

## Town Board of Commissioners Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

**To:** Mayor and Town Board of Commissioners  
**From:** Erin S. Burris, AICP – Planning & Economic Development Director  
**Date:** August 8, 2022  
**Subject:** ANX 2022-01 and REZ 2022-03 Smith Property / Highway 49 Mini Storage

### A. BACKGROUND

**Applicant(s):** Thomas Moss  
PO Box 706  
Concord, NC 28026

**Property Owner:** Eric E. Smith  
718 N. Lentz Harness Shop Rd.  
Mount Pleasant, NC 28124

**Location:** 8830 NC Highway 49 N.

**PIN(s):** 5670-47-4622

**Property Size:** 11.279 acres

**Current Zoning:** RL Residential Low Density

**Proposed Zoning:** CZ I-1 Conditional Zoning Light Industrial

The subject property is currently located in Mount Pleasant’s extraterritorial jurisdiction (ETJ). The property is currently vacant and has previously had the lumber cut from it. The property owner has petitioned for voluntary annexation and is concurrently requesting a rezoning of the property to Conditional Zoning Light Industrial (CZ I-1) for the purpose of constructing a “mini-warehousing/self-storage” use. The applicant has provided a preliminary site plan for the Conditional Rezoning. The property has approximately 540 feet of frontage on NC Highway 49, approximately 500 feet of an existing I-1 zoning district where the Piedmont Hardwoods Lumber Mill is located.

## B. ANNEXATION EVALUATION

The property owner has submitted a petition for voluntary non-contiguous annexation for the subject property. The property is located approximately 225 feet from the current town limits. Both water and sewer service are located in front of the property along Highway 49. The property is currently located in the Town's extraterritorial jurisdiction (ETJ) and is zoned Residential Low Density (RL). The applicant has also filed a rezoning application to rezone to the property to Conditional Zoning Light Industrial (CZ I-1).

The annexation assessment criteria are listed below and the applicable degree of favorability is **highlighted in red** for each of the criteria.

### A. Contiguity

- Contiguous to primary corporate limits – Most Favorable
- Noncontiguous within ETJ but contiguous with other satellite area – More Favorable
- **Noncontiguous but within ETJ – Favorable (within 265 feet)**
- Noncontiguous outside of ETJ – Least Favorable

### B. Size of Proposed Area

- Very large area (greater than 100 acres) – Most Favorable
- Large area (50 – 100 acres) – More Favorable
- Medium area (25 – 50 acres) – Favorable
- **Smaller area (10 – 25 acres) – Less Favorable**
- Small area (less than 10 acres) – Least Favorable

### C. Utility Service

- Current water and sewer customer – Most Favorable
- **Access to existing water and sewer service (within 1,000 feet) – More Favorable**
- Access to existing sewer service only (within 1,000 feet) – Favorable
- Access to existing water service only (within 1,000 feet) – Favorable
- Access to planned water and sewer service (current project) – Favorable
- In serviceable sewer basin but no planned project – Less Favorable
- Outside serviceable sewer basin or outside of utility service agreement area – Least Favorable

### D. Fire District

- **Inside of Mt. Pleasant Fire District – Most Favorable**
- Outside of Mt. Pleasant Fire District – Least Favorable

### E. Development Status

- Developed property in conformance with Town ordinances (in ETJ) – Most Favorable
- Vacant property with planned development and proper zoning (in ETJ) – Most Favorable
- **Vacant property with planned development and requires rezoning (in ETJ)– More Favorable**
- Vacant property with planned development and requires rezoning (outside of ETJ, inside Planning Area)– Favorable

- Vacant property with no planned development (inside ETJ) – Favorable
- Developed property not in conformance with Town ordinances (in ETJ) – Less Favorable
- Vacant property with planned development (outside ETJ, outside of Planning Area) – Less Favorable
- Developed property not in conformance with Town ordinances (outside ETJ, inside Planning Area) – Less Favorable
- Vacant property with no planned development (outside ETJ, inside Planning Area) – Less Favorable
- Developed property not in conformance with Town ordinances (outside ETJ, outside Planning Area) – Least Favorable
- Vacant property with no planned development (outside ETJ, outside Planning Area) – Least Favorable

Based on the evaluation criteria, the proposed annexation has one (1) instance of being *Most Favorable*, two (2) instances of being *More Favorable*, one (1) instance of being *Favorable*, and one (1) instance of being of being *Less Favorable*. Staff considers this annexation to be **More Favorable**.

**C. 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.”*

Based on Table 4.3-1 in the Mount Pleasant Development Ordinance (MPDO), the I-1 district is not currently consistent with this land use designation. It is, however within approximately 500 feet of an “Employment Center” land use designation which is consistent with the proposed CZ I-1 zoning district in accordance with Table 4.3-1. Therefore, if the Planning & Zoning Board finds the requested district to be reasonable, then it will also need to recommend amending the Future Land Use Map to designate this property as “Employment Center”.

**Zoning District Intent**

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

“To provide for areas that contain a mix of light manufacturing uses, office park, institutional, and limited retail and service uses that service the industrial 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.”

**Existing Zoning and Development Patterns within 1,000 feet**

	<b><i>Zoning District(s)</i></b>	<b><i>Land Use(s)</i></b>
<b><i>North</i></b>	RL, RM	Single-family residential, Town Water Treatment Plant
<b><i>East</i></b>	RL, I-1	Single-family residential, Lumber mill
<b><i>South</i></b>	RL	Agriculture
<b><i>West</i></b>	RL, RM, C-1, C-2	Single-family residential, Agriculture, Retail (White Owl Antique Mall), Motel (Carolina Country Inn)

The requested zoning district of CZ I-1 is within approximately 500 feet of an existing I-1 district with a lumber mill. The subject property is also located within 1,000 feet of a mixture of uses and higher intensity districts like C-1 Light Commercial and C-2 Heavy Commercial.

