

## Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, May 22, 2023

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** (April 24, 2023)
6. **Public Comment Period**
7. **Board of Adjustment Cases**  
**SITE 2023-01 Propel Church – Alternative Design Proposal**  
Applicant has submitted an alternative design proposal in accordance with Section 11.1.3.1 of the MPDO. The applicant requests approval of an alternative building design from what is required in Section 11.3 for non-residential buildings in regards to materials, window area and separation, roof form, and articulation of the primary façade and two secondary facades.
8. **Planning Board Cases**  
None
9. **Reports**  
Planning Report and Zoning Permits for April & May (to date)
10. **Planning & Zoning Board Comment Period**
11. **Adjourn**

**TOWN OF MT. PLEASANT, NORTH CAROLINA**  
**Planning and Zoning Board Meeting Minutes**  
**Monday, April 24, 2023**

**Members Present:** Chairman - Whit Moose  
Vice Chairman - Mike Steiner  
Member - Bridget Fowler  
Member - Shirley Freeman  
Member - Rick Burleyson  
Alternate – Jonathan Helms  
P&Z Clerk to the Board – Jennifer Blake  
Planning & Economic Development Director - Erin Burris

**Also Present:** None

**1. Call to Order:**

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:00 p.m.

**2. Recognition of Quorum:**

Chairman Whit Moose stated a quorum was present.

**3. Conflict of Interest:**

The Vice 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:**

A motion to approve the agenda was made by Mike Steiner with a second by Bridget Fowler. All members were in favor. (5-0)

**5. Approval of Minutes of Previous Meeting:**

A motion to approve the previous minutes for February 27, 2023, was made by Rick Burleyson with a second made by Mike Steiner. All members were in favor. (5-0)

**6. Public Comment:**

None

**7. Planning Board Cases**

**REZ 2023-02 N. Main Street Zoning District Boundary Adjustments**

**Town-initiated request to adjust existing zoning district boundaries to align with property boundaries and remove spot zoning. Locations: 1415, 1430, 1431, and 1438 N. Main Street; Cabarrus County Parcel Number: 5670-23-9509, 5670-23-**

**1727, 5670-23-3688, 5670-23-1646 and; Area: approx. 1.17 acres; Current Zoning: RM Residential Medium Density and CC Center City; Proposed Zoning: O-I Office & Institutional, CC Center City, and RM Residential Medium Density.**

Erin Burris directed the Board to the REZ 2023-02 N. Main Street Zoning District Map starting with the property at 1431 N. Main Street that the Town owns.

This is the Henderson-Barrier house beside the Fire Station that is being used as the temporary fire station offices.

The small area of property directly behind the Henderson-Barrier House is owned by the Town and has been for a long time. It was a separate parcel, but now it is part of the same parcel as Town Hall, so we would like to zone it the same as the current Town Hall which is O-I (Office and Institutional).

We would like to rezone the Henderson-Barrier house as CC (Center City) because it is adjacent to CC and when we go to sell it, it will open the number of uses that are permitted for that house. Also, that is what Preservation NC recommended that we do to improve the marketability of the property.

On the other side of the street, Mr. Dixon expressed interest in rezoning the property to reflect its use as single-family residential. It has always been a house at this location, and they want it to continue to be single-family residential and the same for the next-door neighbor. After we talked to Mr. Dixon, we can't leave this part a hole in the district so this side of the street would go to RM (Residential Medium Density) so that would extend that district down a little bit and then we would be extending the CC (Center City District) up on the other side.

This piece of property at 1430 N. Main Street is zoned CC and is a Single-family residential use and is a little bit different on this side since it is sandwiched between Commercial use and the downtown and they have not expressed any interest in rezoning that.

We have not received any calls or questions about the signs or letters that went out about these four pieces of property. We are calling this a Zoning District Boundary Adjustment. It is Town initiated but the two property owners are also on board.

The Board thought this was straight forward and had no discussion.

Chairman Whit Moose opened the Public Hearing.

Chairman Whit Moose closed the Public Hearing.

Mike Steiner made a **motion to approve** finding the request consistent with the land use designations on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan and a second was made by Rick Burleyson. All were in favor. (5-0)

## **8. Board of Adjustment Cases**

None

## **9. Reports**

Staff has added the very important estimated sewer capacity usage for every use because we really do not have much. The allocation policy requires the Town Board to approve any allocation. So, we have some serious decisions to make because the park is going to be using a lot and WSACC is not planning on giving us much. We are going to make a presentation to them in May after we speak with the Town Board at their next meeting regarding what we will need to ask for.

