

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, February 28, 2022

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** (January 24, 2022)

6. **Public Comment Period**

7. **Planning Board Cases**

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 (28.189 acres outside of right-of-way)

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

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

TA 2022-01 Nonconforming and Temporary Signs

Proposed text amendments to allow the manual changeable copy portion of a nonconforming ground sign to be changed to electronic changeable copy and to allow Type 1 Temporary Signs for all use groups in all zoning districts to promote economic development. Affected Section of the MPDO: Article 12.

TA 2022-02 Flag Lots

Proposed text amendment to restrict flag lots on state-maintained roads. Affected Section of MPDO: 6.6.6

TA 2021-03 Infrastructure Amendments

Continue discussing amendments to infrastructure standards. Amendments regarding street frontage, adequate public facilities, plan submittal requirements, and standards & specifications. Affected Sections of the MPDO: Article 3, Table 4.6-2, Article 10, Article 14, Appendix B, Appendix C, Appendix D.

8. Board of Adjustment Cases

Report on status of Case SUP 2022-01 Threadgill Carp Pond

9. Reports

Planning Report and Zoning Permits for January and February (to date)

10. Planning & Zoning Board Comment Period

11. Adjourn

TOWN OF MOUNT PLEASANT, NORTH CAROLINA
Planning and Zoning Board Meeting Minutes
January 24, 2022

Members Present:

Chairman - Whit Moose
Vice Chairman - Mike Steiner **(Absent)**
Member - Bridget Fowler
Member - Shirley Freeman **(Absent)**
Member - Rick Burleyson
Alternate – Warren Love **(Voting Member)**
P&Z Clerk to the Board - Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Attending: None

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:03 p.m.

2. Recognition of Quorum:

Chairman Whit Moose stated a quorum was present with Warren Love as a voting member.

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 G.S. 14-234, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)

No one had a conflict.

4. Approval of Agenda:

The Chairman asked for a motion to approve the agenda. Warren Love made a motion to approve the agenda with a second by Bridget Fowler. All members were in favor. (4-0)

5. Approval of Minutes of Previous Meeting:

Chairman Whit Moose entertained a motion to approve the previous minutes for November 22, 2021. A motion to approve the previous minutes was made by Rick Burleyson with a second made by Bridget Fowler. All members were in favor. (4-0)

6. Public Comment:

None

7. Planning and Zoning Board Cases:

SUB 2017-01 Green Acres Revised Preliminary Plat Renewal

Renew the approved revised preliminary plat until July 29, 2024. Original plat was approved September 25, 2017, with minor amendment approved administratively on July 29, 2020, per Section 6.4.6.1 of the Development Ordinance. If no Construction Plans are approved by July 29, 2024, the Preliminary Plat expires and is subject to the full review process again.

Erin Burris answered questions from the Board about the changes to open space on the updated Preliminary Plat from July of 2020 and showed that the lot size was not changing, and still meeting the minimum lot size for the district.

A motion was made by Warren Love to approve the Preliminary Plat renewal with conditions of the previous approval with a second by Bridget Fowler. All were in favor (4-0).

TA 2021-04 Home Occupations

Continuation of administration-initiated amendment to update home occupation regulations. Citizen has requested additional consideration to allow contractor businesses with equipment as a home occupation. Affected Sections of MPDO: 5.4.2, Appendix A.

Erin Burris discussed the handout on excavators on weight:

Mini - Compact Excavator	Less than 13,227 lbs.
Midi – Mid-Sized Excavator	13,228 – 22,046 lbs.
Standard – Full-Size Excavator	22,046 – 198,416 lbs.

Board Members had concerns of allowing heavy equipment up to 25,000 pounds being on lots through Town on properties of at least one acre. The Board decided to limit the heavy equipment to only the Residential Large (RL) and Agricultural (AG) districts. The RL district primarily includes the ETJ and Oldenburg Development.

Mrs. Burris stated that the clients allowed in one day changed from 6 clients to 8. If they have more than 8 clients/students in one day, it is time to look for commercial property.

A motion was made by Rick Burleyson to recommend approval with the added condition to RL and AG Districts and is consistent with the Economic Development Goal of the Town's Comprehensive Plan and reflect prevailing changes in the economy and a second was made by Bridget Fowler. All were in favor. (4-0)

Potential Text Amendment-Flag Lots

Discussion regarding the permissibility of flag lots. Affected Section of MPDO: 6.6.6

Board discussed not having flag lots on state-maintained roads and Erin recommended changing the driveway requirements to 22 feet from 15 feet wide.

The Board voted unanimously to table the text amendment for flag lots 2022- 01 and bring it back to the next meeting in February 2022.

TA 2021-03 Infrastructure Amendments (request to continue)

Continue discussing amendments to infrastructure standards. Amendments regarding street frontage, adequate public facilities, plan submittal requirements, and standards & specifications. Affected Sections of the MPDO: Article 3, Table 4.6-2, Article 10, Article 14, Appendix B, Appendix C, Appendix D.

Mrs. Burris will try to bring those amendments next month and mentioned having 2 rezonings at the next meeting:

1. Pentecostal Church on Mt. Pleasant Road South changing to O-I.
2. Washington Street Park changing to O-I.

8. Board of Adjustment Cases:

Approve Orders from Case SUP 2021-01 Threadgill Carp Pond

The Chairman Moose opened the Board of Adjustment portion of the meeting.

A motion was made to approve the orders for Case SUP 2021-01 Threadgill Carp Pond by Rick Burleyson and a second was made by Bridget Fowler. All were in favor. (4-0)

Chairman Moose closed the Board of Adjustment portion of the meeting.

9. Reports:

- Mrs. Burris stated she will add Green Acres back onto the Reports since we renewed the Preliminary Plat, and they are working on the development agreement.
- The workshop with LKC on January 22, 2022, was canceled due to snow.
- Added another permit issued in January for 1476 S. Main Street for Michelle Burn's Esthetician Office. Mrs. Burns had a soft opening and will have a ribbon cutting soon. The office is officially open by appointments only.
- What-A-Burger is getting a new cooler and their patio is finished. The patio should open in the Spring.
- Received an application for a Façade Improvement Program request for the Dance Trap and shared slides on what the improvements would look like.

10. Planning & Zoning Board Comment Period:

- Bridget Fowler asked about the plans on the Fifth Third building. Fifth Third has the lease for the next 8 years unless they can find an acceptable tenant, then they will let Fifth Third out of their lease. The owner is still trying to decide whether to sale the property or keep it. Mrs. Burris is trying to purchase the back part of the property that has the road and fix all of that up.
- Warren Love asked about the plans for the old Library building. Mrs. Burris is not sure but most likely the building will be put up for an upset bid and sold.

11. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. A motion was made by Warren Love with a second by Bridget Fowler. All were in favor (4-0).

Chairman, Whit Moose

Clerk to Board Jennifer Blake

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, February 28, 2022 at 6:00 PM

To: Planning & Zoning Board
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: February 28, 2022
Subject: REZ 2022-01 Cabarrus County Property on N. Washington Street

A. BACKGROUND

Applicant(s): Cabarrus County Government
PO Box 707
Concord, NC 28026

Location: 1100 Block of N. Washington St.

PIN(s): 5670-44-0187

Property Size: 28.189 acres

Current Zoning: RM Residential Medium Density and small corner (0.60 ac.) of RL Residential Low Density

Proposed Zoning: OI Office & Institutional

The subject property is primarily located in the Town Limits with a small corner of wooded area (approximately 0.60 acres) in the extraterritorial jurisdiction (ETJ). The property was purchased by Cabarrus County Government for the purpose of constructing a new senior center/library and park with athletic fields. This is a standard rezoning request for which all of the uses permitted in the OI district must be considered.

The property has approximately 745 feet of frontage on N. Washington Street and 520 feet of frontage on an existing right-of-way at the end C Street in an area with existing OI zoning and existing office and institutional uses.

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 to four 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 OI Office & Institutional district is consistent with this land use designation.

Zoning District Intent

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

“To provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions. To protect the low intensity character of this district, retail and wholesale trade are prohibited as permitted principal uses.”

Existing Zoning and Development Patterns

	Zoning District(s)	Land Use(s)
North	RM and RL	Vacant, Agriculture
East	RH, CZ RH, and RL	Single-family residential, Planned Single-family residential, Vacant, Agriculture
South	OI and RH	Recreation, Single-family residential
West	OI	Medical Office, Funeral Home, Cemetery

The requested zoning district of OI is the extension of an existing zoning district since five adjacent properties to the south and west are also zoned OI.

Utility Availability

Water is available to the west of the property on N. Washington Street. Sewer is available to the east approximately 250 feet from the property corner along the C Street right-of-way at the intersection with Wade Street. A five-lot subdivision at the end of the C Street right-of-way also plans to connect at this location. Estimated sewer flow information will be provided during site plan review with flow acceptance to be timed based on available capacity at the Rocky River Regional Wastewater Treatment Plant.

Transportation Capacity

The property is located at the northern end of N. Washington Street between Cook Street and Walnut Street. N. Washington Street currently has a low traffic volume that mostly consists of vehicles accessing the five homes on N. Washington, the Town Hall property, and businesses located on Cook Street. There is also some local cut-through traffic to avoid the intersection of Main Street and Highway 73. There are two driveway aprons in place across from Cook Street and Walnut Street that were installed as part of a CMAQ sidewalk project back in 2010. These two locations are proposed as entrances to the site. Cook Street, which connects to N. Main Street, already serves, a tax office, library, medical office, and funeral home and has curb, gutter, and sidewalk in place.

The property is not anticipated to generate more than 100 directional trips during peak hour or 1,000 average trips per day and does not directly access a state-maintained street, therefore a traffic impact analysis is not required. However, during site plan review, it may be determined that certain road improvements are required.

The Town is currently evaluating converting Walnut Street to a one-way street due to its narrow width and discourage its use to access the subject property. The Town is also in the early stages of administering a CMAQ grant to widen N. Washington St. to safely accommodate vehicular and shared bicycle traffic, add curb and gutter, and install a sidewalk on the west side between Park Drive and Highway 73. Bicycle and pedestrian accommodations are intended to reduce the number of vehicular trips to the recreational facilities on N. Washington Street.

Environment

There is an intermittent stream (dashed line on 2019 USGS 7.5' Series Quadrangle Map). There is no floodplain on the property. Section 9.2.4 of the UDO requires a minimum 25-foot stream buffer from the top of the stream bank for intermittent streams. The stream is located along the northern boundary of the property within a wooded area. The topography of the property is gradually slopes from N. Washington Street to the C Street right-of-way and has been used for crop farming.

C. STAFF COMMENTS

Staff finds that the OI district is consistent with the current land use designations of “Medium Intensity” on the *Town of Mount Pleasant Comprehensive Plan Future Land Use Map*.

Any development of the property would still be subject to the review procedures set forth in the Mount Pleasant Development Ordinance (MPDO). All development types would require review and approval of a Site Plan and Construction Plans by the Technical Review Committee including the Town Engineer, Public Works Director, Fire Marshal, Fire Chief, NCDOT, Cabarrus County Schools, Water and Sewer Authority of Cabarrus County (WSACC), and North Carolina Department of Environmental Quality (for soil and erosion control, post-construction stormwater).

Neighborhood Meeting for Adjacent Property Owners

A Neighborhood Meeting for adjacent property owners was held on February 22. A summary of comments received will be presented at the Public Hearing.