**Proposed Use and Site Plan**

The proposed use of the Conditional Zoning District is “mini-warehousing/self-storage” listed under the “Industrial, Wholesale, Transportation, & Utility” uses category of Table 4.6-1 of the MPDO. The supplemental requirements for this use in Section 5.9.3 of the MPDO limit the total area of the self-storage to 10 acres of the site. All other requirements of Section 5.9.3 shall be met during full site plan review. The district is also subject to the standards of Section 11.6 for the I-1 district. The visible front buildings shall be subject to the building design requirements of Section 11.3 and the building yard and street yard requirements of Article 7. The site shall also be subject to the outdoor storage and solid waste screening requirements of Section 11.7 and the outdoor lighting standards of Section 11.9.

**Utility Availability**

Water service is available directly in front of the property on NC Highway 49. While the proposed self-storage use will not regularly use water, Town water will be needed for fire suppression. Therefore, consistent with Town utility policies, the applicant is also requesting annexation of the property for utility usage. Sewer is also available directly in front of the property on NC Highway 49. The proposed use will not need a sewer connection, therefore there is no impact on available sewer treatment capacity.

**Transportation Capacity**

The property is located on NC Highway 49 N, a state-maintained thoroughfare. Access to the site will be subject to the issuance of a driveway permit by NCDOT. The project will produce an estimated 282 trips per day, less than the 2,000 trips per day that requires a traffic impact analysis in Article 14 of the MPDO. Preliminary comments from NCDOT staff indicate that a left turn lane with storage length of 100 feet and appropriate taper lengths would be required. The average daily trip count (ADT) is high in this location and the speed is changing from 45 to 55. The design and sight distance verification will need to be based on the 55 mph actual, 60 mph design. This

is for safety due to the location. The applicant is proposing a single driveway access point in the center of the site. The Comprehensive Transportation Plan (CTP) Index indicates that the proposed cross section for NC Highway 49 is a 4E, which requires a 110' minimum right-of-way. The current right-of-way width in front of the property is 155 feet. The Town of Mount Pleasant Comprehensive Plan recommends a 4F cross section. The NCDOT cross sections were updated in 2019. At the time of the original 4E designation in 2017, cross section 4E did not include sidewalks or a sidepath.

### **Environment**

There are no streams on the site. There is an existing sediment pond on the site that was put into place during previous logging activity. The topography slopes considerably from Highway 49 to rear of the property, with a 60-foot grade difference from front to back over the 800 feet of property depth (approximately 7.5% slope). The proposed use would be subject to review by the North Carolina Department of Environmental Quality for soil and erosion control and stormwater.

## **D. STAFF COMMENTS**

Staff finds that the requested CZ I-1 Conditional Zoning Light Industrial district is not currently consistent with the current land use designation of "Medium Intensity" on the *Town of Mount Pleasant Comprehensive Plan Future Land Use Map*. The requested district is more intense than the land use designation on the map. However, the requested conditional zoning district is consistent with the requested land use designation of "Employment Center", which is a designation within approximately 500 feet of the subject property. The property is also within 500 feet of an existing I-1 zoning district and within 1,000 feet of higher intensity C-1 and C-2 zoning districts on a major thoroughfare (NC Highway 49 N). The proposed self-storage use also produces a comparable traffic count to the number of dwelling units that would be permitted by right as currently zoned. Therefore, staff finds the rezoning request reasonable with an amendment to the Future Land Use Map to designate this property "Employment Center".

Any development of the property would still be subject to the review procedures set forth in the Mount Pleasant Development Ordinance (MPDO). The proposed use would still be subject to full site/construction plan review and approval by the Technical Review Committee (TRC) including the Town Engineer, Public Works Director, Cabarrus County Fire Marshal, Town Fire Chief, NCDOT, Cabarrus County Sheriff's Office, and North Carolina Department of Environmental Quality (for soil and erosion control, post-construction stormwater, and water and sewer utilities).

Staff proposes the following conditions to accompany the approval of the Conditional Zoning district. Compliance with these conditions will be evaluated during Construction Plan review and upon completion of site improvements:

1. All supplemental requirements for this use in Section 5.9.3 of the MPDO shall be met.
2. The supplemental requirements of Section 11.6 for the I-1 district shall be met.

3. The visible front buildings shall be subject to the building design requirements of Section 11.3.
4. The buffer yard and street yard requirements of Article 7 shall be met. The building yard requirement shall be met for the visible front buildings.
5. The site shall be subject to the outdoor storage and solid waste screening requirements of Section 11.7.
6. The site shall be subject to the outdoor lighting standards of Section 11.9.

#### **Neighborhood Meeting for Adjacent Property Owners**

A Neighborhood Meeting for adjacent property owners was held on July 19. Two adjacent property owner representatives were present and made the following comments regarding the request:

1. Don and Kathy Whittington: In general support of proposed project, however want to ensure that drainage on the eastern side of the property is handled properly. There is a concern about the NCDOT drainage pipe at this location.
2. Laura Devine (daughter of property owner Violet Stidfole): Concerned about traffic.