Jonathan Helms asked how often are we exceeding 5,000gpd. Ms. Burris stated that the reason we have to go to the Town Board every time it's over 5,000 is because we have so precious little to give. So, if it is over 5,000gpd, they have to make a serious decision as to whether or not they want to give up that much for a single use. The park would be the first time one with over 5,000 gallons. We've actually had Brighton Park and Green Acres, but we already made commitments to those through development agreements. This would have been on the May meeting agenda, but we have to work some things out with WSAAC before we commit to 19,400 gallons a day when they were only planning on giving us 29,000 over the next three years.

### **SITE 2023-01 Propel Church -01 Propel Church**

The church will be coming to the Board of Adjustments next month to review the Alternate Design Proposal regarding the building design.

### **SUB 2017-01 Green Acres Construction Plans**

Construction Plans got approved today, so grading should begin soon.

### **SUB 2020-03 Brighton Park**

Grading is underway, and they have gotten their flow acceptance from WSAAC for Phase 1, or they just submitted it.

### **Code of Ordinances**

Added in Phase 7 regarding coasters, skates, scooters, and similar devices.

The District Attorney's Office is reviewing both Part 7 that has already been adopted and Part 8 that has not yet been adopted to make sure the offenses can be enforceable, or if there are any changes the Town needs to make.

### Utilities

We have not heard anything on the BRIC grant, and it may be a while.

### Comprehensive Plan Implementation

The Mural "Greetings from Mont Amoena" is supposed to be installed this week on Michelle Burn's Esthetic Shop facing Buddy's parking lot and that will depend on the weather.

The Downtown Stormwater Study is almost done.

You can see what is done at the Fire Station and Park on [www.mpnfuture.com](http://www.mpnfuture.com) website.

## **10. Permits**

Rick Burleyson wanted to know where the expansion parking lot for Cantina 73 is. Abhi Patel purchased the house next door (Harwood house) to Cantina 73. They will have to pipe that ditch and go through the Engineers and must go through NCDOT to attach to

that pipe. So, there are a few things that need to be changed on the plans before they can get started.

#### **11. Comments**

Mike Steiner shared that it has been a quiet week in Oldenburg.

Bridget Fowler asked who owns the property at the corner of W. Franklin Street and S. Halifax Street. Eury Property, Inc. now owns that property, and the Code Enforcement Officer has already gotten started with the letters for high grass on the lot.

Whit Moose asked if we heard anything from our Tap House.

We have a ribbon cutting this Saturday, April 29<sup>th</sup> at 11:30 a.m.

Erin Burris said we need clear clarification from them on their plans for the area they will use for food trucks. She remembers them saying it would be occasionally, and it seems like it is every weekend. We need to make sure their permit reflects that and see what the I-1 district allows.

Mike Steiner shared that the Tiger Gym was moving to the Pinto Holdings, LLC Building. They plan on moving into the basement of the office building, and she is waiting on the permit and application for the change of use.

The Hit Mill is putting up a new sign. They were supposed to be on the order for a Ribbon Cutting this Saturday, April 29<sup>th</sup>, but they were not quite ready.

Mike Steiner asked if rezoning was required for the Tiger Gym.

No rezoning but they must do a zoning permit and fire inspection. Everything needs a permit and fire inspection.

#### **11. Adjournment:**

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Whit Moose made the motion and a second was made by Bridget Fowler.

All were in favor. (5-0)

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**Vice Chairman, Mike Steiner**

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**Clerk to the Board Jennifer Blake**

## Board of Adjustment

Town Hall - 8590 Park Drive Mount Pleasant, NC  
Monday, May 22, 2023 at 6:00 PM

**To:** Board of Adjustment  
**From:** Erin S. Burris, AICP  
**Date:** May 22, 2023  
**Subject:** SITE 2023-01 Propel Church – Alternative Design Proposal

### A. SITE INFORMATION

**Applicant:** Propel Church, Inc.  
PO Box 1288  
Mount Pleasant, NC 28124  
**Tax PIN:** 5660-96-0201  
**Location:** 7801 NC Highway 73 E  
**Zoning:** OI Office & Institutional  
**Lot Area:** 6.914 ac

