



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

6. **Public Comment Period**

7. **Planning Board Cases**

REZ 2025-02 8563 E. Franklin Street

Description: Request to rezone Town-owned property to improve nonconforming lot dimensions ahead of Washington Street widening to facilitate the moving of historic mill house to meet RH district setbacks.

Property Owner/Applicant: Town of Mount Pleasant **Area:** 0.31 acres

Location: 8563 E. Franklin St.

Cabarrus County Parcel Number(s): 5670-32-1905

Current Zoning: RM Residential Medium Density

Proposed Zoning: RH Residential High Density

8. **Board of Adjustment Cases**

Order for SUP 2024-01 & ADP 2024-01 Uwharrie Bank Drive-through & Building Design (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

9. **Comprehensive Plan Steering Committee**
Discuss draft plan.
10. **Reports**
Planning Report and Zoning Permits for February & March (to date)
11. **Planning & Zoning Board Comment Period**
12. **Adjourn**



Planning and Zoning Board Meeting Minutes
Monday, March 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, Town Commissioners Steven Dixon and Justin Simpson, and Sandra Freeman

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 (February 24, 2025)

A **motion** was made by Jonathan Helms to approve the minutes for the previous meeting (February 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:

REZ 2025-02 8563 E. Franklin Street

Description: Request to rezone Town-owned property to improve nonconforming lot dimensions ahead of Washington Street widening to facilitate the moving of historic mill house to meet RH district setbacks.

Property Owner/Applicant: Town of Mount Pleasant **Area:** 0.31 acres

Location: 8563 E. Franklin St. **Cabarrus County Parcel Number(s):** 5670-32-1905

Current Zoning: RM Residential Medium Density **Proposed Zoning:** RH Residential High Density

Erin Burris read the following:

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Planning & Zoning Board

From: Erin S. Burris, AICP – Planning & Economic Development Director

Date: March 24, 2025

Subject: REZ 2025-02 Town-owned Property at 8563 E. Franklin St.

A. BACKGROUND

Applicant(s)/ Town of Mount Pleasant

Property Owner: PO Box 787

Mount Pleasant, NC 28124

Location: 8563 E. Franklin St.

PIN(s): 5670-32-1905

Property Size: approx. 0.311 acres

Current Zoning: RM Residential Medium Density

Proposed Zoning: RH Residential High Density

The subject property is located in the Mount Pleasant town limits. The Town purchased the property in 2022 in anticipation of the need for additional right-of-way for a street widening, sidewalk, and stormwater improvement project on N. Washington Street. The property contains an existing single-family residential home and accessory structure that has been vacant for approximately two years. The home is a contributing structure in the Mount Pleasant National Register Historic District. The requested RH Residential High-Density District is the extension of an existing zoning district. Due to the size and configuration of the lot, the property cannot be further divided. It will remain one lot with one home. The request facilitates the ability to move the house approximately 10 feet to the west on the lot for the street improvement project right-of-way width. If the house cannot be shifted over, there would be no option but to tear the house down. Pending structural inspection, the house may be moved over approximately 13 feet on the same lot or removed altogether for the street project. The accessory structure will also be removed from the property.

An existing conditions survey and proposed plot plan of where the house would be moved are attached to this report. The setbacks of the RH district are more conforming to both the existing and proposed position of the house on the property than the current RM district.

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

The subject property is located in the “Medium Intensity” land use classifications on the Future Land use Map of the Town’s 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.”

Since the use of the property would remain single-family residential or vacant and the property cannot be further divided and the district is the extension of an existing zoning district, the request for RH zoning is reasonable and consistent with the Medium Intensity Land Use designation.

Zoning District Intent

The MPDO states the primary intent of the RH district is:

“The RH district is established to provide areas for detached and attached single family homes, and, as a special use, multi-family residential. A maximum of eight (8) dwelling units per acre is permitted in areas where adequate public facilities and services exist with capacity to serve development. This designation is intended for limited use in areas close to the Town’s core and at major nodes identified in the Comprehensive Plan for “High Intensity”.

Existing Zoning and Development Patterns

The table below shows the zoning districts and land uses within 250 feet of the property:

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	RM Residential Medium Density, Office & Institutional	Vacant, Office, Public Park and Government Buildings
<i>East</i>	RH Residential High Density	Single-family residential, Service Use (Exterminator)

South	CZ RH Conditional Zoning	Single-family residential, Retail (Hardware Store)
	Residential High Density, I-I Light Industrial	
West	RM Residential High Density	Single-family residential

The requested zoning district of RH is the extension of an existing zoning district and is located in an area with a mixture of zoning districts and land uses.