#### **E. PLANNING & ZONING BOARD RECOMMENDATION**

Since this request is accompanied with a voluntary annexation request, the Planning & Zoning Board held an advisory hearing at its July 25 meeting and made a recommendation regarding the proposed rezoning. The Planning & Zoning Board **recommended approval with conditions**, finding that the proposed CZ I-1 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 amends the Comprehensive Plan with this action to establish consistency by changing the designation of the subject property on the Future Land Use Map to "Employment Center". The following proposed conditions of approval are included in this recommendation:

1. The site shall be subject to full site plan/construction plan review including Technical Review Committee.
2. The proposed site plan shall meet all of the requirements of the MPDO including Section 5.9.3, Article 7, Section 11.3, Section 11.6, Section 11.7, and Section 11.9.

## F. PROCEDURES & ACTIONS

Following the joint legislative public hearing for the annexation and rezoning, two actions are requested of the Town Board:

1. **Vote to approve or deny the requested non-contiguous annexation.** In approving the request, the Town Board is adopting Annexation Ordinance 2022-01 (attached).

AND

2. Take one of the following actions on the requested rezoning:

- **Approve with conditions and consistent:** The Town 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*.

OR

- **Approve with conditions and not consistent (also amends Future Land Use Map):** The Town Board finds that the proposed CZ I-1 zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency by changing the designation of the subject property on the Future Land Use Map to “Employment Center”.

OR

- **Deny and not consistent:** The Town 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.

## G. ATTACHMENTS

1. Annexation Petition
2. Annexation Map
3. Annexation Ordinance (to include property survey and boundary description)
4. Map Amendment (Rezoning) Application
5. Preliminary Site Plan
6. Zoning Map
7. Aerial Map
8. Notice of Public Hearing Letter to adjacent properties
9. Notice of Public Hearing Advertisement

# Mount Pleasant

North Carolina

*Founded in 1848*

## VOLUNTARY NON-CONTIGUOUS ANNEXATION PETITION

Date of Petition: June 22, 022

To the Town of Mount Pleasant Board of Commissioners:

1. We the undersigned owners of the real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mount Pleasant.
2. The area to be annexed is non-contiguous to the Town of Mount Pleasant and the boundaries of such territory are as such:

Property Address 8830 NC HWY 49 N, Mt Pleasant, NC 2824 Property PIN 5670 - 47 - 4622

(Attach metes and bounds description and map)

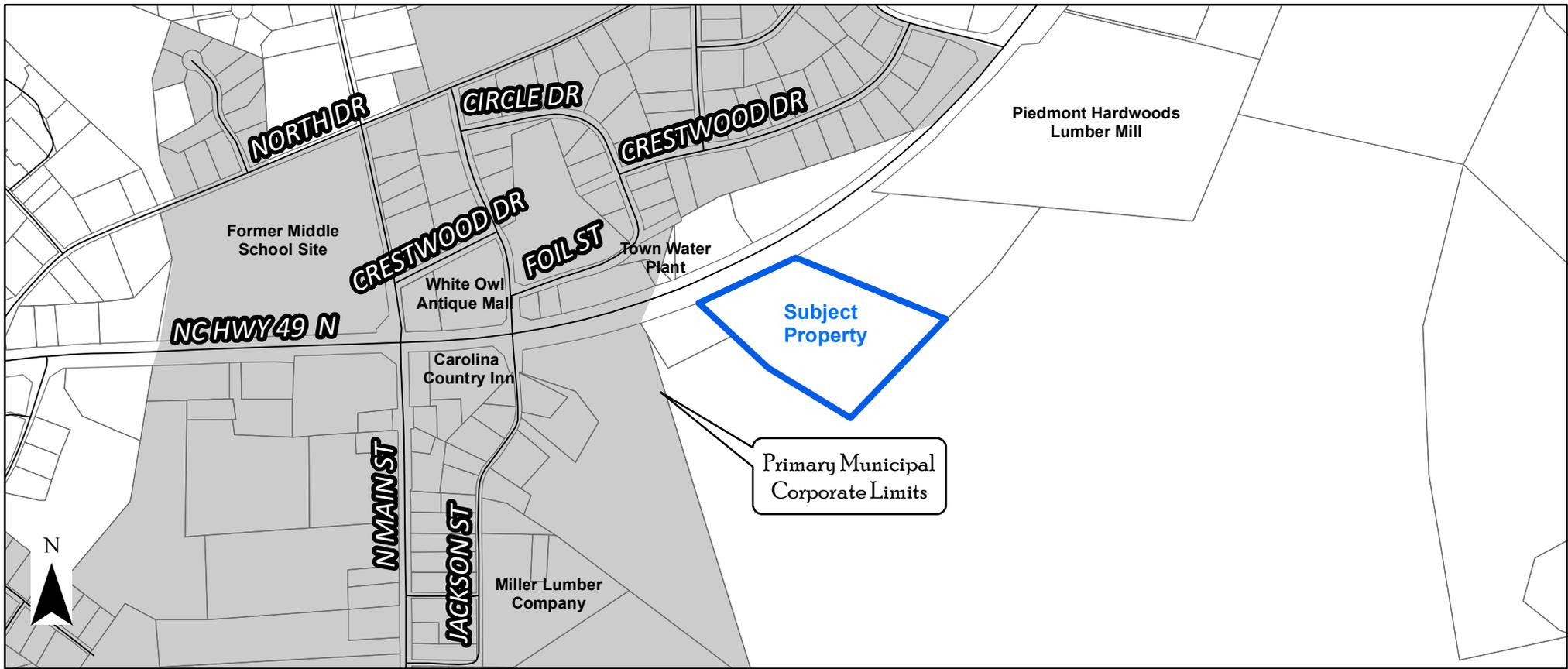
3. We acknowledge that any zoning vested rights acquired pursuant to NCGS 160D-108 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof).
4. The property is currently served by Town of Mount Pleasant

Water       Sewer

We acknowledge that if the property is not currently served by one or both utilities that the Town is not responsible for the cost of the extension of utilities to the property.