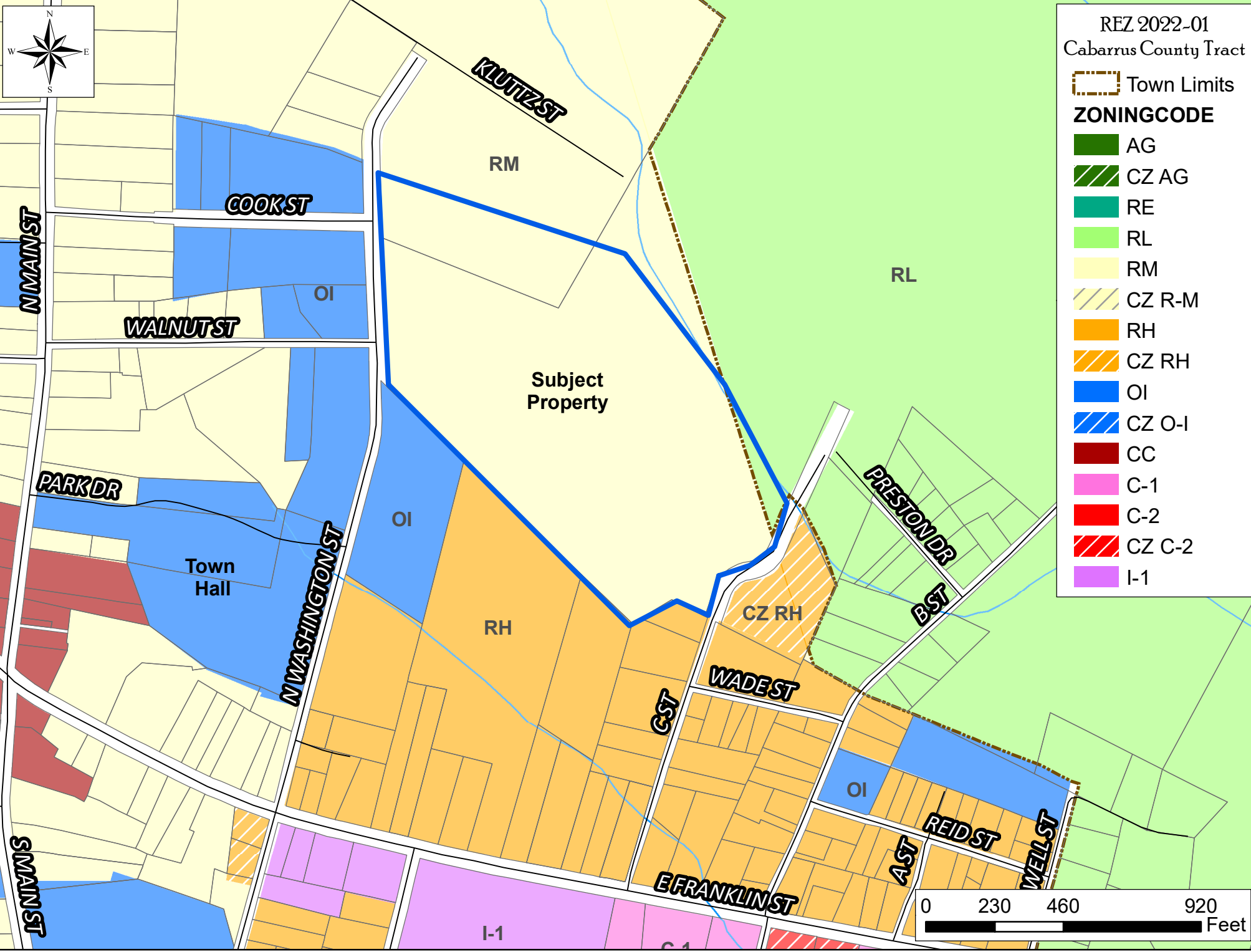
D. PROCEDURES & ACTIONS

After the public hearing, **one (1)** of the following actions are requested of the Planning & Zoning Board:

- **Approve and consistent:** The Planning & Zoning Board finds that the proposed OI zoning district consistent with the “Medium Intensity” land use designation on the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan*.
- **Approve and not consistent (also amends Future Land Use Map):** The Planning & Zoning Board finds that the proposed OI 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.
- **Deny and not consistent:** The Planning & Zoning 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.

E. ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Notice of Public Hearing Letter to adjacent properties
4. Notice of Public Hearing Advertisement
5. Included in packet-Section 4.6-1 of the MPDO to show permitted used in the OI district and Comprehensive Plan Future Land Use Map

