

## Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, August 22, 2022

6:00 PM

1. **Call to Order** - Chair Whit Moose
2. **Recognition of Quorum**
3. **Annual Election of Officers**-Chair and Vice Chair of Planning & Zoning Board (and Board of Adjustment)
4. **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)*
5. **Approval of Agenda**
6. **Approval of Minutes of Previous Meetings** (July 25, 2022)
7. **Public Comment Period**
8. **Planning Board Cases**  
**TA 2022-03 Infrastructure Amendments (continued from previous meetings)**  
Proposed amendments to infrastructure standards. Amendments regarding street frontage, adequate public facilities, plan submittal requirements, and standards & specifications. Affected Sections of the MPDO: Section 3.5, Article 10, Article 14, Appendix B, Appendix C (to be relocated to Specifications Manual), and Appendix D (partially relocated to Specifications Manual, partially relocated to Section 8.2) (Section 8.2 and Appendix D to be provided at meeting)
9. **Board of Adjustment Cases**  
**SUP 2021-01 Threadgill Carp Pond**  
Update of status
10. **Reports**  
Planning Report and Zoning Permits for July & August (to date)
11. **Planning & Zoning Board Comment Period**
12. **Adjourn**

**TOWN OF MT. PLEASANT, NORTH CAROLINA**  
**Planning and Zoning Board Meeting Minutes**  
**Monday, July 25, 2022**

**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 – Amy Schueneman for Jennifer Blake  
Planning & Economic Development Director - Erin Burris

**Also Present:** Attorney John Scarbrough, Sam King Jr., Thomas Moss, Roy Keene, and Charlie James.

**1. Call to Order:**

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:01 p.m.

**ADDED: Oaths of Office** for Whit Moose, Bridget Fowler, and Jonathan Helms.

**2. Recognition of Quorum:**

Chairman Whit Moose stated a quorum was present.

**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:**

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 June 27, 2022 was made by Rick Burleyson with a second made by Whit Moose. All members were in favor. (5-0)

**6. Public Comment:**

None

## **7. Planning Board Cases**

### **REZ 2022-03 Highway 49 Mini Storage (associated with and ANX 2022-01)**

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

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

Erin Burris presented the packet of information. In addition to the packet information, she stated it would be 108,000 sq ft of storage space. If it was used for homes, the area would hold 22-24 homes and generate the same amount of traffic. During site review, the design of the buildings will be looked at. The front buildings must meet current building standards. Dumpster on plan will have to be moved from the current position on the site plan.

At the Neighborhood Meeting, only 2 attendees came: 1. Whittington's property located between the proposed site and the Lumber Mill 2. Laura Devine whose mother is across the road. Their concerns were the storm water drainage direction, the collapsed pipe on Hwy 49 which is a DOT issue, and the extra traffic which is less than a subdivision.

Annexation of this property is required as well as rezoning. NCDOT stated the need for a left turn lane in that area for the mini-storage location.

Chair Whit Moose opened the Public Hearing.

Roy Keene, 8865 Erbach Lane, is for anything other than a subdivision. He lives in a subdivision where their needs are not being met and would rather have anything other than houses being built.

Sam King of King Engineering said he drew the site plan and is for the mini-storage buildings. He stated that he had designed a similar project in Albemarle. They do not have any renderings to show at this time.

Erin Burris informed the Board the fronts facing Hwy 49 of the first building on each side (and possibly a third if the second building behind on the left is visible from the road) would have to meet the design standards for I-1 and the others will not have to since they will not be seen from the road.

Mr. King said at this time there is no outdoor storage for RV's and boats proposed. Ms. Burris said the site plan does not currently show outdoor storage, but if they were to want a small area of it as a minor amendment to the proposed plan, it would be subject to Section 11.7 of the Development Ordinance.

With no one else wishing to speak in support or opposition of the project, Chair Whit Moose closed the Public Hearing.

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

was made by Mike Steiner with a second by Rick Burleyson. All Board members were in favor. (5-0)

The Public Hearing for Annexation and Rezoning will be August 8<sup>th</sup> at the Town Board of Commissioners meeting.

*A copy of the REZ 2022-03 Highway 49 Mini Storage (associated with and ANX 2022-01) packet is included in the Minute Book.*

**REZ 2022-04 Propel Church (associated with ANX 2022-02)**

Applicants request contiguous annexation and rezoning of subject property.

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

Erin Burris stated the subject line on the staff report was incorrect, should be REZ 2022-04 Propel Church. She proceeded to present the information to the Board. This is a standard rezoning proposal and does not have a site plan, so all potential uses for O-I districts should be considered. The initial intent is for Propel Church to build at this location, but you should consider all the possible uses: governmental facilities, cultural and recreational facilities, educational facilities, and charitable institutions. No retail or wholesale trade allowed.

Water is directly across the street. Sewer is available within 350' at a manhole near N. Skyland Dr. It will depend on how deep the sewer line is and if gravity can be used. Currently, the Town has enough sewer capacity, but it could affect other projects until the WSACC expansion is completed in 2024. This will be evaluated during site plan review.

NCDOT will not comment on a driveway permit until they have a site plan. It will probably involve a turn lane.

At the Neighborhood Meeting, only Propel Church members attended.

The Town Board asked for Planning & Zoning recommendations on this property.

Chair Whit Moose opened the Public Hearing.