5. We acknowledge that, if annexed, the property would be subject to the current Town of Mount Pleasant tax rate and subsequent changes to the tax rate.

Owner Names	Mailing Address	<u>Do you declare vested rights? (Yes or No)</u>	Signature
1. <u>Eric E. Smith</u>	<u>718 Lentz Harness Shop Rd Mt Pleasant, NC 28124</u>	<u>NO</u>	<u><i>Eric E. Smith</i></u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

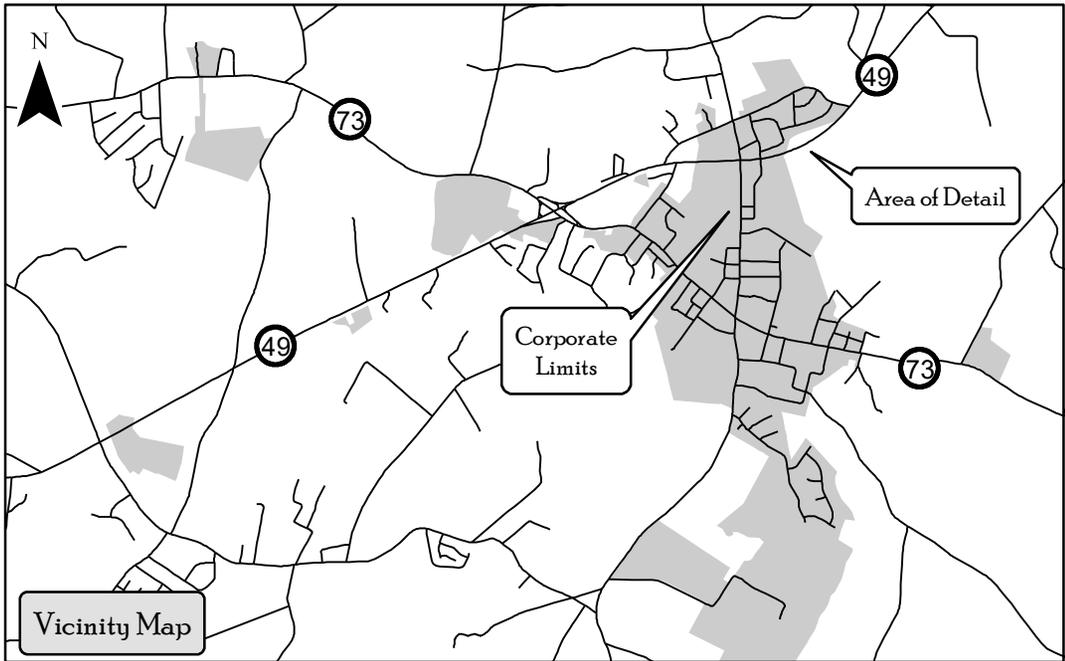


0 0.05 0.1 0.2 0.3 0.4 Miles

**Town of Mount Pleasant  
Annexation Map  
Ordinance 2022-01**

**Effective Date:** \_\_\_\_\_

**Parcels: 5670-47-4622**  
**Acres: 11.279 +/-**



**ORDINANCE ANX 2022-01 TO EXTEND THE CORPORATE LIMITS OF  
THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA**

**WHEREAS**, the Board of Commissioners has been petitioned pursuant to G.S. Chapter 160A, Article 4A, Part 4 to annex the attached described area identified as ANX 2022-01; and

**WHEREAS**, the Town Clerk investigated and certified the sufficiency of the petition; and

**WHEREAS**, the Board of Commissioners held a public hearing for this annexation at the Mount Pleasant Town Hall at 6:00 PM on August 8, 2022 after due notice by publication on July 15 and July 22, 2022; and

**WHEREAS**, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-58.1(b)(2) and any annexation agreement in effect as of the date of this ordinance; and

**WHEREAS**, pursuant to G.S. 160A-58.2, the Board of Commissioners finds (1) that the area described in the petition meets all of the standards set out in G.S. 160A-58.1(b), (2) the petition bears the signatures of all of the owners of real property within the area proposed for annexation, (3) the petition is otherwise valid, and (4) the public health, safety, and welfare of the inhabitants of the Town and of the area proposed for annexation will be best served by the annexation; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Town of Mount Pleasant, North Carolina that:

*Section 1.* By virtue of the authority granted by G.S. 160A-58.1 (b), the attached described territory (ANX 2022-01) is hereby annexed and made part of the Town of Mount Pleasant as of August 9, 2022.

*Section 2.* Upon and after August 9, 2022, the attached described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mount Pleasant and shall be entitled to the same privileges and benefits as other parts of the Town of Mount Pleasant. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

*Section 3.* The Mayor of the Town of Mount Pleasant shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, and in the office of the Secretary of State at Raleigh,

North Carolina, an accurate map of the annexed territory, described as attached, together with a duly certified copy of this ordinance. Such map shall also be delivered to the County Board of Elections.

