



Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, August 25, 2025, 6pm

1. Call to Order - Chair Whit Moose

2. Recognition of Quorum

3. Oath of Office

Reappointed members will take the oath of office.

4. Election of Officers

The Board will elect a member to serve as the chair of the board and member to serve as ^{Vice} ~~co~~-chair of the board when acting both as the Planning & Zoning Board and the Board of Adjustment.

5. 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)

6. Approval of Agenda

7. Approval of Minutes of Previous Meetings (July 28, 2025)

8. Public Comment Period

9. Planning Board Business

TA 2025-01 Accessory Uses and Temporary Uses

Proposed development ordinance amendments to address organization of the Accessory Structure requirements, options for concealment of inoperable vehicles, the temporary use of shipping containers during moving or renovations, and the issuance of temporary use permits for gravel parking in the CC district. Affected Sections of MPDO: Section 5.2, 5.10.2, & 8.1.3, App. A (Definitions)

10. Board of Adjustment Business

CNA 2025-01 Reid Manufactured Home Replacement (APPROVE ORDER from July Meeting)

Approve order for Board of Adjustment approval of Certificate of Nonconformity Adjustment to permit the replacement of an existing nonconforming manufactured home with a newer manufactured home. Location: 1243 Preston Drive. Cabarrus PIN: 5670-53-1970. Current Zoning: RL Residential Low Density. Area: approximately 0.46 acres

11. Reports

Planning Report and Zoning Permits July and August (to date)

12. Planning & Zoning Board Comment Period

13. Adjourn



Planning and Zoning Board Meeting Minutes
Monday, August 25, 2025

Members Present:

Chairman - Whit Moose
Vice Chairman - Rick Burleyson
Member - Bridget Fowler
Member - Liz Poole
Member - Jonathan Helms (late 6:35 pm)
Alternate - Kiesha Garrido
P&Z Clerk to the Board - Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Present: Mayor Tony Lash

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:02 p.m.

2. Recognition of Quorum:

Chairman Whit Moose stated a quorum was present with the Alternate, Kiesha Garrido as a voting member until Jonathan Helms arrived.

3. Oath of Office

Reappointed members will take the Oath of office.

Amended to the bottom of the agenda.

4. Election of Officers

The Board will elect a member to serve as the chair of the board and member to serve as vice-chair of the board when acting both as the Planning & Zoning Board and Board of Adjustment.

Amended to the bottom of the agenda.

5. 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.

6. Approval of Agenda:

Whit Moose made a motion to amend items # 3 (Oath of Office) and # 4 (Election of Officers) to be added to the bottom of the agenda due to Board member Jonathan Helms running late.

A **motion** was made by Rick Burleyson to approve the amended agenda with # 3 and # 4 moved to the bottom of the agenda and a second motion was made by Bridget Fowler. All were in favor. (5-0)

7. Approval of Minutes of Previous Meetings (May 19, 2025)

A **motion** was made by Bridget Fowler to approve the minutes for the previous meeting (May 19, 2025) and a second motion was made by Kiesha Garrido. All were in favor. (5-0)

8. Public Comment:

None

9. Planning Board Cases:

TA 2025-01 Accessory Uses and Temporary Uses

Proposed development ordinance amendments to address organization of the Accessory Structure requirements, options for concealment of inoperable vehicles, the temporary use of shipping containers during moving or renovations, and the issuance of temporary use permits for gravel parking in the CC district. Affected Sections of MPDO: Section 5.2, 5.10.2, & 8.1.3, App. A (Definitions)

Erin Burris stated that several of these text amendments have been requested by the Code Enforcement Officer for clarification. Ms. Burris presented the staff report (included in Minute Book). This amendment will give everyone time to get their plans and construction in place and will allow for a one (1) year delay in construction delays. The Temporary Use Permit will move things along and hold businesses to a deadline while giving people in Town the opportunity to get the work complete. A list of the business owners that are affected by gravel parking lots in the Center City district is as follows:

1. **Chiropractor Office 8355 W. Franklin Street** The office already has a plan and needs to get a temporary use permit.
2. **Old Barringer Motors Building 8344 W. Franklin Street** (Tire Store and Well Doctor building). There is a substantial storm water pipe between What-A-Burger and the Old Barringer Motors building that needs to be dug up and replaced. The Town could not have her pave and then dig it up to replace the storm water pipe. Ms. Burris is trying to figure out the cost of the project since the BRIC Grant got cancelled.
3. **Town Square Properties** (empty gravel lot) This property will fall under Temporary Public Parking to facilitate the completion of permanent parking. This property allows for public parking and when the Town works on their parking lot at Buddy's Place people will need a place to park while that is being done.
4. **Public Alley Way, Miracles Hair Salon, & Windstream** (behind 73 & Main, Windstream, Miracles, and a strip owned by the Town). The Town will have to get a quote from a paving contractor to pave the public alley and give all the businesses an opportunity to work with same contractor to keep costs down on getting that section paved.

5. **Town-owned parking around Buddy's Place**-Town has conceptual plan and is working on engineered construction plans for parking improvements.
6. **Animal Hospital (8315 W. Franklin Street)** – Lot behind their building that needs to check into for paving.