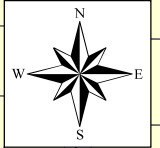


REZ 2022-01
Cabarrus County Tract

Town Limits

ZONINGCODE

- 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



Subject Property

Town Hall

KLUTZST

COOKST

WALNUTST

PARKDR

N WASHINGTONST

SWANST

CST

WADEST

E FRANKLINST

PRESTONDR

BST

REIDST

WELLST

RM

RL

OI

RH

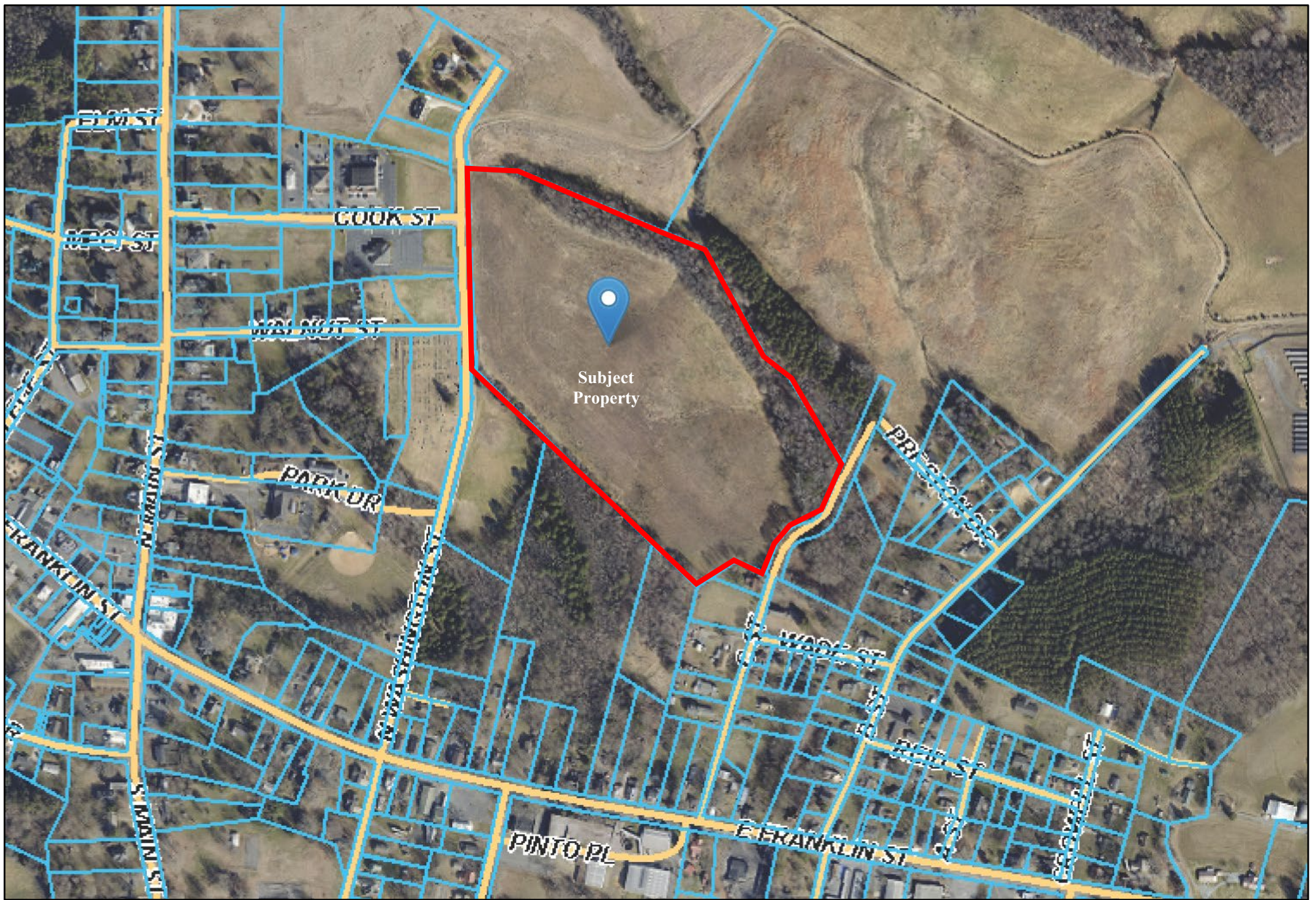
CZ RH

OI

I-1

C-1

0 230 460 920 Feet



REZ 2022-01 Cabarrus County Tract
Standard Rezoning: RM/RL to O-I

Founded in 1848

February 11, 2022

Dear Property Owner,

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

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

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. A drop-in ***Neighborhood Meeting will be held on Tuesday, February 22 5:00-6:00pm*** in the Conference Room of Town Hall at 8590 Park Drive, Mount Pleasant, NC. **If you plan on attending the Neighborhood Meeting, please call me 704-436-9803 to let me know so that adequate space can be provided. Most questions can be answered and comments received over the phone if that is your preference for participation.**

The ***Public Hearing for this case will be held on Monday, February 28, 2022 at 6:00pm*** by the Mount Pleasant Planning & Zoning Board in the Board Auditorium of Town Hall at 8590 Park Drive, Mount Pleasant, NC.

If you have any questions regarding this request, you may contact me at Town Hall at 704-436-9803 or burrise@mtpleasantnc.us.

Sincerely,



Erin S. Burris, AICP
Planning Director

Attachment: Subject property map is provided on the reverse side of this letter.

NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant Planning & Zoning Board will hold a public hearing on **Monday, February 28, 2022 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following item:

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

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.

REZ 2022-02 Mount Pleasant Pentecostal Holiness Church

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.

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).

Publish dates: Fridays, February 18 & 25, 2022

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, February 28, 2022 at 6:00 PM

To: Planning & Zoning Board
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: February 28, 2022
Subject: REZ 2022-02 Mount Pleasant Pentecostal Holiness Church

A. BACKGROUND

Applicant(s): Mount Pleasant Pentecostal Holiness Church
c/o Wanda Clay
2277 Dunloe Court
Concord, NC 28025

Location: 2660 Mount Pleasant Road S.

PIN(s): 5569-97-2290

Property Size: 2.98 acres

Current Zoning: RL Residential Low Density

Proposed Zoning: OI Office & Institutional

The subject property is located in the Town of Mount Pleasant extraterritorial jurisdiction (ETJ). The property has consistently been used as a religious institution and associated uses, including a parsonage and cemetery, since the 1950s. The OI district is requested to reflect the historic and future use of the property as a religious institution and to facilitate updates to parking and signage consistent with other churches within Mount Pleasant's jurisdiction.

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

The subject property is located in the “Low 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 primarily for low density single-family residential development of greater one dwelling unit per acres and less than 2 dwelling units per acre. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas typically have limited access to infrastructure.”

Based on Table 4.3-1 in the Mount Pleasant Development Ordinance (MPDO), the OI Office & Institutional district would be consistent with this land use designation if it is a Conditional Zoning district. A Conditional Zoning district is not being proposed with this request, since the land use is existing and been in place for more than six decades. The church is a low impact use compatible with surrounding development.

Zoning District Intent

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

“To provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions. To protect the low intensity character of this district, retail and wholesale trade are prohibited as permitted principal uses.”

Existing Zoning and Development Patterns

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	RL	Single-family residential
<i>East</i>	AG	Conservation-Buffalo Creek Preserve
<i>South</i>	RL	Single-family residential
<i>West</i>	RL	Vacant, Forestry

The requested zoning district of OI is not the extension of an existing zoning district and would be surrounded by RL and AG zoning with single-family residential, conservation, and forestry uses.

Utility Availability

The property is in the Town’s ETJ and is not connected to public utilities. The property utilizes well and septic.

Transportation Capacity

The property is located on Mount Pleasant Road South. The NCDOT Traffic Count for this road is 4,400. There is no anticipated increase in traffic from this rezoning since the property has already been in use as a religious institution for more than six decades. The street cross section is a rural two-lane road with no curb and gutter. There are no sidewalks in the vicinity of the property.

Environment

There are no environmental factors on the site (i.e. streams, wetlands, floodplains). The subject property is located across the Road from the Buffalo Creek Preserve owned by the Catawba Lands Conservancy. To the rear of the subject property is a property engaged in forestry.

C. STAFF COMMENTS

Staff finds that the standard OI district is not consistent with the current land use designations of “Low Intensity” on the *Town of Mount Pleasant Comprehensive Plan Future Land Use Map*, but is consistent with the historic use of the property as a religious institution. Staff finds that it is reasonable to zone the property in accordance with its historic use over the course of more than six decades.

Any further development of the property would still be subject to the review procedures set forth in the Mount Pleasant Development Ordinance (MPDO). Any site improvements would require review and approval of a Site Plan and Construction Plans by the Technical Review Committee including the Town Engineer, Public Works Director, Fire Marshal, Fire Chief, NCDOT, Cabarrus County Schools, Water and Sewer Authority of Cabarrus County (WSACC), and North Carolina Department of Environmental Quality (for soil and erosion control, post-construction stormwater).

Neighborhood Meeting for Adjacent Property Owners

A Neighborhood Meeting for adjacent property owners was held on February 22. A summary of comments received will be presented at the Public Hearing.

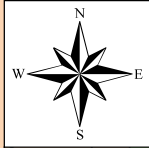
D. PROCEDURES & ACTIONS

After the public hearing, **one (1)** of the following actions are requested of the Planning & Zoning Board:

- **Approve and consistent:** The Planning & Zoning Board finds that the proposed OI zoning district consistent with the “Low Intensity” land use designation on the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan*.
 - **Approve and not consistent:** The Planning & Zoning Board finds that the proposed OI 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 due to the historic use of the property as a religious institution. Furthermore, the Planning & Zoning Board determines that:
 - a. The Future Land Use Map is hereby amended to “Medium Intensity” for the subject property to establish consistency.
- OR**
- b. It is not necessary to amend the Future Land Use Map as the proposed rezoning is intended to bring a nonconforming use into conformity with an appropriate zoning district to accommodate the property’s historic use.
- **Deny and not consistent:** The Planning & Zoning 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.

E. ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Notice of Public Hearing Letter
4. Notice of Public Hearing Advertisement
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REZ 2022-02
MP Pentecostal Church

Town Limits

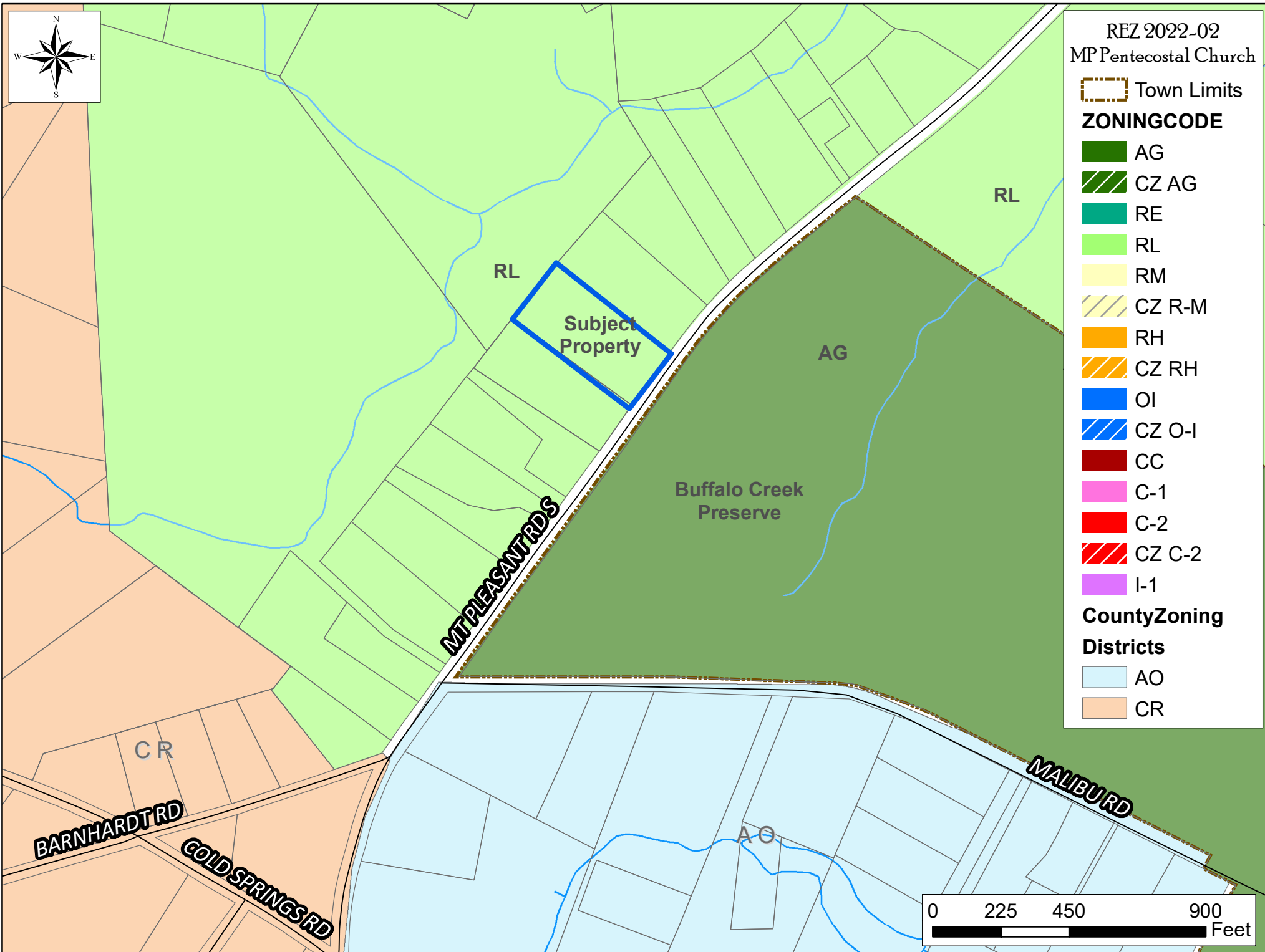
ZONINGCODE

- 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

CountyZoning

Districts

- AO
- CR





**REZ 2022-02 Mount Pleasant Pentecostal Holiness Church
Standard Rezoning: RL to O-I**

Founded in 1848

February 11, 2022

Dear Property Owner,

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

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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

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Sincerely,



Erin S. Burris, AICP
Planning Director

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Publish dates: Fridays, February 18 & 25, 2022

TABLE 4.6-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

P - Permitted Use S - Special Use (-) Prohibited Use SR- Supplemental Requirements (refer to section number in this column)

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Section 11.7 shall apply to all outdoor storage or display associated with a permitted use

USE	DISTRICTS												
	AG	RE	RL	RM	RH	O-I	CC	C-1	C-2	CD	I-1	I-2	SR
<i>AGRICULTURAL USES</i>													
Agriculture, bona fide farm use (pursuant to NCGS 160D-903)	P	P	P	-	-	-	-	-	-	-	-	-	5.3.1
Equestrian uses, boarding, riding stable (commercial)	P	S	S	-	-	-	-	-	-	-	-	P	5.3.1
Farmer's market	P	-	-	-	-	P	P	P	P	P	P	-	
Farm support business	S	-	-	-	-	-	-	-	P	-	P	-	11.7
Garden supply	S	-	-	-	-	-	-	-	P	-	P	-	11.7
Greenhouses, horticultural nursery (commercial)	S	-	-	-	-	-	-	-	S	-	P	-	11.7
Produce stand	P	-	-	-	-	-	S	P	P	-	P	-	5.10.2.2.2
Swine farm	S	-	-	-	-	-	-	-	-	-	-	-	5.3.1
<i>RESIDENTIAL USES</i>													
Accessory structure	P	P	P	P	P	P	-						5.2
Boarding or rooming house	-	-	-	-	S	-	-	-	-	-	-	-	
Caretaker residence	P	P	P	P	P	P	P	P	P	P	P	P	
Dormitory (associated with school or university)	-	-	-	-	-	P	P	P	P	P	-	-	
Dwelling, accessory	P	P	P	P	P	P	-	-	-	-	-	-	5.4.1
Dwelling, duplex/two-family (2 dwelling units on same lot of record)	-	-	-	-	P	-	-	-	-	-	-	-	
Dwelling, single-family attached		-	-	-	P	S	S	-	-	-	-	-	11.2
Dwelling, single-family detached	P	P	P	P	P	S	S	-	-	-	-	-	
Dwelling, single-family manufactured home (pursuant to NCGS 160D-910)	(allowed in MH-1 and MH-2 Overlay Districts only)												
Dwelling, multi-family (3 or more dwelling units on same lot of record)	-	-	-	-	S	S	S	S	S	-	-	-	11.2
Dwelling, upper story	-	-	-	-	-	-	P	P	P	-	-	-	
Family care home (pursuant to NCGS 160D-907)	P	P	P	P	P	P	-	-	-	-	-	-	
Home occupation	P	P	P	P	P	P	P	P	P	-	-	-	5.4.2
Manufactured home park	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary health care structure (pursuant to NCGS 160D-915)	P	P	P	P	P	P	-	-	-	-	-	-	
Vacation rental home (pursuant to NCGS Chapter 42A)	S	S	S	S	S	S	P	P	P	-	-	-	5.4.3