**Adopted this 8<sup>th</sup> day of August, 2022.**

APPROVED AS TO FORM:

\_\_\_\_\_  
W. Del Eudy, Mayor

\_\_\_\_\_  
Town Attorney

ATTEST:

\_\_\_\_\_  
Amy Schueneman, Town Clerk

### **8830 NC HWY 49 N - Description**

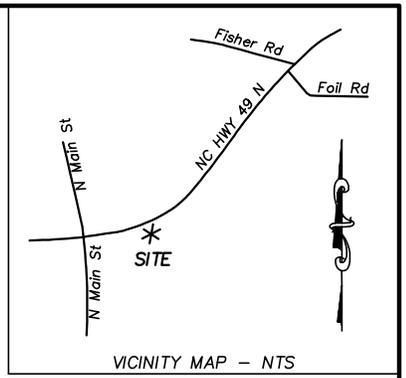
Being an 11.279 acres tract, and being Tax Parcel 5670-47-4622, recorded in Deed Book 3094, Page 27, the property of Eric E. Smith, Cabarrus County, North Carolina and described as follows:

**Beginning** at a point in the southern right of way of NC HWY 49 and in the line of Donald Ray Whittington, Deed Book 437, Page 513, said point being S 66°29'24" E, 118.88 feet from an existing 5/8" rebar; thence with the line of Whittington S 66°27'09" E, 807.20 feet to a point in the line of William E. Foil, Deed Book 13190, Page 190; thence with the line of Foil, the following three (3) courses and distances; 1) S 45°15'51" W, 669.20 to a point; 2) N 58°24'09" W, 482.80 feet to a point; 3) N 47°44'09" W, 225.10 to a point in the line of Gary and Annika Driessen, Deed Book 14618, Page 42; thence with the line of Driessen N 47°44'09" W, 232.18 feet to a point in the southern right of way of NC HWY 49; thence with said right of way curving to the left having radius 3,943.60 feet, arc length 538.50', chord N 64°20'32" E, 538.08 feet to the **n Point and Place of Beginning** and containing 11.279 acres more or less.

5670 37 6843  
Town of  
Mt Pleasant  
DB 12565,  
PG 351  
Zone: RL

5670 37 7999  
Joseph Carver  
DB 14361, PG 214  
Zone: RL

5670 37 7999  
Joseph Carver  
DB 14361, PG 214  
Zone: RL



NC HWY 49, 200' R/W

5670 37 7533  
Gary Driessen  
Annika Driessen  
DB 14618, PG 42  
Zone: RL

$R=3943.6000'$   $L=538.50'$   
 $CB=N 64^{\circ}20'32'' E 538.08'$

5/8" rebar  
S  $69^{\circ}29'24'' E$  118.88'

5670 48 8022  
Donald Ray Whittington  
DB 437, PG 513  
Zone: RL

5670 47 4622  
Eric E. Smith  
DB 3094, PG 27  
11.279 Acres

5670 65 2566  
William E. Foil  
DB 13190, PG 190  
Zone: RL

N  $47^{\circ}44'09'' W$  457.28'  
232.18'

225.10'

N  $58^{\circ}24'09'' W$  482.80'

S  $69^{\circ}27'09'' E$  807.20'

S  $45^{\circ}15'51'' W$  669.20'

5670 65 2566  
William E. Foil  
DB 13190, PG 190  
Zone: RL

ANNEXATION EXHIBIT MAP  
THE PROPERTY OF:  
ERIC E. SMITH  
PARCEL ID 5670 47 4622,  
DEED BOOK 3094, PG 27  
SCALE: 1" = 150'  
JUNE 22, 2022

MAP PREPARED BY:  
KING ENGINEERING of CONCORD, INC.  
C-4909  
35 CHURCH STREET, S.  
CONCORD, NC 28025  
(828) 403-5586  
KE PROJ 2021-060 ANNEX



# MOUNT PLEASANT

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9803 • Fax 704-436-2921

## Map & Text Amendment Application

Case #: REZ 2022-03

### 1. Application Type

Rezoning (Map Amendment):

Standard Rezoning   
Conditional District Rezoning

Text Amendment:

Date of Application May 27, 2022

### 2. Amendment Information

For All Rezoning

Name of Rezoning 8830 NC HWY 49 N - Mini Storage  
Location 8830 NC HWY 49 N, Mt Pleasant, NC 28124 Property Size (acres) 11.279 Acres  
Tax Parcel Number(s) 5670 - 47 - 4622  
Current Zoning RL Proposed Zoning CZ I-1 Current Land Use Vacant

For CD Rezoning Proposed Use(s) Mini Storage

For Text Amendments Affected Section(s) of the UDO \_\_\_\_\_

### 3. Contact Information

Thomas Moss

Applicant P O Box 706 Concord, NC 28026  
Applicant Address 704 - 791 - 6835 City, State Zip  
Telephone [Signature] Fax Thomas Moss 7/13/22  
Signature [Signature] Print Name Thomas Moss Date 7/13/22

Sam King, Jr., - King Engineering  
Agent (Engineer, Surveyor, etc. if applicable)  
35 Church Street, S., Suite 107  
Address  
Concord, NC 28025  
City, State Zip  
828-403-5586  
Telephone Fax  
[Signature] June 29, 2022  
Signature Date

Eric E. Smith  
Property Owner (if applicable)  
718 Lentz Harness Shop Rd  
Address  
Mt Pleasant, NC 28124  
City, State Zip  
Telephone Fax  
[Signature] 7-13-2022  
Signature Date

**4. Description of Request**

a. Briefly explain the nature of this request.

Conditional rezone from RL to CZ I-1 for a new mini storage facility as shown on attached site plan

b. For All Rezoning & Text Amendments: Provide a statement regarding the consistency of this request with Town Plans and the surrounding land uses.

