedication of an additional 17.5 feet for NCDOT right-of-way.

Environment

There are no streams or wetlands on the subject property. The topography of most of the property has a slight slope down from the western edge of the property towards the eastern edge the property, which is located approximately 650 feet from McAllister Creek.

Building Design Standards

During the site plan review process, the applicant will be required to provide building elevations that meet the design requirements set forth in Section 11.3 for non-residential building types located in the I-1 zoning district. The front façade will be required to meet the standards for a secondary building wall or be screened by a Type D Buffer Yard.

Landscaping

During the site plan review process, the applicant will be required to provide a landscape plan that meets the requirements set forth in Article 7 of the MPDO.

C. STAFF COMMENTS

Staff finds that the proposed Conditional Zoning district is consistent with the Medium Intensity land use designation, in that the office and retail (and supporting warehouse) land use types shown on the Conditional Zoning plan are consistent with the general land use types of office and retail located on thoroughfares listed under the "Medium Intensity" classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO).

Whit Moose asked for anyone in favor to step up and speak.

**Ginger Moore of Carolos Moore Architect
222 Church Street N, Concord, NC 28025**

To start off the fire tank will hold 26,000 gallons; it is 15-foot in diameter, and 20-foot tall. Ginger Moore worked with the Fire Marshall to be serviced in this area and the location of the building and how to access the building and feel comfortable. The Fire Marshal wanted a fire truck turn around and a fire lane in the front of the building which required some extra landscaping. Also, the plans have adequate buffers all the way around the building. Ms. Moore shared that the Harris's did not want to disturb anything in the possible septic area. The Harris's have had the septic tank permit for about a year and a half now and NCDOT's approval, so Ms. Moore is anxious to move forward.

From a percentage standpoint, what the Harris's do is store classic mustang parts in the back warehouse part of the building. The new parts only are sold for cars from 1964 back to 1973. Ms. Moore said she worked with the Fire Marshal about the height and fire suppression. The building will have firewalls and maximum height storage. The building will have a showroom for anybody that wants to stop to see by which is about 1200 square feet. Then the Harris's have some associated offices there as well. The parking requirements were met with extra parking. The site plan shows a drive-in door for trucks to unload and in the back of the building there are two loading docks.

Kiesha Garrido asked if there was a current location that the Harris's are using that will move into the new location. Ms. Moore shared that the Harris's have had several locations over the years, but their current location is off Graham Street in Charlotte.

Liz Poole asked how long construction would take. Mrs. Moore said the Engineers wanted everything to be in place before dirt was moved and the metal building has already been ordered for the property. Ms. Moore said the construction should take around nine (9) to twelve (12) months to complete.

Erin Burris shared that the I-1 district has less stringent building design requirements than most commercial buildings. There are still some secondary wall requirements the Engineers must meet but Ms. Moore is very close. Ms. Burris and Ms. Moore will have to work through the site plan.

Whit Moose asked if the Harris's Shop would move to Mount Pleasant water and sewer. Ms. Burris said the new sewer line runs along McAllister Creek and the Harris's would have to extend a line down the right-of-way to connect. With the water line there may be an easement, but Ms. Burris would have to look at the plan to see. The timing of the shop and lines was not feasible.

**Elizabeth Carter
345 St. John's Church Road, Concord, NC 28125**

Elizabeth Carter shared she is the daughter of Kathleen and William Harris and the four of them are currently running the business. Ms. Carter wanted to be a part of Mount Pleasant and has lived in Mount Pleasant all her life. Ms. Carter also said the new shop will not have a lot of traffic

and she is hoping to increase staff from 4 people to 8 people. Ms. Carter hopes to add two (2) part-time people in the warehouse and possibly working with Mount Pleasant High School students in the Automotive department. Ms. Carter said they sell all new parts; there are no used parts or cars.

Elizabeth's mom, Kathleen Harris, shared that she has been in business for 47 years and the Harris's are transitioning the business over to her daughter and son-in-law.

Elizabeth Carter shared that her parents were in their old building in Charlotte for 30 years and wanted to move because the area changed a lot and the traffic had increased.

Rick Burleyson asked Mrs. Carter where do you get new mustang parts for old mustangs. Ms. Carter shared that they get their parts from a couple companies. The upholstery comes from California, Daniel Carpenter does the weather stripping, a company in Pennsylvania imports a lot of the sheet metal and dash pads, and foam comes out of Las Vegas. So, products come from all over but mainly in the United States.

