

Planning and Economic Development February 28, 2022

Planning & Zoning Cases

REZ 2022-02 Mount Pleasant Pentecostal Holiness Church

Description: Standard rezoning request to reflect current and historic use of the property as a church and its associated uses

Location: 2660 Mount Pleasant Road South

Area: 2.98 acres

Cabarrus County Parcel Number: 5569-97-2290

Current Zoning: RL Residential Low Density

Proposed Zoning: OI Office & Institutional

Current Status: Neighborhood Meeting for adjacent property owners held February 22. Planning & Zoning Public Hearing scheduled for February 28.

REZ 2022-01 Cabarrus County Library/Senior Center/Park Tract

Description: Standard rezoning request to facilitate the construction of a government building/park

Location: 1100 Block of N. Washington Street

Area: 29.11 acres

Cabarrus County Parcel Number: 5670-44-0187

Current Zoning: RM Residential Medium Density & small corner of RL Residential Low Density

Proposed Zoning: OI Office & Institutional

Current Status: Neighborhood Meeting for adjacent property owners held February 22. Planning & Zoning Public Hearing scheduled for February 28.

TA 2022-02 Flag Lots

Description: The proposed amendments would restrict flag lots from taking access on major thoroughfares and increase the minimum street frontage to 22 feet for residential lots and 44 feet for non-residential lots to match the driveway standards of Appendix D.

Current Status: Planning & Zoning Board to review at February 28 meeting.

TA 2022-01 Nonconforming and Temporary Signs

Description: In order to accommodate the exchange of manual changeable copy on nonconforming signs with electronic changeable copy, amendments are proposed to Sections 12.1.12 and 12.4.3.2 (D). In order to permit each property in Mount Pleasant to display one small temporary sign as a means of promoting economic development, an amendment is proposed to Section 12.3.3 (Table 12.3-1) to permit Type 1 Temporary Signs for all use groups in any zoning district.

Current Status: Planning & Zoning Board to review at February 28 meeting.

TA 2021-04 Home Occupation Text Amendments

Description: In August, staff brought to the attention of the Planning & Zoning Board discrepancies regarding artists and craftsmen and lessons as home occupations based on questions asked by the potential buyer of a home within the town. The Planning & Zoning Board directed staff to research the home occupation ordinances of other jurisdictions. At the September meeting, staff presented draft amendments to the board for discussion. Another citizen attended the meeting expressing his desire to run a grading business from his home in Oldenburg, which currently has an open zoning enforcement case. The Planning & Zoning Board directed staff

to prepare draft text amendments to address the gentlemen's request while safeguarding adjacent properties. Staff noted to the Board that text amendments are not property specific, but apply to all properties within the jurisdiction. At its October meeting, the Planning & Zoning Board requested staff provide information about weight limits on local roads and the impact of heavy equipment. The item was tabled at the November meeting due to a long agenda.

Current Status: Town Board opened and continued public hearing at February 14 meeting.

TA 2021-03 Infrastructure Text Amendments

Description: Update infrastructure standards in the Development Ordinance to incorporate best practices and move specifications and details into a separate Standards and Specifications Manual.

Current Status: Planning Director and Town Engineer are currently working on draft amendments and are bringing those amendments to the Planning & Zoning Board as they are completed.

SUB 2020-03 Brighton Park Preliminary Plat

Description: 179 single family lots with community clubhouse and pool

Area: approx. 86.77 acres

Proposed Density: 2.06 dwelling units per acre

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

Current Status: Construction Drawings under review

Permits

January & February 2022 (to date) report attached

Code of Ordinances

Staff has been researching noise ordinances, low speed vehicle ordinances, and local street speed limits as requested by the Town Board. Proposed amendments will be presented as they are completed.

Utilities

- Town received fifth allocation amount as part of the Interlocal Agreement for Wastewater Capacity Distribution. The Town has 65,430 gpd to allocate between now and 2024 when the Phase 1 Rocky River Regional Waste Water Treatment is completed. WSACC also recently rescinded 5,760 gpd from the South Skyland Townhome project (16 units) citing that the flow acceptance had expired since it had been more than two years and the project had not commenced. This was over objection from Town Staff who argued that the project was delayed due to pandemic uncertainties and was slated to begin soon. WSACC staff disagreed and cited the flow acceptance policy re-adopted by the WSACC Board in 2021.
- LKC is currently working on engineering documents for water and sewer improvements to be completed with USDA loan funds and on estimates for other water and sewer projects that could potentially be completed with the \$8 million state earmark.

Comprehensive Plan Implementation

- Cabarrus County has budgeted \$10 million for a new Mount Pleasant Library and Senior Center and Selected CPL Architecture Engineering and Planning as the design firm for the project. Cabarrus County has also budgeted \$4 million for Mount Pleasant Park Amenities to include 3 baseball fields, 2 multi-purpose fields, picnic shelters, restroom/concession building, and trails. The County selected Alfred Benesch & Company as the design firm for the project. Cabarrus County Government held a drop-in public input session in December regarding the Senior Center/Library facility and a drop-in meeting in January regarding the park component of the project. They are currently seeking a rezoning for the site.
- McGill and Associates is working on plans for the next phase of the Municipal Complex Improvements, which focus on amenities at McAllister Field.

- The Town has been awarded the Carolina Thread Trail Implementation Grant for trailhead expansion at the Buffalo Creek Preserve and is waiting to see if the grant has been awarded. The contract has been signed and RFP sent out to grading contractors for the work. The picnic shelter has been ordered.
- The contract for the \$94,250 federal grant for the National Register Historic District Survey Update, Study Form Update, and Downtown Stormwater Study has been executed. An RFP for the Survey/Nomination portion of the project has been sent to consultants on the SHPO list. Staff is currently working on the RFQ for engineering services for the stormwater study portion of the project.
- Duke Energy is currently studying the potential for utility line burial/relocation in the square downtown.

Transportation

- CMAQ funding for sidewalks, curb & gutter, and widening to accommodate bike sharrows on N. Washington Street has been approved. Town Staff is working with NCDOT on project schedule. Property acquisition is underway ahead of entering into the project agreement.
- Opticom emergency preemption signalization will be installed within the next month at the intersection of Highway 73 and Main Street. NCDOT stated that the use of protected left turns from Main Street onto Highway 73 was not warranted at this time.
- Town staff and contract engineer are working to compile a list of needed sidewalk repairs and street paving, based on scoring and funding availability.

January and February 2022 (to date) Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-01	1/10/2022	5670-24-4242	1325	N. Main St.	Addition	Deck Addition	Scott O'Loughlin	
Z-2022-02	1/24/2022	5670-23-1121	1476	S. Main St.	CoC, Sign	Michele Burns Esthetics	Darin Burns	CoC✓

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Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-03	2/1/2022	5670-22-0332	1550	S. Main St.	Accessory	Swimming Pool	Blue Haven Pools	
Z-2022-04	2/10/2022	5670-42-8801	1466	B St.	New	Two-family residential (duplex)	Hunter Carter	
Z-2022-05	2/10/2022	5670-42-7812	1472	B St.	New	Two-family residential (duplex)	Hunter Carter	
Z-2022-06	2/10/2022	5660-84-6113	1123	South Skyland	New	Single-family home	Denise Chinchilla	

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