The property lies within an area designated as "medium intensity" in accordance with the Mt Pleasant

Adopted Comprehensive Plan amended March 23, 2020. Mini Storage use will help meet the tone of economic goals of providing light industry.

c. For Conditional District Rezoning: Provide a statement regarding the reasonableness of the rezoning request and any proposed conditions of approval.

The property to be rezoned is located on a major highway, (NC 49 N), located approximately 550 feet from an existing industry

in the Mt Pleasant ETJ currently zoned I-1. The proposed mini storage development area is within the allowable area per

Section 5.9.3 of the Development Ordinance recently approved text amendment. As stated above, mini storage use will

help meet the tone of economic goals of providing light industry.

**Staff Use Only:**

Date Application Received: 5-27-2022

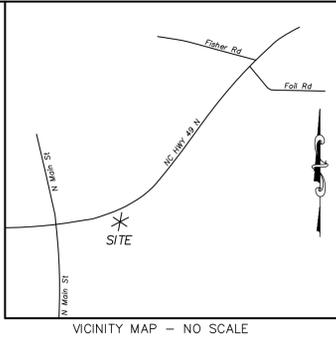
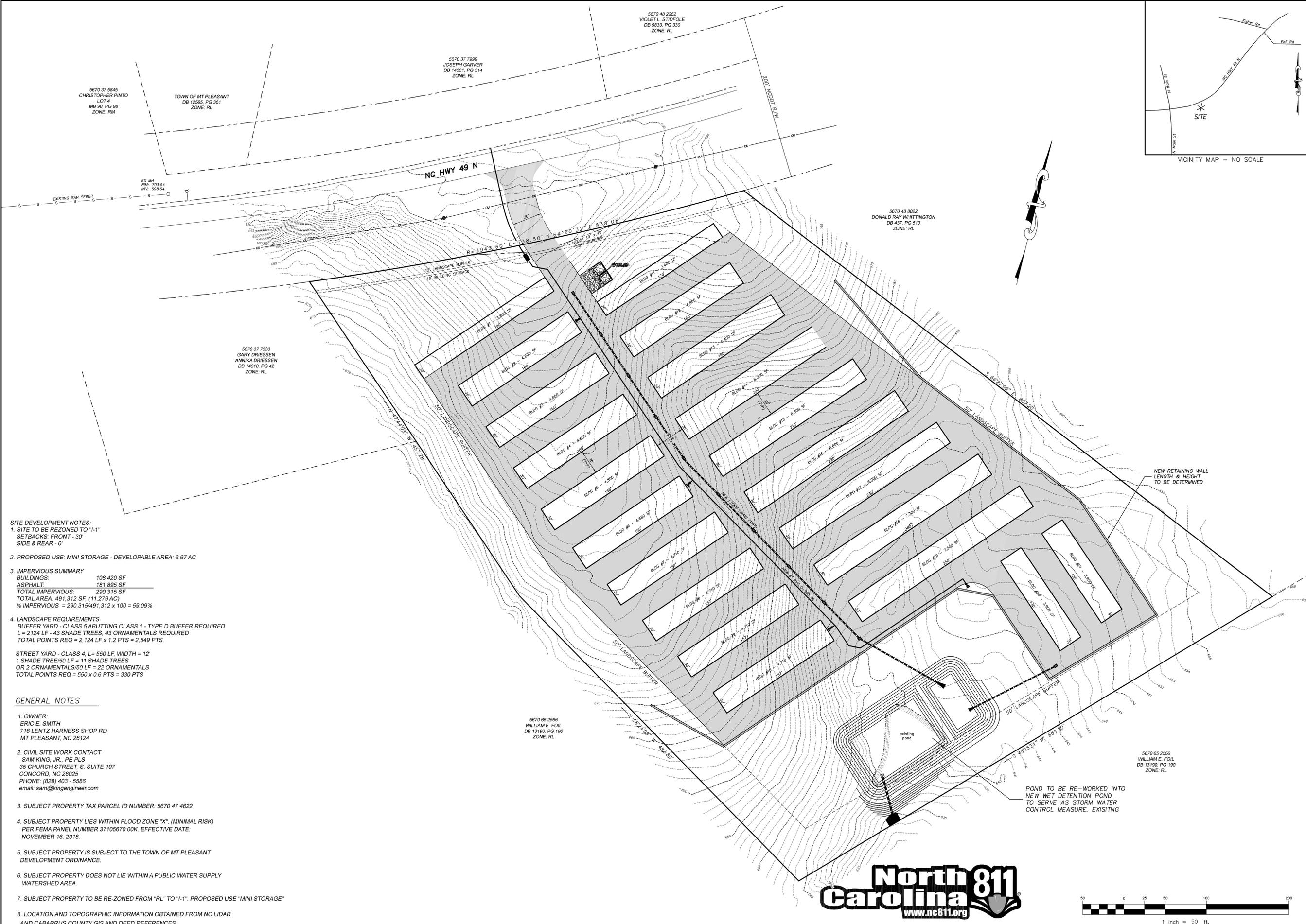
Received By: EJB

Fee Paid: \$ pd.