### B. ALTERNATIVE DESIGN PROPOSAL REQUEST

The subject property is zoned O-I Office & Institutional and is currently vacant. The applicant requests approval of an Alternative Design Proposal for the building, which as proposed, does not meet the requirements of Section 11.3 Non-Residential Building Design Standards. The applicant has not yet officially submitted a Site Plan for the property for review, but a Sketch Plan has been provided in order to ascertain general building and parking location and orientation. The applicant proposes orienting the primary façade of the building toward and internal access drive to be shared with adjacent property owner Allman Enterprises of Mt Pleasant LLC. The façade facing NC Highway 73 would be classified as a secondary façade. The western facing façade would also be considered a secondary façade due to its visibility toward eastbound traffic on NC Highway 73.

The requirements of the following sections are not met with the proposed building design:

#### **Section 11.3.6: Horizontal Articulation**

- **Requirement:** A minimum of 50% of the width of the horizontal wall plan of secondary building walls shall contain articulating features.
- **Proposed Design:** The west facing secondary façade does not meet this requirement. It is primarily a blank wall with no windows and no horizontal articulation.

- **Staff Recommendation:** An alternative method could be to screen the blank wall with a Type D buffer which is offered as an option for compliance in other parts of Section 11.3. Otherwise more articulation could be incorporated into the wall through differentiation in materials, etc.

### **Section 11.3.7: Roof Form**

- **Requirement:** Parapet walls on primary facades shall contain at least one (1) change in height of at least one (1) foot a minimum of every 25 feet, through the use of a stepped wall or the inclusion of a minor pitched roof form.
- **Proposed Design:** The east facing primary façade has one significant change in height along its approximately 175-foot length.
- **Staff Recommendation:** The façade incorporates multiple horizontal and vertical articulation elements to offset the lack of change in height of the roofline, including several vertically oriented windows, awnings, and materials changes. The alternative design meets the intent of this requirement.

### **Section 11.3.8: Materials and Color**

- **Requirement:** Brick, stone or other material similar in appearance and durability shall be used as cladding over a minimum of 75% of the surface area of each primary building wall and 50% of each secondary building wall. Materials that are fabricated to have the same appearance as a primary building material shall be permitted, unless otherwise noted. All other materials not expressly permitted are prohibited. The following accent materials may be used as cladding on up to 25% of the surface area of any primary building wall and 50% of the surface area of any secondary building walls:
  - Wood clapboard or fiber cement board horizontal or vertical siding
  - Vinyl siding horizontal or vertical siding
  - Stucco or Exterior insulation and finishing systems (EIFS)
  - Ceramic Tile / Terracotta
  - Split-faced concrete block
  - Architectural grade metal (shall not exceed 10% of any primary or secondary façade)
- **Proposed Design:** The primary façade has just 4% masonry cladding proposed. The type of masonry is not specified, but it appears to be split-faced concrete block (a secondary material) and not brick or stone. The brick/stone requirement for primary facades is 75% and 50% for the secondary façade. The south (street facing) secondary façade has just 7% masonry cladding proposed. The east facing secondary façade has 0% masonry cladding proposed. Primary and secondary facades are more than 10% architectural grade metal. The east facing primary façade is approximately 77% metal and the secondary facades each approximately 90% metal.
- **Staff Recommendation:** The west facing secondary wall could be screened with a Type D buffer, offered as alternative in other parts of Section 11.3. Additional masonry in the form of brick or stone could be incorporated into the design of the south (street) facing secondary façade and the east facing primary façade to come closer to the material percentage requirements with a focus on those areas most visible from Highway 73 (see attached recommended materials proposal). These minor design changes would demonstrate meeting the intent of the requirement.

**Surrounding Area / Existing Conditions within 1,000 feet**

	<b><i>Zoning District(s)</i></b>	<b><i>Land Use(s)</i></b>
<b><i>North</i></b>	RL	Vacant, NC Highway 49
<b><i>East</i></b>	RL, RM, RH, OI, C-1	Vacant, Single-family residential, Religious institution (MP Church of God), Gas station, Retail
<b><i>South</i></b>	CZ RH, RL	Multi-family residential (Barringer’s Trace Apartments), Single-family residential
<b><i>West</i></b>	RL, C-2	Single-family residential, Retail (Family Dollar, Domino’s, et.al), NC Highway 49 interchange

The subject property is located within 1,000 feet of a mixture of uses and higher intensity districts such as OI, C-1, C2 and RH.