Mrs. Burris reiterated that at this point the Town does not know if the house will remain or if it will go but rezoning the property to RH would only facilitate the ability to keep the house and would not cause any adverse impact otherwise because it cannot be further divided. If the house is removed and the road widening project happens, no new structure as far as a house would be able to be built based on the configuration of the lot.

Kiesha Garrido asked if Washington Street would be widened and if the sidewalks would be on one side or both sides. Mrs. Burris said that the right-of-way would only slightly be widened because of the location of the roadway within the right-of-way and the fact the Town is adding sidewalks only on one side of the street. The right-of-way and the lanes are currently eight (8) feet each and when the project is completed the lanes will be about 10 feet each.

Whit Moose asked if there would not be any other structure built if the house must come down. Mrs. Burris did not think any other structure could fit within that setback. More than likely if the structure was removed the Town will go back to the engineer and ask to add a small right turn lane, so that people coming off Washington Street can turn right without having to wait for people going straight or turning left which can back up quite a bit. It might be better traffic wise to remove the home and do the turn lane. We are looking at all those options right now.

Whit Moose asked for clarification if the Town can move the house and leave it, why cannot the Town build another house on it. Mrs. Burris said if the Town can and the house is torn down the direction will be to add a turn lane which will take even more of the right of way, which means there will not be any lot left. It will be a tiny sliver, and the property will not be able to get another building or a single-family residential structure on it which is allowed in that district. The Town will likely retain it for landscaping and an entrance to Washington Street.

Whit Moose opened the public portion of the meeting to speak for or against the project. Hearing none, Whit Moose closed the public portion of the meeting.

Mrs. Burris wanted us to see the plans since Mrs. Freeman was at the meeting. Mrs. Freeman owns the vacant lot to the North between the Town's property and the rezoning property. A storm drain will be put in on E. Fraklin Street that will catch a lot of water that has been running down Franklin Street into the property's yard at 8623 E. Franklin

Street which is why there is a retaining wall that was put up. Instead, the water will get caught in the new drainage basin and then go down to the culvert which they are replacing. There is a stream that is also going into the culvert and a six (6)-foot sidewalk that is going in as well. If the house is removed, there will most likely be a right turn lane to help people turning right get off the road quicker. It is proving very difficult to save this house. Whether or not the house is movable is starting to become more and more clear that it is not worth moving. The sidewalk goes all the way up the road, there are a couple driveway cuts, another culvert to be replaced, and then a crosswalk to get across to the sidewalk that is already there.

Mrs. Burris shared that Mrs. Freeman knows that the Town will need to acquire a small strip of right-of-way in front of her property for widening and Mrs. Freeman would receive just compensation for her part of the property, just like any other property.

Bridget Fowler asked if Mrs. Burris heard from the adjacent neighbor. Mrs. Burris said the adjacent property owner at 8555 E. Franklin Street did call and expressed concern with the potential of the house moving closer to her property. However, the project will make improvements to the drainage issue in her backyard.

Kiesha Garrido asked if the house is moveable, whether the house will be moved or who decides. Mrs. Burris said if the house is moveable, it will be moved over to the minimum site setbacks (*shown on the Existing Conditions Survey Map enclosed in the agenda packet*). Then the Town will get a zoning permit, building permits, and then have the house moved.

Jonathan Helms asked if the evaluation of moving the house had happened.

Mrs. Burris shared that the meeting had happened and the Town Manager, Randy Holloway, is waiting for some final figures and then the Town will present the cost to the Town Board. Mrs. Burris mentioned that the cost to move the house is almost as much as the Town paid for the house. It was significant.

Kiesha Garrido asked after the house was moved, would the plan be for the Town to sell the home or keep it. Mrs. Burris said that if the house was moved, the Town would turn around and sell the home and would remain like it was a single-family residential home. If the house cannot be moved, the Town will explore the turn lane option and retain the remainder of the property for some type of landscaped area or entrance into the park.

Jonathan Helms asked if the house was saved where would the driveway access be for the home. Mrs. Burris said the driveway would be off the back of the house off North Washington Street.

Whit Moose asked if the Town asked the adjacent property owner (8555 E. Franklin Street) if they would be interested in purchasing some or all the property. Mrs. Burris said that the Town has not made it that far yet to determine if there is any property left.

Mrs. Burris did mention selling some of the property as an option to the Town Manager, but it would be a nice opportunity for an entrance to the Town's Park and the new County's Park. So, the Town may keep the property for landscaping.

