

Planning and Economic Development October 24, 2022

Planning & Zoning Cases

SUP 2022-02 Tuscarora Taphouse and Iron Axe Society

Description: Board of Adjustment (quasi-judicial) Special Use Permit application for a tap house (bar) and axe throwing (indoor recreation use).

Location: 1544 Pinto Place (behind historic Tuscarora Mill)

Cabarrus County Parcel Number(s): 5670-42-0239

Zoning: I-1 Light Industrial

Area: approx. 1.965 acres

Current Status: Quasi-judicial evidentiary Board of Adjustment hearing scheduled for October 24.

REZ 2022-05 Craver-James Properties Lot

Description: Request to rezone lot from C-1 to RH to match surrounding zoning to permit the construction of two single-family residential homes.

Location: 8150 W. Franklin St. (eastern corner of S. Halifax St.)

Cabarrus County Parcel Number(s): 5670-04-7258

Current Zoning: C-1 Light Commercial

Proposed Zoning: RH Residential High Density ("downzoning" to match surrounding zoning)

Area: approx. 0.785 acres

Current Status: Delegated legislative Planning & Zoning Board hearing scheduled for October 24.

SUB 2017-01 Green Acres Construction Plans

Description: Construction Plans for 37-lot subdivision. Preliminary Plat was approved in 2017 and renewed in January of 2022. The Town Board approved a revised development agreement for this project in June of 22 regarding sewer line installation. Plans for development of this property were originally initiated in 2008.

Location: NC Highway 73 at Sloop Arthur Drive and Green Acres Circle

Cabarrus County Parcel Number(s): 5651-70-6355

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

Current Status: First submittal of construction plans is currently under review.

SUB 2020-03 Brighton Park Construction Plans and Development Agreement

Description: 178 single family lots with community clubhouse and pool. The proposed number of lots was reduced by one lot due to constraints determined during preparation of Construction Plans. Plans for development of this property were originally initiated in 2008.

Applicant: Niblock Homes

Location: Southwest corner of NC Highway 73 and NC Highway 49

Cabarrus County Parcel Number: 5660-56-4096, 6785, 8647, & 9681

Zoning: RM Residential Medium Density

Area: approx. 86.77 acres

Density: 2.05 dwelling units per acre

Current Status: Waiting on final NCDOT driveway permit approval and final NCDEQ water and sewer line approval. WSACC flow acceptance form for Phase 1 has been submitted. Development agreement to be introduced at October 10 Town Board Meeting with public hearing scheduled for November 14.

Code of Ordinances

Part 7: Motor Vehicles & Traffic

Town Board voted to approve amendments to Part 7 at its September meeting. Final formatting is being completed to be added to the Town website. Staff is working on a plan for communications and signage prior to the effective date of January 1, 2023.

Part 8: Offenses (Nuisances)

Staff has been researching noise and nuisance ordinances in other jurisdictions. Staff will begin discussions with the Town Board about Part 8 at the October 10 meeting and will prepare amendments ahead of the November 14 meeting.

Utilities

- The Town has a total 67,594 gpd to allocate between now and 2024 when the Phase 1 Rocky River Regional Waste Water Treatment is completed. In accordance with the Town's adopted Wastewater Allocation Policy, 37,440 gpd has been allocated or reserved, and an additional 10,000 gpd has been held in reserve for economic development, leaving 20,154 gpd to be allocated.
- Staff submitted a Letter of Interest for a federal Building Resilient Infrastructure and Communities (BRIC) grant for utility duct bank installation in downtown. For the purposes of this grant and according to FEMA, the Town is considered an Economically Disadvantaged Rural Community with a population of under 3,000 and a per capita income of less than 80% of the national per capita income. Due to this designation, only a 10% match is required. The Letter of Interest estimated \$3.75 million for the whole project (including Duke Energy lines, Windstream lines, Spectrum lines, and NCDOT traffic signal mast arm). The application would be for an 11% match, in order to improve application scoring. Therefore, the Town would be responsible for a \$412,500 match. Duke Energy prepared the study for the for utility line burial/relocation in the square downtown and reached out to Spectrum and Windstream to coordinate. Duke recommended Carolina Conduit for turnkey project design and installation to keep project costs down. Carolina Conduit provided a proposal for engineering design for the project for \$10,700. If the Town is invited to submit a BRIC application through the NC Department of Emergency Management, then it is recommended to finalize engineering design to improve the application's chances. The Town may need to follow federal procurement steps to initiate the contract for design.

Comprehensive Plan Implementation

- Cabarrus County is working on plans for a new Mount Pleasant Library/Senior Center and Park. The site was rezoned in February to OI to facilitate the project. The site is currently under design with an anticipated opening in 2024.
- Buffalo Creek Preserve Trailhead expansion and picnic shelter installation are complete. Signage and miscellaneous site amenities (trash receptacles, portable toilet, security cameras) are being installed.
- The contract for the \$94,250 federal grant for the National Register Historic District Survey Update, Study Form Update, and Downtown Stormwater Study have been executed. HMW Preservation will begin project work in October with field work anticipated in January. LKC will begin work on the Downtown Stormwater Study. If completed quickly, findings from the study may help the Town's BRIC application.
- Fire Department and Town Park construction projects are underway. Visit the www.mpnfuture.com website for project updates.

Transportation

- An application for contract through the State Transportation Board has been submitted for the N. Washington Street CMAQ project. Contract approval is anticipated in October/November.

Permits

September and October (to date) report attached.

September and October 2022 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-41	9/16/2022	5670-17-7936	400	N. Main St.	Upfit/CoC	CCMP-Phase 1	Community Church of MP	CoC (Temp.)
Z-2022-42	9/21/2022	5569-98-6209	2300	Mt. Pleasant Rd S	Addition	Covered Porch	Tom Abernathy	
Z-2022-43	9/27/2022	5660-94-0591	997	S. Skyland Dr.	New	Single-family home	Fine Line Homes	

3 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-44	10/17/2022	5670-22-0322	1550	S. Main St.	Accessory	Detached garage/accessory dwelling	Chris Swofford	

1 Zoning Permits