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USE	DISTRICTS												
	AG	RE	RL	RM	RH	O-I	CC	C-1	C-2	CD	I-1	I-2	SR
<i>CIVIC, GOVERNMENT, & INSTITUTIONAL USES</i>													
Animal shelter	S	S	S	-	-	-	-	S	S	S	S	P	
Cemetery, crematory, & mausoleum as principal use	S	S	S	S	S	S	S	S	P	P	P	P	5.5.1
Child care center	S	S	S	S	S	P	S	P	P	P	S	-	5.5.2
Civic, social, and fraternal organizations	S	S	S	S	S	P	P	P	P	P	P	-	
Community center	S	S	S	S	S	P	P	P	P	P	P	-	
Correctional institution	S	-	-	-	-	S	-	-	-	-	S	S	
Government building or facility (excluding animal shelters, correctional institutions)	S	S	S	S	S	P	P	P	P	P	P	P	
Hospital (includes accessory helipad)	-	-	-	-	-	-	-	-	P	P	-	-	
Post office	-	-	-	-	-	P	P	P	P	P	P	P	
Religious institution, up to 350 seats	S	S	S	S	S	P	P	P	P	-	-	-	
Religious institution, more than 350 seats	-	-	-	-	S	S	P	P	P	P	P	-	
Research facility	-	-	-	-	-	P	S	S	P	P	P	P	
Residential care facility	S	S	S	S	S	P	-	P	P	-	-	-	5.5.3
School, boarding	S	S	S	S	S	S	S	S	S	-	-	-	
School, elementary & secondary (public & private)	S	S	S	S	S	P	P	P	P	-	-	-	
School, university or college	-	-	-	-	-	P	P	P	P	P	-	-	
School, vocational, technical, and trade	-	-	-	-	-	P	P	P	P	P	P	P	
Social assistance (excluding child care center)	S	S	S	S	S	S	S	S	P	-	-	-	

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USE	DISTRICTS												
	AG	RE	RL	RM	RH	O-I	CC*	C-1	C-2	CD*	I-1*	I-2	SR
<i>RECREATION & ENTERTAINMENT USES</i>													
Amusement arcade, electronic gaming	-	-	-	-	-	-	-	-	-	-	-	-	
Amusements, outdoor (water park, batting cages, miniature golf, and similar uses)	-	-	-	-	-	-	-	-	S	-	S	-	
Amusements, indoor (bowling, roller skating, trampoline park, and similar uses)	-	-	-	-	-	-	-	-	P	-	P	-	
Auditorium/indoor public assembly, up to 350 seats	S	S	S	S	S	P	P	P	P	P	P	-	
Auditorium/indoor public assembly, more than 350 seats	-	-	-	-	S	S	S	S	P	P	P	-	
Beach bingo	-	-	-	-	-	-	S	S	S	-	S	-	5.6.1
Campground, private	S	S	S	-	-	-	-	-	-	-	-	-	5.6.2
Country club	S	S	S	S	S	-	-	P	P	-	P	-	
Golf course, public or private	S	S	S	S	S	-	-	P	P	-	-	-	
Museum and art gallery	S	S	S	S	S	P	P	P	P	P	P	-	
Nightclub, bar, lounge	-	-	-	-	-	-	S	-	S	-	S		
Park, public (includes related accessory uses)	P	P	P	P	P	P	P	P	P	P	P	-	
Pool or billiard hall	-	-	-	-	-	-	S	S	S	-	-	-	
Racetrack, motorsports (includes racing test tracks)	-	-	-	-	-	-	-	-	-	-	S	S	
Reception, banquet, events facility	S	S	S	S	S	S	P	P	P	P	P	-	5.6.3
Recreational facility, accessory	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational facility, indoor (excluding amusements)	-	-	-	-	-	P	P	P	P	P	P	-	
Recreational facility, outdoor (excluding public parks, amusements)	S	S	S	S	S	S	S	S	S	S	S	P	
Recreational instruction camp (sports, dance, etc.)	S	-	-	-	-	P	P	P	P	P	P	-	
Recreational outdoor sports club (hunting club, fishing club, etc.)	S	S	S	S	S	P	-	P	P	-	-	-	
Sexually-oriented business (pursuant to NCGS 160D-902)	-	-	-	-	-	-	-	-	S	-	-	-	5.6.4
Shooting/archery range, indoor (commercial or government)	-	-	-	-	-	S	-	-	S	-	P	P	
Shooting/archery ranges, outdoor (commercial or government)	S	-	-	-	-	-	-	-	-	-	S	S	
Theater, drive-in	-	-	-	-	-	-	-	-	S	-	S	-	
Theater, indoor	-	-	-	-	-	-	P	S	P	P	P	-	
Theater, outdoor (excluding drive-in)	-	-	-	-	-	P	P	S	P	P	P	-	
Zoo, public or private	S	-	-	-	-	S	-	-	S	S	S	-	

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Section 11.7 shall apply to all outdoor storage or display associated with a permitted use