Rick Burleyson asked if the property could be further divided or accommodate something else then would the property not be consistent with the medium intensity. Mrs. Burris explained "even if you take the house down it will never be more than one lot. So, the property falls into the medium intensity density level and not to mention it is also the extension of the existing zoning district. So, those are all developed at a density that meets the medium intensity level even though they are zoned RH. They would not be further divided either. So, it is still consistent even though usually if the Town were going to rezone a property RH out all by itself the Town would want that high intensity designation. However, since this is an extension, and the density is not changing it is consistent. The Town manager, Randy Holloway said to go ahead and do the rezoning that way if the house is moved, the rezoning will already be in place.

A **motion** was made by Liz Poole to approve and consistent finding that the proposed RH 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 that, since the property cannot be further divided or reasonably accommodate any other use than the existing single-family residential use, and the request is the extension of an existing RH zoning district, the request is reasonable and consistent with the Medium Intensity Land Use designation on the Future Land Use Map. The setbacks of the RH district are more conforming to both the existing and proposed position of the house on the property than the current RM district. The requested zoning district of RH is also the extension of an existing zoning district and is located in an area with a mixture of zoning districts and land uses. A **second motion** was made by Bridget Fowler. All were in favor. (5-0)

Whit Moose made a **motion** to pause the Planning and Zoning Board and opened the Board of Adjustment Board Meeting. A second was made by Jonathan Helms. All were in favor. (5-0)

8. Board of Adjustment Cases

Order for SUP 2024-01 & ADP 2024-01 Uwharrie Bank Drive-through & Building Design (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 **Cabarrus County Parcel Number:** 5670-13-6357

Zoning: CC Center City

A **motion** to approve the Order for the Special Use Permit and Alternate Design Proposal was made by Rick Burleyson and a second was made by Jonathan Helms. All were in favor. (5-0)

Whit Moose closed the Board of Adjustment and convened with the Planning Steering Committee.

9. Comprehensive Plan Steering Committee

Mrs. Burris shared that she handed out a draft last month and wants to go through questions and notes about things to be addressed or changed. When Mrs. Burris was at the Budget Workshop on Saturday, the Town Board wanted there to be a Public Workshop meeting at the Town Hall, most likely on the same night as the Planning and Zoning Board Meeting. Mrs. Burris will put the plan on the website and have a workshop for anyone who wants to see the plan, ask questions, come in, and talk about it. After the workshop, the Planning Board can make a recommendation to the Town Board at the May meeting and then have a Public Hearing in June.

Liz Poole asked if the Active Living Center and Library on pages 33 and 34 could be changed from "under construction" to "it is opened and the date." Also, Mrs. Poole asked if the old Library building could have that the Cabarrus Health Alliance will be added as a pre-determined project in the next five (5) years.

Liz Poole continued to have several pages between 20 to 39 to have corrections and changes for grammar or updates to maps. Mrs. Burris was pleased with the corrections and asked the Board members to e-mail her with any other corrections.

Mrs. Burris shared that Benchmark was working on a couple of maps that needed to be fixed from the last meeting. Benchmark fixed the Gateway map; the Infill map got closer to being fixed but needed to remove number five, Community Church since it is no longer a retail option; and the new Infill Residential Area Map needs to have some bars showing the primary growth in the Central area with existing utility lines. Also, the Economic Development page needed to have more bullet points and presented in a more concise way.

Mrs. Burris shared that this plan is a continuation of the plan that was adopted in 2017. It is just advancing the projects the Town has been working on forward and looking ahead to see what the projects end up like. Mainly the changes were to the land use to match our utilities and some more analysis on the Economic Development potential.

Town Board Member Justin Simpson shared that he did not see anything about pickle ball in Parks and Recreation. Mrs. Burris shared that it was mentioned but the County finished their master plan, and it did not have any pickle ball courts. Cabarrus County is trying to see what to do with the old tennis courts and the parking situation. It could be a

possibility that they could use some of that property for pickle ball courts, but the County is still trying to figure it all out. The last plan for recreational use on the Town's property between the Senior Center and the Lion's Hut could be an option for possible pickle ball courts instead of shuffleboard courts but the Town would have to add administrative staff to maintain and manage the courts. Providing pickleball courts would be a big commitment.

Rick Burleyson asked for more information about opening the Comprehensive Plan to the public. Mrs. Burris said that after all the updates and changes are complete, the plan will be put on the website two (2) to four (4) weeks as a draft plan. The Town would like residents' input, to look over it, and call with questions. Mrs. Burris wants to do the workshop drop-in style from 4 p.m. to 7 p.m. or so on the same date as the regular Planning and Zoning board meeting time and discuss any business Mrs. Burris may have after the workshop.