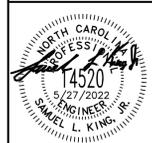
Case #: REZ 2022-03

Date Neighborhood Meeting Held (for rezonings): 7-19-2022

Notes: Signatures needed on application - Received 7-13-22 ✓



KING ENGINEERING OF CONCORD, INC., C-4909  
 35 CHURCH STREET, S, SUITE 107  
 CONCORD, NORTH CAROLINA 28025  
 PHONE (828) 403 - 5586  
 MAILING ADDRESS:  
 407 POTEAT DRIVE  
 MORGANTON, NC 28655



**New Mini Storage Facility**  
 8830 NC HWY 49 N  
 Mt Pleasant, North Carolina 28124

DRAWN BY: SLK  
 DESIGN BY: SLK  
 PROJ. MGR.: SLK

NO.	DATE	DESCRIPTION OF REVISIONS

PROJECT NUMBER:  
 2021-060

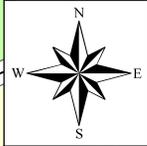
SHEET NUMBER  
**1**

**SITE DEVELOPMENT NOTES:**  
 1. SITE TO BE REZONED TO "I-1"  
 SETBACKS: FRONT - 30'  
 SIDE & REAR - 0'  
 2. PROPOSED USE: MINI STORAGE - DEVELOPABLE AREA: 6.67 AC  
 3. IMPERVIOUS SUMMARY  
 BUILDINGS 108,420 SF  
 ASPHALT 181,895 SF  
 TOTAL IMPERVIOUS 290,315 SF  
 TOTAL AREA: 491,312 SF, (11.279 AC)  
 % IMPERVIOUS = 290,315/491,312 x 100 = 59.09%  
 4. LANDSCAPE REQUIREMENTS  
 BUFFER YARD - CLASS 5 ABUTTING CLASS 1 - TYPE D BUFFER REQUIRED  
 L = 2124 LF - 43 SHADE TREES, 43 ORNAMENTALS REQUIRED  
 TOTAL POINTS REQ = 2,124 LF x 1.2 PTS = 2,549 PTS.  
 STREET YARD - CLASS 4, L = 550 LF, WIDTH = 12'  
 1 SHADE TREE/50 LF = 11 SHADE TREES  
 OR 2 ORNAMENTALS/50 LF = 22 ORNAMENTALS  
 TOTAL POINTS REQ = 550 x 0.6 PTS = 330 PTS

**GENERAL NOTES**

- OWNER:  
 ERIC E. SMITH  
 718 LENTZ HARNESS SHOP RD  
 MT PLEASANT, NC 28124
- CIVIL SITE WORK CONTACT  
 SAM KING, JR., PE PLS  
 35 CHURCH STREET, S, SUITE 107  
 CONCORD, NC 28025  
 PHONE: (828) 403 - 5586  
 email: sam@kingengineer.com
- SUBJECT PROPERTY TAX PARCEL ID NUMBER: 5670 47 4622
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", (MINIMAL RISK)  
 PER FEMA PANEL NUMBER 37105670 00K, EFFECTIVE DATE:  
 NOVEMBER 16, 2018.
- SUBJECT PROPERTY IS SUBJECT TO THE TOWN OF MT PLEASANT  
 DEVELOPMENT ORDINANCE.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A PUBLIC WATER SUPPLY  
 WATERSHED AREA.
- SUBJECT PROPERTY TO BE RE-ZONED FROM "RL" TO "I-1". PROPOSED USE "MINI STORAGE"
- LOCATION AND TOPOGRAPHIC INFORMATION OBTAINED FROM NC LIDAR  
 AND CABARRUS COUNTY GIS AND DEED REFERENCES.



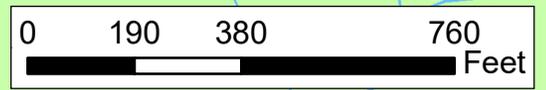
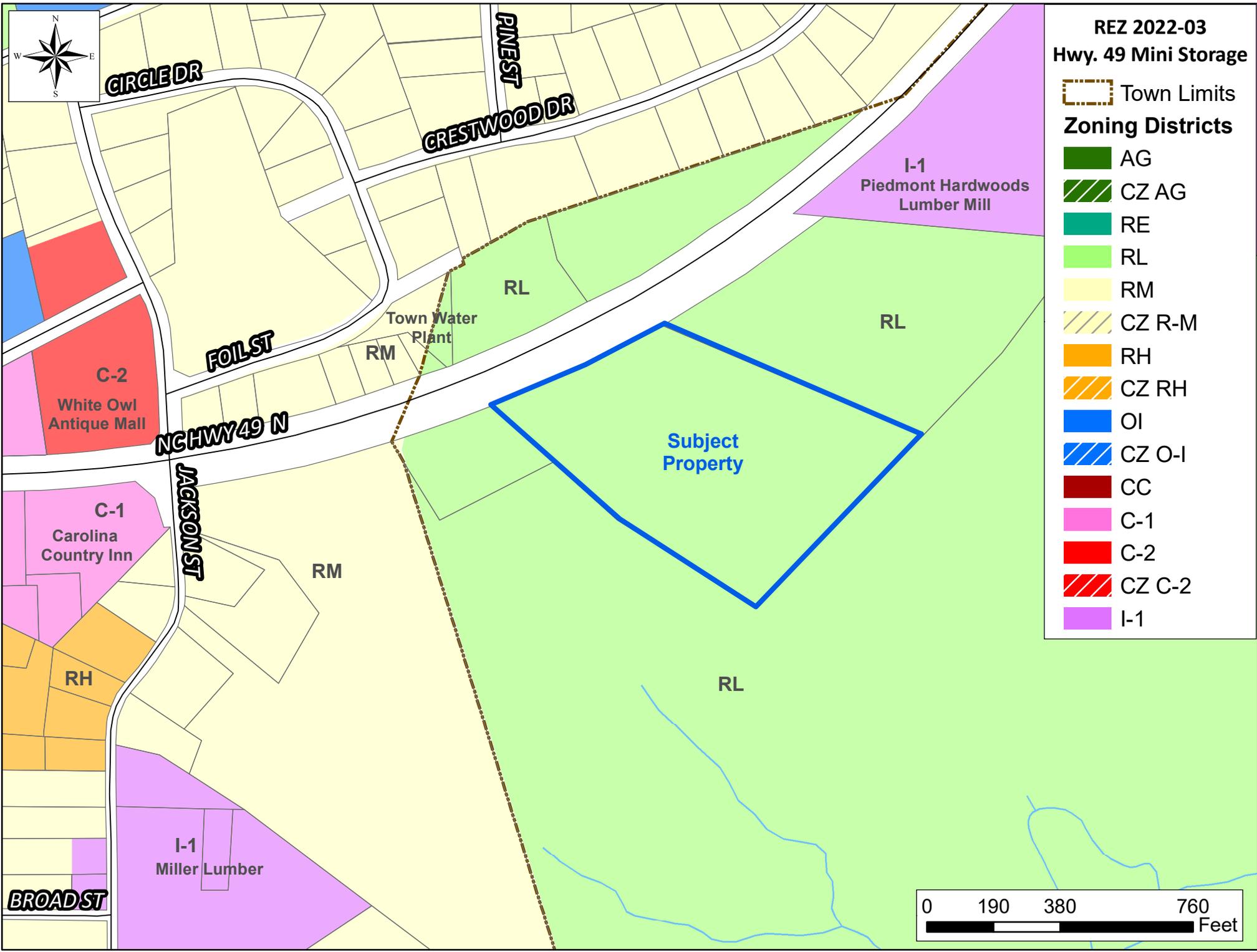