USE	DISTRICTS												
	AG	RE	RL	RM	RH	O-I	CC	C-1	C-2	CD*	I-1*	I-2	SR
<i>OFFICE & SERVICE USES</i>													
Animal services (no outdoor kennels)	S	S	S	-	-	P	P	P	P	P	P	-	5.7.1
Animal services (with outdoor kennels)	S	S	S	-	-	-	-	-	S	S	S	-	5.7.1
Automobile/boat/vehicle repair & maintenance, major	S	-	-	-	-	-	-	-	S	-	P	P	11.7
Automobile/boat/vehicle repair & maintenance, minor	S	-	-	-	-	-	-	P	P	P	P	-	11.7
Bank and/or financial services	-	-	-	-	-	P	P	P	P	P	P	-	
Bed & breakfast home	S	S	S	S	S	P	P	P	P	-	-	-	5.7.2
Bed & breakfast inn	S	S	S	S	S	S	P	P	P	-	-	-	5.7.2
Broadcasting, telecommunications office (excluding towers)	-	-	-	-	-	P	P	P	P	P	P	-	
Business and professional services (no outdoor storage)	-	-	-	-	-	P	P	P	P	P	P	-	
Business and professional services (with outdoor storage)	-	-	-	-	-	-	-	-	S	S	S	S	
Catering services	-	-	-	-	-	-	P	P	P	P	P	-	
Car wash (as a principal use)	-	-	-	-	-	-	-	P	P	-	-	-	
Contractor office (no outdoor storage)	-	-	-	-	-	P	P	P	P	P	P	P	
Contractor shop (with or without outdoor storage)	-	-	-	-	-	-	-	-	S	-	P	P	11.7
Data center/call center	-	-	-	-	-	S	S	S	P	P	P	P	
Dry cleaning	-	-	-	-	-	-	P	P	P	P	P	-	
Funeral home & services, including crematory as an accessory use	-	-	-	-	-	P	S	S	P	P	P	-	5.5.1
Gunsmith (including gun and ammunition sales)	S	S	S	-	-	-	-	P	P	P	P		
Hotel, motel, or extended stay lodging facility	-	-	-	-	-	-	P	P	P	P	S	-	
Household item repair services	-	-	-	-	-	S	S	P	P	P	P	-	11.7
Lawn and landscaping services (no outdoor storage)	S	-	-	-	-	-	-	P	P	-	P		
Lawn and landscaping services (with outdoor storage)	S	-	-	-	-	-	-	-	S	-	P		11.7
Medical, dental, chiropractic, optical, and health care offices (excluding hospitals)	-	-	-	-	-	P	P	P	P	P	P	-	
Motion picture & sound recording (excluding theaters)	-	-	-	-	-	P	P	P	P	P	P	-	
Personal care services-hair, nails, skin, tanning, massage therapy	-	-	-	-	-	P	P	P	P	P	-	-	
Pest control services	-	-	-	-	-	P	S	P	P	P	P	-	
Photography studio	-	-	-	-	-	P	P	P	P	P	P	-	
Publishing, printing services (including screen printing)	-	-	-	-	-	P	P	P	P	P	P	-	
Professional offices	-	-	-	-	-	P	P	P	P	P	P		
Services, other	-	-	-	-	-	S	S	S	S	S	P	-	11.7
Tailoring services	-	-	-	-	-	P	P	P	P	P	P	-	
Tattoo parlors, body piercing	-	-	-	-	-	-	-	-	S	-	-	-	
Taxidermy	S	S	S	-	-	-	-	-	-	-	P	-	

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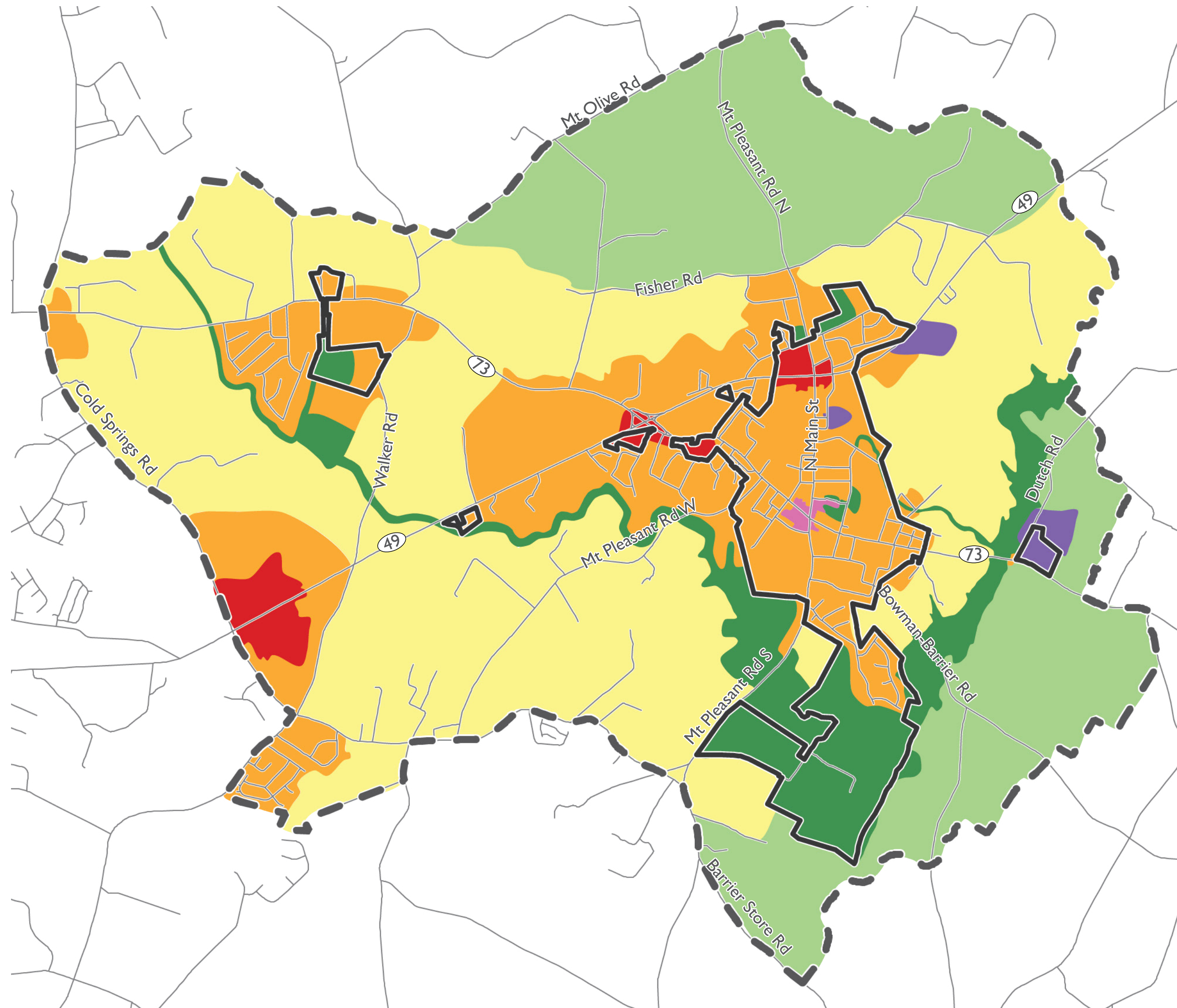
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USE	DISTRICTS												
	AG	RE	RL	RM	RH	O-I	CC*	C-1	C-2	CD*	I-1*	I-2	SR
<i>INDUSTRIAL, WHOLESALE, TRANSPORTATION, & UTILITY USES</i>													
Air transportation and support facilities (pursuant to NCGS 160D-904)	S	-	-	-	-	-	-	-	-	-	S	S	
Amateur radio antennas of 90 feet or less (pursuant to NCGS 160D-905)	P	P	P	-	-	-	-	-	-	-	P	P	
Bus, transit terminal or charter	-	-	-	-	-	-	-	-	S	-	P	P	
Flex office/warehouse unit	-	-	-	-	-	-	-	-	S	P	P	P	
Electric power generation (solar collectors pursuant to NCGS 160D-914)	S	-	-	-	-	-	-	-	-	-	S	S	5.9.1
Electric power generation (accessory to permitted use, not connected to grid) (solar collectors pursuant to NCGS 160D-914)	P	P	P	P	P	P	P	P	P	P	P	P	
Industrial laundry, dry cleaning plant	-	-	-	-	-	-	-	-	-	-	S	S	
Landfill - demolition & inert debris	P	P	P	P	P	P	P	P	P	P	P	P	5.9.2
Machine, welding shop	S	-	-	-	-	-	-	-	-	-	P	P	
Manufacturing, Type A	S	-	-	-	-	-	-	-	S	P	P	P	11.7
Manufacturing, Type B	-	-	-	-	-	-	-	-	-	S	P	P	11.7
Manufacturing, Type C (excluding sawmills)	-	-	-	-	-	-	-	-	-	-	S	P	11.7
Mini-warehousing/self-storage	-	-	-	-	-	-	-	-	S	S	P	P	5.9.3
Mining and extraction	S	-	-	-	-	-	-	-	-	-	-	S	5.9.4
Parking lots and structures (principal use)	-	-	-	-	S	P	P	P	P	P	P	P	
Public transit system stops	P	P	P	P	P	P	P	P	P	P	P	P	
Rail transportation and support facilities	-	-	-	-	-	-	-	-	-	-	-	S	
Retail outlet accessory to manufacturing use	-	-	-	-	-	-	-	-	P	P	P	P	
Sawmill	S	-	-	-	-	-	-	-	-	-	P	P	11.7
Sewer/wastewater treatment plants	S	-	-	-	-	-	-	-	-	-	S	P	
Solid waste collection and/or disposal (non-hazardous)	-	-	-	-	-	-	-	-	-	-	S	S	
Solid waste collection and/or disposal (hazardous)	-	-	-	-	-	-	-	-	-	-	-	S	5.9.5
Stockyards, slaughterhouses, rendering plants	S	-	-	-	-	-	-	-	-	-	-	S	
Taxi, limousine, chauffeur services	-	-	-	-	-	-	-	S	P	P	P	-	
Truck transportation, terminal and support facilities	-	-	-	-	-	-	-	-	-	-	S	P	
Truck stop, travel plaza	-	-	-	-	-	-	-	-	S	-	S	-	
Utility distribution lines and appurtenances (water, sewer, natural gas, electric, communications)	P	P	P	P	P	P	P	P	P	P	P	P	
Warehousing and storage	S	-	-	-	-	S	S	S	S	P	P	P	11.7
Waste remediation/recovery services (including salvage/junk yard, recycling operations)	-	-	-	-	-	-	-	-	-	-	-	S	5.9.6, 11.7
Water treatment facility	S	S	S	S	S	S	S	S	S	S	P	P	
Wholesale trade, distribution facilities	S	-	-	-	-	-	-	-	S	P	P	P	
Wireless support structures-new or substantial modification**	S	S	S	S	S	S	S	S	S	S	S	S	5.9.7
Wireless support structures - collocation	P	P	P	P	P	P	P	P	P	P	P	P	5.9.7