Whit Moose asked if the Comprehensive Plan could have the possibility of updates. Mrs. Burris shared this is an update and the updates need to be done every five (5) to ten (10) years to be checked back on and adjusted. The main changes that were made were some minor adjustments to the Future Land Use Map. If someone brings a proposal that is not consistent, the Town is not actually amending the plan but the Future Land Use map. The plan is looking out twenty (20) years, but that plan will not be the plan for twenty (20) years. That is why it is good to take inventory every five (5) to ten (10) years to make sure nothing major changes.

10. Reports

SUB 2025-01 N. Main Street Infill Subdivision – Received Preliminary Plat under review by Technical Review Committee. The Technical Review Committee consists of Erin Burris, the Town Engineer, Richard McMillan, NCDOT, Fire Marshall, NCDEQ (NC Department of Environmental Quality) to give them a heads up but they usually do not have comments until the last stage of the construction drawings. NCDEQ may say things like a contractor must have a soil and erosion control plan or a storm retention plan. Also, Mrs. Burris sends the plat to the Fire Department, Sheriff's Department, and the Fire Marshal.

Mrs. Burris answered the following questions from several board members regarding the Infill Subdivision:

- Location: Straight across from Kluttz Street.
- Owner: Elite Financial Group, LLC and the adjacent lot owned by McDonald Homes Construction for a total of 7 1/2 acres.
- How far back does the property go?: There is a stream at the back which leads to Wood Street. The Town's current Comprehensive Plan shows ideally that there is an East to West connection from Main Street over to Wood Street. The Town is short on East to West connectors to relief traffic off Highway 73. The connector will not get all the way to Wood Street but if the Town was in need to make that

connection there is some of the road already there that the Town did not have to pay for.

- Does the new road line up with Kluttz Street?: The plan shows it lining up with Kluttz Street because NCDOT said the roads need to be aligned for the future connector possibility.
- Will this subdivision have curb and guttering?: Yes, this plan will have to have curb, guttering, and sidewalks on one side much like the Historic Hill off College Street. The subdivisions are laid out the same, but this new subdivision is larger with seven and a half acres whereas Historic Hill subdivision is four acres.

Erin Burris shared that she received seven (7) zoning permits for new houses from Brighton Park (Niblock Homes) this week.

Bridget Fowler let Erin Burris know there was still not a gate or fence up at Green Acres. Mrs. Burris has asked multiple times and will ask again before Green Acres is approved for sewer.

12. Planning & Zoning Board Comment Period

Kiesha asked if the May Board meeting was going to be moved up to May 19, 2025. Mrs. Burris said the May meeting would be moved to May 19th if there is a need for a meeting.

Bridget Fowler asked if there were any updates about the Theater. Mrs. Burris shared that the Theater has a non-profit Board formed and the Board has the naming rights; it is the Avett Theater with all paperwork signed. The Theater has started fundraising and the Comprehensive Plan has renderings of the draft floor plan. The Planning and Zoning Board will have to talk about text amendments regarding digital signage and marquees in the Center City district.

Bridget Fowler asked if the theater will be more of a play theater or a movie theater. Mrs. Burris shared that it is more of a musical theater. It can be a venue that can be rented out; it can have banquets; musical performances; it can also be set up to do occasional movies and other types of performing arts. It will be a super flexible performing arts venue, and it can seat concert style up to 526 people. The plans include an additional staircase as well as three (3) stories on the back.

The addition will have storage on the bottom, a green room, and more storage on the top.

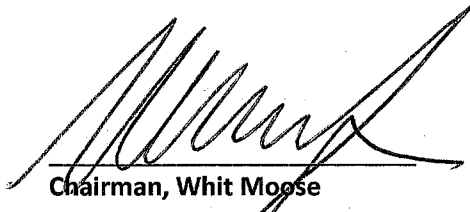
Jonathan Helms asked who was on the board at the theater. Mrs. Burris shared that she was on the board, Dr. Dobson, Liz Fitzgerald (Arts Council), Karen Cobb (Arts Council), Steve Steinbacher (Arts Council), Jim Avett, Sam Treadaway, and Paula Yost. Karen Cobb is working on the fundraising plan and will be looking for companies to be a "leadership donator" of \$10,000 after the theater gets some seed money set, renderings, and get some of the larger donors in place to show that the theater has made significant progress. The theater is wanting to open by September of next year.

Bridget Fowler asked when the tire shop renovation was going to start. Mrs. Burris shared that the same architect, the same contractor, and the same group that have done all the historic upfits are currently working on completing the Theater, and she is not sure when the old service station renovation will begin.

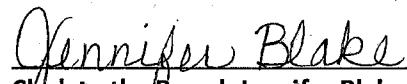
13. Adjournment:

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 Rick Burleyson.

All were in favor. (5-0)



Chairman, Whit Moose



Clerk to the Board, Jennifer Blake