**REZ 2022-03**  
**Hwy. 49 Mini Storage**

 Town Limits

**Zoning Districts**

-  AG
-  CZ AG
-  RE
-  RL
-  RM
-  CZ R-M
-  RH
-  CZ RH
-  OI
-  CZ O-I
-  CC
-  C-1
-  C-2
-  CZ C-2
-  I-1





8830 NC Highway 49 N

Cabarrus County Parcel Number: 5670-47-4622

*Founded in 1848*

**July 14, 2022**

Dear Property Owner,

Please be informed that the Town of Mount Pleasant has received the following request for property in the vicinity of property that you own:

**ANX 2022-01, REZ 2022-03 HIGHWAY 49 MINI-STORAGE**

- **Description:** Requests for voluntary annexation and rezoning for a proposed 108,420 square foot mini-storage facility.
- **Area:** 11.279 acres (mini-storage facility not to exceed 10 acres)
- **Location:** 8830 NC Highway 49 N
- **Cabarrus County Parcel Number:** 5670-47-4622
- **Current Zoning:** RL Residential Low Density
- **Proposed Zoning:** CZ I-1 Conditional Zoning Light Industrial

Per Section 3.1.11 of the *Mount Pleasant Development Ordinance (MPDO)*, a Neighborhood Meeting is required for any application for development approval that increases the density or intensity of the subject property. The ***Neighborhood Meeting to review the request will be held on Tuesday, July 19, 2022 5:00-6:00pm*** in the Conference Room of the Mount Pleasant Town Hall, 8590 Park Drive.

The ***Planning & Zoning Board advisory hearing will be held on Monday, July 25 at 6:00pm*** in the Meeting Room of the Mount Pleasant Town Hall, 8590 Park Drive. Since a voluntary annexation is involved with this request, the Planning & Zoning Board will only be making a recommendation to the Town Board of Commissioners.

The ***Town Board of Commissioners legislative hearing will be held Monday, August 8 at 6:00pm*** in Meeting Room of the Town of Mount Pleasant Town Hall, 8590 Park Drive.

If you have any questions regarding this request, you may contact Erin Burris at Town Hall at 702-436-9803 or [burrise@mtpleasantnc.us](mailto:burrise@mtpleasantnc.us).

Sincerely,



Erin S. Burris, AICP  
Planning & Economic Development Director

Attachment: Proposed site plan on reverse side of this letter

## NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant **Planning & Zoning Board will hold an advisory hearing on Monday, July 25, 2022 at 6:00PM** and the **Board of Commissioners will hold a legislative hearing on Monday, August 8, 2022 at 6:00pm** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following cases:

### **REZ 2022-04 and ANX 2022-02 Propel Church**

Applicants request contiguous annexation and rezoning of subject property.

Area: 6.886 acres. Location: 7801 NC Highway 73 E. Cabarrus County Parcel Number: 5660-96-0186 & 5660-86-9211. Current Zoning: RL Residential Low Density. Proposed Zoning: O-I Office & Institutional.

### **REZ 2022-03 and ANX 2022-01 Highway 49 Mini Storage**

Applicants request non-contiguous annexation and rezoning of subject property to construct a mini-storage facility.

Area: 11.279 acres (mini-storage area less than 10 acres). Location: 8830 NC Highway 49 N. Cabarrus County Parcel Number: 5670-47-4622. Current Zoning: RL Residential Low Density. Proposed Zoning: CZ I-1 Conditional Zoning Light Industrial

Please call Mount Pleasant Town Hall at 704-436-9803 if you have questions or need special accommodations for the meeting. Those who are unable to attend the in-person meeting may submit comments or concerns in writing to be presented to the Planning & Zoning Board. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number (711 or 800-735-2962).

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Publish dates: Fridays, July 15 and July 22, 2022