** Wireless support +A153:N172structures using approved concealed (stealth) design and less than 60 feet in height are permitted by right in all districts.

FUTURE LAND USE MAP


Adopted December 11, 2017, as amended through March 23, 2020



	ACRES	% OF TOTAL
Open Space / Recreation	1,141.6	9.2%
Rural	3,105.2	25.0%
Low Intensity	5,512.0	44.5%
Medium Intensity	2,354.9	19.0%
High Intensity	165.7	1.3%
Downtown Core	18.3	0.1%
Employment Center	106.7	0.9%
TOTAL	12,404.4*	100.0%

- Recreational / Open Space
- Rural
- Low Intensity
- Medium Intensity
- High Intensity
- Downtown Core
- Employment Center

Planning Area Boundary
 Town Limits
 Roads



NORTH
1 MILE

* does not include R-O-W acreage

FUTURE LAND USE CLASSIFICATION



OPEN SPACE/RECREATION

This land use classification is intended for large areas of floodplain, existing and proposed parks, recreation facilities, and large areas of common open space that can be used by residents and visitors. This category includes the Carolina Thread Trail and connecting spurs. Designated recreational areas include the Mount Pleasant Community Park at Town Hall, the Elementary School facilities, the Buffalo Creek Preserve, and a future East Cabarrus District Park.



RURAL

This land use classification is intended primarily for agricultural purposes and estate lot single-family residential development of less than one dwelling unit per two acres. Rural areas typically have limited or no access to infrastructure and a low probability of future utility extension.



LOW INTENSITY

This land use classification is intended primarily for low density single-family residential development of greater one dwelling unit per acre and no more than two dwelling units per acre. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas typically have limited access to infrastructure.



MEDIUM INTENSITY

This land use classification is intended for a variety of medium density residential uses of two to four 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.



HIGH INTENSITY

This land use classification is intended to accommodate a wide variety of civic, institutional, retail, service, and office uses and high density residential uses of between 4 to 8 dwelling units per acre. These areas are immediately adjacent to major transportation corridor intersections where utility infrastructure is readily available.



DOWNTOWN CORE

This land use classification is intended to protect and promote the vitality and character of Downtown Mount Pleasant. The Downtown Core is the central hub of the Town and eastern Cabarrus County, including civic activities, tourism, arts, entertainment, restaurants, events, small-scale specialty retail, and professional services, in a pedestrian-oriented setting.



EMPLOYMENT CENTER

This land use classification is intended for existing industry, development for light industry, and major employers. These areas typically have readily available or easily extended or improved infrastructure to accommodate industry. Areas designated as Employment Center can also include the adaptive reuse of large sites or buildings that previously provided larger scale employment.



TOWN OF MOUNT PLEASANT
COMPREHENSIVE PLAN