**Comprehensive Plan**

The Town of Mount Pleasant Comprehensive Plan has one strategy relevant to this request:

*“CC2. Improve landscaping, signage, and building design standards for new and expanding development to enhance and be compatible with surrounding development.”*

The current regulations in Section 11.3 of the MPDO were adopted in response to this strategy.

**Site Plan**

The applicant has provided a Sketch Plan. Based on initial review, at a minimum, the following items will need to be addressed on the official submittal of the Site Plan:

1. The cross section identified for NC Highway 73 at this location on the official Comprehensive Transportation Plan (CTP) Index (date October 27, 2021) is a 4F cross section, which requires a 100 foot right-of-way. The Sketch Plan shows an 80-foot right-of-way.
2. Driveway Permit approval/road improvement requirements will need to be coordinated with NCDOT.
3. Sidewalk needs to be considered along the interior access road depending on coordination with adjacent property owner. Connect sidewalk along Highway 73 to main building entrance.
4. Subject to NCDEQ approval of soil and erosion control and stormwater.
5. Subject to wastewater allocation in accordance with Town of Mount Pleasant Wastewater Allocation policy and availability. Estimated flow needs to be provided as soon as possible.
6. Landscape plan meeting the requirements of Article 7 of the MPDO for buffer yards, street yard, and parking lot yard needs to be provided
7. Signage to be permitted separately in accordance with the requirements of Article 12 of the MPDO. Maximum wall sign area in the O-I district is 24sf per wall.
8. Mechanical equipment and waste receptacles to be screened in accordance with Sections 11.3.13 and 11.7 of MPDO



### **C. BOARD OF ADJUSTMENT ACTION**

In order to determine whether approval of Alternative Design Proposal is warranted, the Board of Adjustment, as a Design Review Board, must decide that each of the criteria as set forth in the MPDO and outlined below have been met. The applicant has provided responses to each of these criteria (attached). Subject to NCGS 160D-302(b), the Board shall proceed in a quasi-judicial manner.

If all criteria are found in the affirmative (yes), then the Board of Adjustment should vote to approve the Alternative Design Proposal with applicable conditions. If any of the criteria are found in the negative (no), then the Board of Adjustment should vote to deny the Alternative Design Proposal. Should the Alternative Design Proposal be approved, the Board may impose such reasonable conditions as will ensure that the intent of the ordinance requirements is met.

#### **Criteria to Approve Alternative Design Proposal**

- A. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations;
- B. The proposed project will be compatible with adjoining property;
- C. The proposed project is consistent with the intent of this Ordinance and substantially meets the requirements herein; and
- D. The proposed project is consistent with adopted plans and policies of the Town.

### **D. NOTICE OF PUBLIC HEARING (per NCGS 160D-406)**

- 1. Mailed notice to adjoining owners on May 9, 2023.
- 2. Posted sign on subject property on May 11, 2023.

### **E. ATTACHMENTS**

- 1. Application & Narrative addressing approval criteria
- 2. Aerial Map
- 3. Site Sketch Plan
- 4. Proposed building elevations
- 5. Staff recommendations for materials and landscaping



**MOUNT PLEASANT**

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9803 • townhall@mtpleasant.nc.us

**Alternative Design Proposal Application**

Case #:

**1. Property Information**

Date of Application 04/03/23 Name of Project Propel Church  
Location 04/03/23 Property Size (acres) 6.914 acres  
Current Land Use undeveloped Proposed Land Use Religious Institution (up to 350 seats)  
Parcel Identification Number(s) 56609602010000 Zoning District RL

**2. Contact Information**

Propel Church, Inc.  
Property Owner  
PO Box 1288 Mt. Pleasant, NC 28124  
Mailing Address City, State Zip  
704-785-0348  
Telephone Fax

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief.  
[Signature] Nick Newman 4-11-23  
Signature Print Name Date

**3. Standards for Approval**

The Planning Board, acting as a Design Review Board, may approve the Alternative Design Proposal if all of the following standards are met. Please describe how the proposed project meets the following standards:

**A. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations.**

See attached.

**B. The proposed project will be compatible with adjoining property.**

See attached.

**C. The proposed project is consistent with the intent of the Development Ordinance and substantially meets the requirement of it.**

See attached.

**D. The proposed project is consistent with the adopted plans and policies of the Town.**

See attached.