Liz Poole asked how the Town would be contacting the businesses this affected.

Ms. Burris stated that once this was adopted a letter would go out to explain all the changes and give them a chance to get a plan before the deadline.

Liz Poole made a **motion to recommend approval** of the proposed text amendments and finds that the proposed amendments are consistent with the Comprehensive Plan. A second was made by Kiesha Garrido. All were in favor. (5-0)

10. Board of Adjustment Business

CNA 2025-01 Reid Manufactured Home Replacement (APPROVE ORDER from July Meeting)
Approve order for Board of Adjustment approval of Certificate of Nonconformity Adjustment to permit the replacement of an existing nonconforming manufactured home with a newer manufactured home. Location: 1243 Preston Drive. Cabarrus PIN: 5670-53-1970. Current Zoning: RL Residential Low Density. Area: approximately 0.46 acres

A **motion** was made to approve the Board of Adjustment Order for the Certificate of Nonconformity Adjustment was made by Liz Poole and a second was made by Rick Burleyson. All were in favor. (5-0)

11. Reports

Erin Burris presented the monthly activity report to the Planning & Zoning Board (included in Minute Book)

Jonathan Helms arrived at 6:35 p.m.

Ms. Burris shared that the ABC Store will be moving to their temporary location at 8830 E. Franklin Street (owned by David and Karen Cox). The ABC Store closed their current location and advertised their closing for 30 to 45 days and once that period is over, they can move. Ms. Burris believes the Store has gotten their approval from the State.

Liz Poole wanted to know how long the ABC Store could stay in the temporary location.

Ms. Burris said the Store has up to a year. The ABC Store already has plans drawn up for the White Owl location.

Kiesha Garrido asked what happened to the area near the carwash for the ABC Store.

Ms. Burris said that the property owner worked on the plans for the ABC Store at the Old Kindley Mill site, but the cost vs. revenue made him not able to do the project.

Ms. Burris shared that she issued a permit to put up a Historic Coca-Cola sign on the side of the old Dance Trap building. There was an old Coca-Cola sign there and the Town has a provision in our Ordinance for the restoration of replica signs.

Kiesha Garrido asked if Uwharrie Bank planned to keep the current location or sell it. Ms. Burris shared that the property has already been sold to Town Square Properties and Uwharrie Bank is now renting the building until they move. A few ideas have been tossed around about what to do with the building but nothing definite yet.

Liz Poole asked if there were any plans at the corner of Highway 49 and N. Main Street since the building had been torn down.

Ms. Burris said the landowner has not provided any plans.

Whit Moose asked about the Lower Adam Creek's Sewer Project.

Ms. Burris shared that the blasting and completion of the project should be complete in the next couple of weeks and that the Carolina Thread Trail is back open.

Ms. Burris updated the Board on the Water Line Project.

State Utilities is three (3) months behind schedule but are starting to make more progress now that they have two (2) crews working. The large hole at the end of Walnut Street continues to be a problem. The Town has not been able shut the water off to the old line because the valves either do not work or a line circumvents the valves. NCDOT wants the Town to fix it but may have to leave the hole open until the new line is operable.

The road closure schedule was put on mpncfuture.com website for reference.

Rick Burleyson asked about the open cuts going across Highway 73 and S. Main Street.

Ms. Burris shared that one lane will be driving over a plate.

Ms. Burris updated the Board on the Water Treatment Plant.

The Water Treatment Plant opening has been delayed now due to a manufacturing issue. So, that will be a four (4) to six (6) week delay. Also, some pumps and pipes need to be replaced so it may take until November before the Town is back online or possibly later.

Return to Agenda Item #3: Oath of Office

Reappointed members took the oath of office. The Clerk to the Board, Jennifer Blake swore in Whit Moose, Bridget Fowler, and Jonathan Helms as reappointed members of the Planning & Zoning Board and the Board of Adjustment.

Return to Item #4: Election of Officers

The Board elected a member to serve as the chair of the board and member to serve as co-chair of the board when acting both as the Planning & Zoning Board and the Board of Adjustment.

Jonathan Helms made a **motion** to nominate Whit Moose to continue as Chairman for the Planning & Zoning Board and the Board of Adjustment and a second motion was made by Bridget Fowler. All were in favor. (5-0)

Jonathan Helms made a **motion** to nominate Rick Burleyson to continue as Vice-Chairman for the Planning & Zoning Board and the Board of Adjustment, and a second motion was made by Whit Moose. All were in favor. (5-0)

10. Planning & Zoning Comment Period

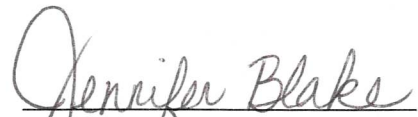
Whit Moose asked if the ABC Store's new location is still in the process? Erin Burris shared that to her knowledge, the ABC Store still plans to move to the White Owl and asked to temporarily relocate to 8930 E. Franklin Street.

12. 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 Jonathan Helms.

All were in favor. (5-0)


Chairman, Whit Moose
Clerk to the Board, Jennifer Blake