Whit Moose asked if a public meeting was required. Ms. Burris shared that there was a Neighborhood meeting on Thursday. A couple of neighbors came with general concerns about what the use would be and traffic but after looking at the site plan most of their concerns were addressed. No one from the Neighborhood meeting attended the Planning and Zoning Board meeting. At the next meeting on May 13, 2025, the Town Board will set a Public Hearing and then at the June 10th meeting the Town Board will have the Public Hearing.

Erin Burris read the Procedures and Actions to the Board.

D. PROCEDURES & ACTIONS

The Planning & Zoning Board is requested to make one of the following recommendations to the Town Board of Commissioners, if the Town Board chooses to annex the property into the Town of Mount Pleasant:

- **Recommend approval and consistent:** The Planning & Zoning Board finds that the proposed CZ I-1 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 in that the land use types of office, retail, and supporting warehouse shown on the Conditional Zoning plan are consistent with the general land use types of office and retail on thoroughfares, as listed for the Medium Intensity classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO), and that the proposed uses and site-specific plan are reasonable and in the public interest.
- **Recommend approval and not consistent:** The Planning & Zoning Board finds that the proposed 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.
- **Recommend denial 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. (In making this

recommendation, the Planning & Zoning Board may choose to recommend a more appropriate zoning district if the Town Board chooses to annex the property).

Liz Poole made a **motion** to recommend approval and 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 in that the land use types of office, retail, and supporting warehouse shown on the Conditional Zoning plan are consistent with the general land use types of office and retail on thoroughfares, as listed for the Medium Intensity classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO), and that the proposed uses and site-specific plan are reasonable and in the public interest and a second motion was made by Jonathan Helms. All were in favor. (5-0)

8. Board of Adjustment Cases

None

9. Comprehensive Plan Steering Committee

Discuss upcoming workshop and adoption process. Draft plan update to be posted on website by May 2. Drop-in workshop and Planning Zoning Board recommendation scheduled for Monday, May 19. Town Board public hearing tentatively scheduled for June 10.

Erin Burris shared that the Comprehensive Plan Public Information Workshop was delayed to May 19th Planning and Zoning Meeting. The workshop will be drop-in style between 4:00 p.m. to 6:30 p.m. in the Conference Room before the regular Planning and Zoning meeting. The workshop will have stations for each category and maps for people to write comments on cards which will be presented to the Town Board. The Planning and Zoning Board will make a recommendation to the Town Board. The Town Board is scheduled to hold the public hearing at the June 10 meeting.

10. Reports

Planning Report and Zoning Permits for March & April (to date)

SUB 2025-01 N. Main Street Infill Subdivision – The Technical Review Committee did finish the review and sent all the comments back to the Engineer. Ms. Burris has not heard back from the property owner.

SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.) – Parking lot is almost complete.

SUB 2017-01 Green Acres – Working on tying on and Ms. Burris will hold the zoning permits until the gate(s) are in place.

The Empire Drive Pump Station should be completed in about two (2) weeks. Once the Empire Drive Pump Station is complete the Food Lion and Meadow Brook (Barringer Drive) Pump Stations will go away.

Kiesha Garrido asked for the timeline on Cook Street to be paved. Ms. Burris said it should be late May based on the fact State Utility Contractor's are behind the original schedule of Mid-May.

Liz Poole asked if the water line was moving along towards Highway 49. Ms. Burris said that after State Utility lays the water line and do the connections, the Company must do a pressure test before they can continue to the next section.

Rick Burleyson asked if the water line is in front of a house, will the line be connected at that time. Ms. Burris shared she would have a better explanation at the next meeting since the Engineer was not there.

Erin Burris shared that the BRIC grant to bury the utility lines and storm drains did resend all grants from 2020 through 2024, the Town's included.

11. Planning & Zoning Board Comment Period

Jonathan Helms asked about the house at the corner of Washington Street and E. Franklin Street. Ms. Burris shared that the Town Board had decided that it most likely it will be torn down.

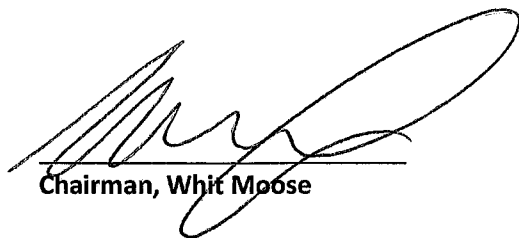
Whit Moose shared that he would need help setting up his Planning and Zoning Board email.

12. 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