**E. Provide any additional information regarding the alternative design proposal.**

See attached.

- Prior to the filing of an Alternative Design Proposal request, the applicant must have a pre-application meeting with Planning Staff.
- Requests for a Alternative Design Proposals shall be accompanied by a Site Plan and/or Architectural Plans
- Alternative Design Proposal fee is \$250.00.

**Staff Use Only:**

Date Application Received: 4-11-23

Received By: Jennifer Blake

Fee Paid: \$ 250.00 CK # 1082

Case #: \_\_\_\_\_

Scheduled Date of Hearing: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Alternate Design Proposal Application attachment.

### **3. Standards for Approval**

**A. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations.**

- *The client's goal for the building was to have a building that is representative of their brand, feels familiar to their target audience and is an attraction to help draw people to the church, and will be a building that they will be proud to own and use for years to come.*
- *The proposed project was carefully designed within the church's budget to present an attractive façade toward the street (secondary building wall in this project) and an engaging primary building façade along the internal driveway.*
- *The primary and secondary building walls utilize principles found in the design standards such as a modulated façade (11.3.4.A, 11.3.4.B), vertical articulation (11.3.5.A.1, 11.3.5.A.2, 11.3.5.A.10), horizontal articulation (11.3.6A.Awnings).*
- *While the project's exterior cladding materials don't meet the design standard's required area percentages, the project does include accepted materials such as storefront glazing, brick, architectural grade metal panel, and EIFS in neutral colors (11.3.8.1.A, 11.3.8.1.B)*
- *While this project does not comply explicitly with Mount Pleasant's design standards, it does draw from those standards to create a design that contributes to the character of Mount Pleasant in a positive way.*

**B. The proposed project will be compatible with adjoining property.**

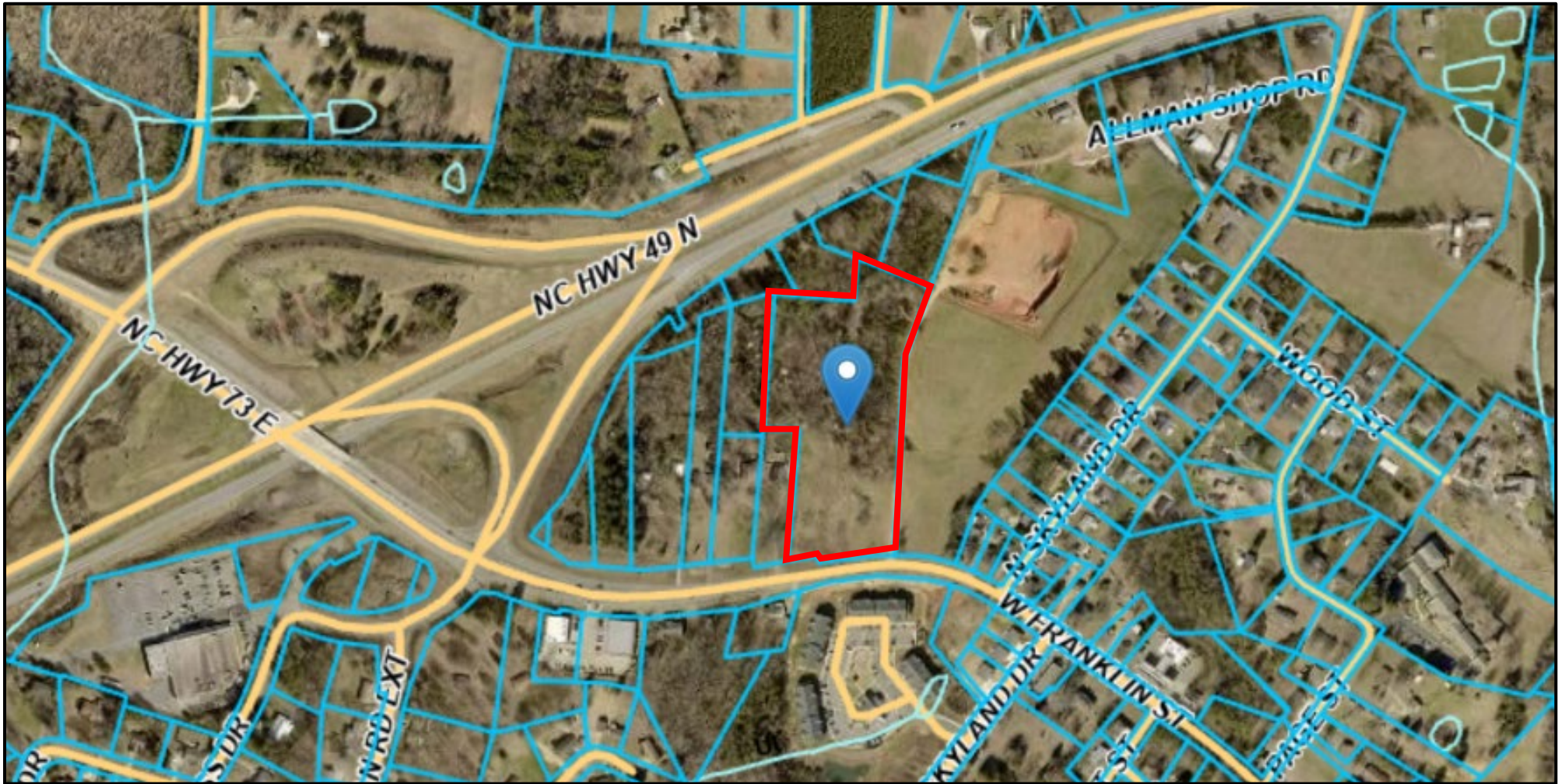
- *Immediately adjacent properties are 1-2 story single-family homes and 2-story apartment buildings across the road. Our proposed design presents both a single-story and a taller volume along the street addressing both building scales present in the vicinity.*
- *The surrounding buildings are clad in a mix of neutral and gray colored horizontal siding and red brick. About 500' down the road are 2 small-box retail buildings (Domino's Pizza and Family Dollar) that are clad in red brick and beige split-face block. The proposed design features a wood-tone horizontal siding as a primary accent, a dark gray brick base, and a mix of white and gray ribbed metal panel cladding.*
- *As a church building, that is neither residential nor retail, the design intentionally has a visual and textural palette that is complementary to, but distinguishes it from the surrounding building types.*

**C. The proposed project is consistent with the intent of the Development Ordinance and substantially meets the requirement of it.**

- *Mount Pleasant's design standards for non-residential buildings strive to establish a standard of architectural character that creates compatibility throughout Mount Pleasant. While the proposed project design does not comply directly with some of the specific design features, it does employ several design strategies to create a building that is attractive from the road and within the site itself and is a positive contribution to the overall architectural standard in Mount Pleasant through siting with respect to the*

*street, a strong sense of entry, and the scale and color of the building set in a site surrounded by trees and landscaping. The building design is derived from timeless design strategies and elements (varied massing, vertical and horizontal articulation, pedestrian level façade features, and a material and color palette that is both familiar and forward-thinking).*

- D. The proposed project is consistent with the adopted plans and policies of the Town.**
- The project is currently in an early design stage and will continue to be developed. Design standards aside, the project will be fully code compliant.
- E. Provide any additional information regarding the alternative design proposal.**
- The design team has worked very closely with the church to arrive at a design solution that they feel reflects their ministry and creates a welcoming place in their community.



SITE 2023-01 Propel Church





**EAST ELEVATION (PRIMARY FACADE)**

VERTICAL CORRUGATED METAL SIDING (WHITE):	349 SF (8%)
VERTICAL SEAMED METAL SIDING (GRAY):	558 SF (13%)
HORIZONTAL CORRUGATED METAL SIDING (GRAY):	1334 SF (30%)
HORIZONTAL SEAMED METAL SIDING (BROWN):	539 SF (12%)
HORIZONTAL SEAMED METAL SIDING (WHITE):	198 SF (5%)
HORIZONTAL SEAMED METAL SIDING (GRAY):	381 SF (9%)
MASONRY CLADDING:	154 SF (4%)
DOORS (METAL)	72 SF (2%)
WINDOWS (STOREFRONT):	794 SF (18%)
<b>TOTAL</b>	<b>4379 SF</b>



**SOUTH ELEVATION (SECONDARY FACADE)**

VERTICAL CORRUGATED METAL SIDING (WHITE):	598 SF (21%)
VERTICAL SEAMED METAL SIDING (GRAY):	423 SF (15%)
HORIZONTAL CORRUGATED METAL SIDING (GRAY):	479 SF (17%)
HORIZONTAL SEAMED METAL SIDING (BROWN):	911 SF (32%)
HORIZONTAL SEAMED METAL SIDING (WHITE):	70 SF (2%)
MASONRY CLADDING:	196 SF (7%)
DOORS (METAL):	72 SF (2%)
WINDOWS (STOREFRONT):	136 SF (5%)
<b>TOTAL</b>	<b>2885 SF</b>



**WEST ELEVATION**

VERTICAL SEAMED METAL SIDING (GRAY):	2153 SF (55%)
HORIZONTAL CORRUGATED METAL SIDING (GRAY):	433 SF (11%)
HORIZONTAL SEAMED METAL SIDING (BROWN):	177 SF (4%)
HORIZONTAL SEAMED METAL SIDING (GRAY):	890 SF (23%)
DOORS (METAL)	105 SF (3%)
WINDOWS (STOREFRONT):	191 SF (5%)
<b>TOTAL</b>	<b>3949 SF</b>



**NORTH ELEVATION**

VERTICAL CORRUGATED METAL SIDING (WHITE):	71 SF (2%)
VERTICAL SEAMED METAL SIDING (GRAY):	465 SF (16%)
HORIZONTAL CORRUGATED METAL SIDING (GRAY):	924 SF (31%)
HORIZONTAL SEAMED METAL SIDING (BROWN):	312 SF (11%)
HORIZONTAL SEAMED METAL SIDING (WHITE):	70 SF (2%)
HORIZONTAL SEAMED METAL SIDING (GRAY):	543 SF (18%)
MASONRY CLADDING:	37 SF (1%)
WINDOWS (STOREFRONT):	547 SF (18%)
<b>TOTAL</b>	<b>2969 SF</b>



Staff Recommendations for Materials and Screening



## Masonry Materials Options for Consideration



## Planning and Economic Development

May 8, 2023

### Planning & Zoning Cases

#### **SITE 2022-04 Highway 49 Mini-Storage**

**Description:** Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet

**Location:** 8830 NC Highway 49 N

**Cabarrus County Parcel Number(s):** 5670-47-4622

**Current Zoning:** I-1

**Area:** 11.27 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Construction plans under review.

#### **SITE 2022-07 Virginia Foil Park/Library/Senior Center**

**Description:** Site plan for athletic complex/library/senior center

**Location:** 1111 N. Washington St.

**Cabarrus County Parcel Number(s):** 5670-44-0187

**Zoning:** O-I Office & Institutional

**Area:** approx. 29.11 acres

**Estimated Sewer Capacity Usage:** 19,400 gpd (pending allocation request)

**Current Status:** Construction plans have been reviewed and comments provided.

#### **SITE 2023-02 Cantina 73/ABC Parking Lot Expansion**

**Description:** Site plan for commercial parking lot expansion

**Location:** 8860 E. Franklin Street

**Cabarrus County Parcel Number(s):** 5670-42-6218

**Zoning:** C-1 Light Commercial

**Area:** approx. 0.5 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Construction plans have been reviewed and comments provided.

#### **SITE 2023-01 Propel Church**

**Description:** Site plan for religious institution

**Location:** 7801 NC Highway 73 E

**Cabarrus County Parcel Number(s):** 5660-96-0201

**Zoning:** OI Office & Institutional

**Area:** approx. 6.8 acres

**Estimated Sewer Capacity Usage:** 1,520gpd (5gal per seat) (pending allocation request)

**Current Status:** Coordinating with adjacent property owner on access and utilities. Alternative Design Proposal for building has been submitted and is scheduled to be reviewed by the Board of Adjustment at May 22 meeting.

### **SUB 2017-01 Green Acres Construction Plans**

**Description:** 37-lot single-family subdivision. 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

**Estimated Sewer Capacity Usage:** 8,880gpd (allocated in development agreement 7/12/2022)

**Current Status:** Construction Plans have been approved. Grading to start soon.

### **SUB 2020-03 Brighton Park**

**Description:** 178-lot single-family subdivision with community clubhouse and pool. 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

**Estimated Sewer Capacity Usage:** 28,560gpd for first three phases and 14,160gpd for last two phases (42,720gpd total) (allocated in development agreement 6/17/2022)

**Current Status:** Grading underway, Phase 1 Sewer Flow Acceptance complete

### **Code of Ordinances**

#### **Part 7: Motor Vehicles & Traffic**

Town Board voted to approve amendments to Part 7 at its September meeting. The updated ordinance has been added to the Town website. Notice of changes were sent out in December 2022 water bill and posted on Town Facebook page. Signs are scheduled to be installed in the areas to the east of N. Main Street in May. Areas to the west of Main Street will follow. A new area will be installed each month until complete. Need to revisit Section 7-4.1 regarding use of coasters, skates, scooters, and similar devices. This section referencing "play street" was left over from previous ordinance and was missed during the update. These devices were intended to be permitted on all residential streets of 25mph or less. Additionally, the District Attorney's office has recommended some changes.

#### **Part 8: Offenses (Nuisances)**

Staff presented the first three chapters of Part 8 to the Town Board at the February 13 meeting. This included regulations on Administration, Disorderly Conduct, and Animals. The remainder of Part 8 will be presented at the March 13 meeting. This will include Junk Vehicles, Public Nuisances, Noise, and Other General Offenses. The District Attorney's office has reviewed this section and recommended no changes. Town Board approved at the May 8 meeting.

### **Utilities**

- The Town of Mount Pleasant has a total 65,667 gpd to allocate until 2024 when the Phase 1 Rocky River Regional Waste Water Treatment Plant 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 18,227 gpd to be allocated. The new park will use approximately 19,400 gpd. Town staff has been discussing future sewer needs in regards to

allocation to be requested for after the expansion of RRRWWTP is completed. The WSACC Board is currently looking at allocation options.

- The application for the FEMA Building Resilient Infrastructure and Communities (BRIC) grant was submitted. The NC Department of Public Safety submitted the subapplication to FEMA on January 23. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. Initial state scoring put Mount Pleasant's project in second place in the state (out of 42 projects). The grant request is for approximately \$4.5 million. The grant match is 12%.

### **Comprehensive Plan Implementation**

- Town received a Grassroots Project Assistance Grant through the Cabarrus Arts Council and NC Arts Council to complete a second Downtown Mural, "Greetings from Mont Amoena". The mural was completed the first week of May and dedicated by the Town Board on May 8. Final paperwork to close out the grant is being prepared.
- HMW Preservation completed field work in February for the National Register Historic District Survey and Study Form Update. The draft report was completed in March. LKC and subcontractor McAdams have completed a report with recommendations and cost estimates for the Downtown Stormwater Study. Staff will request that the CIP portion of the report be adopted to assist with grant applications.
- Town staff is working on plans for additional/improved parking in the southwest quadrant of downtown.
- Fire Department and Town Park construction projects are underway. Visit the [www.mpncfuture.com](http://www.mpncfuture.com) website for project updates. Staff applied for the Lowe's Hometown Grant to complete some of the ancillary projects at McAllister Field including lighting, netting, and dugouts. Notice of award is expected in June.

### **Transportation**

- Staff has been working on procurement for engineering for the N. Washington Street CMAQ project.
- Public works staff and engineering staff have scored the streets to prioritize paving. Jackson Street between North Drive and Highway 49 is the first segment that will be paved prior to June 30. Scoring reflects that several streets in Oldenburg are the next highest priorities for paving.
- State STIP prioritization P7.0 is currently underway. Staff prepared an additional highway project and three pedestrian projects to submit. Resolutions of support were approved by Town Board at the May 8 meeting.

### **Permits**

April and May (to date) report attached.

### April and May 2023 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2023-18	4/3/2023	5670-32-7005	8651	Lee St.	Accessory	Swimming pool	Bryant Furr	
Z-2023-19	4/3/2023	5670-28-2953	219	N. Main St.	Accessory	Carport	John Jaynes	
Z-2023-20	4/21/2023	5670-14-0625	8115	W. Franklin St.	Sign	MP Hit Mill Ground Sign	Kat Craver (Justin Crump)	
Z-2023-21	4/21/2023	5670-32-1675	8630	E. Franklin St.	Accessory	Storage Shed	Wesley Wilson	

4 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2023-22	5/5/2023	5670-14-8449	1150	N. College Street	Accessory	Detached Garage	RDM Builders	
Z-2023-23	5/5/2023	5670-26-2009	788	N. Main St.	Accessory	Storage Building	Patti Shoe	
Z-2023-24	5/16/2023	5670-32-6525	1507	Pinto Place	Change	Tiger Gym	Brent Plott	
Z-2023-25	5/5/2023	5650-87-4724	466	Walker Road	Accessory	Storage Building	Cabarrus County Schools	

4 Zoning Permits