Roy Keene, 8865 Erbach Lane, did not understand the Board approving something that had no plan. It could be a church bringing a lot of traffic to a high-density area already. There is no plan to say it will be a church, a daycare center or something else. In the previous item the Board had a plan to approve. It is just going to be whatever they decide. As a resident, we would be left with the ramifications of what they decided to build there. He is against this.

Erin Burris stated if rezoned, it would be open to anything that is in that zoning district. Typically, when you have a request that does not match the land use designation on the future land use map, the Town asks they submit a plan and do a conditional zoning district. That way you know exactly what you are getting. When the action does match what the future land use map says we are willing to accept any of these zoning districts within this area and whatever comes with it. That is why you have a future land use map. There is a lot of expense on the front end to do site plans, so you would need to know that the zoning

is appropriate for that location. In this case, the future land use map and our Comprehensive Plan that was adopted in 2017 does state that medium intensity uses which do include churches and office use are appropriate for that land use designation.

A motion to recommend approval and it is consistent with the Future Land Use Map was made by Rick Burleyson with a second from Whit Moose. All Board members were in favor. (5-0)

*A copy of the REZ 2022-04 Propel Church (associated with ANX 2022-02) is included in the Minute Book.*

### **TA 2022-03 Infrastructure Amendments (request to continue to August)**

Proposed amendments to infrastructure standards. Amendments regarding street frontage, adequate public facilities, plan submittal requirements, and standards & specifications. Affected Sections of the MPDO: Article 10, Article 14, Section 8.2, and Appendix B, C, D

Erin Burris stated with the Annexations and Rezonings she would like to postpone until August.

A motion to continue the TA 2022-03 Infrastructure Amendments discussion until August 22<sup>nd</sup> was made by Mike Stiener with a second from Whit Moose. All Board members were in favor. (5-0)

Chairman Whit Moose CLOSED the Planning & Zoning meeting and opened the Board of Adjustment meeting.

## **8. Board of Adjustment Cases-Approve Order**

### **SUP 2022-01 North Carolina Masonry Contractors Association Office**

Erin Burris stated at last meeting P&Z Board meeting the Board held the continuance of the Public Hearing for Special Use Permit 2022-01. Anytime the BOA takes action on something the attorney prepares an order to confirm what was improved. It states the findings of fact, what the Board went through in the discussions to meet the findings of fact, it says what your conclusions of law were that it does in fact meet all the findings based on the Boards discussion, and what your decision was that the Board did grant a Special Use Permit for as an office for Civic, Social, or Fraternal organization.

There were two conditions:

1. Applicant shall meet all Fire Code regulations and obtain Fire Marshalls approval prior to issuance of Certificate of Compliance.
2. Applicant shall provide a parking area of 18'x44' at the property using permeable pavers which will result in four parking spaces for the property.

Based on Minutes of last meeting, it was determined that there were no stipulations on ADA improvements to current restroom since they were not building or changing anything and there is already an ADA ramp to the house. Building code regulates ADA parking not the Town Ordinance.

A motion to adopt the Order approving Special Use Permit and authorize the Board Chairman to enter the Order was made by Mike Stiener with a second from Whit Moose. All Board members were in favor. (5-0)

### **SUP 2021-01 Threadgill Carp Pond**

Concord Engineering & Surveying was contracted to do the site plan and engineering for this pond as directed by the Board of Adjustment as a condition of approval for this use: Recreational Carp Pond. Concord Engineering & Surveying started with the survey and had to stop because Mr. Threadgill's carp pond was encroaching on Mr. Foil's property by a lot to the point that if Mr. Threadgill does not purchase property from Mr. Foil, the entire pond including dam would have to be moved. This would be very expensive. Mr. Foil did come to an agreement in the last few weeks with Mr. Threadgill to obtain that section of property. So, Concord Engineering & Surveying is just now able to get back on track. They did provide a site plan and it meets all the conditions except the engineering condition. They will have to install spillways and send the information to NCDEQ to see if it will get a high hazard rating because it is 17' deep at deepest point. Mr. Threadgill will have to add more gravel since 17' driveway now and Fire Code requires 20'. All that has been provide to the Town meets all but one condition. Mr. Threadgill has continually used the pond without stopping all this time. He is behind since it was all supposed to be completed by July 1<sup>st</sup>. At this time, he is technically in violation of the BOA's approval. Ms. Burris stated that a letter should probably be sent notifying Mr. Threadgill of the missed deadline and operating without a Certificate of Compliance.

John Scarbrough said we are not talking about revoking the permit, but in order to revoke the permit the BOA would have to go through the same process as it did in holding the hearing to approve the permit. This would give due process rights recognition. Before it comes to that the BOA would have to schedule a hearing date for the owner to come in. He suggested Ms. Burris send a letter to let him know of the violations and give him the date of the hearing to address them if the BOA wants to consider revoking the permit.

Ms. Burris stated Mr. Threadgill is making forward progress but has exceeded his deadline and continues to enjoy the use of the property as if he has met all the requirements. Also, tents have been seen in the early morning hours and it was not within the hours Mr. Threadgill requested with his Special Use Permit. She suggested sending a letter that he has missed the deadline and he does not have a Certificate of Compliance allowing him to use the site in the manner that was approved because he has not met all the requirements for what was approved. He would also need to stop all activity until these conditions are met and continue to update Town on progression.

Mr. Scarbrough looked at the draft of the Order and it says, "In the event the applicants fail to comply with any of the above conditions this matter shall be placed on the agenda of the next regularly scheduled meeting of the BOA to consider possible revocation of the Special Use permit.

The Board agreed to Ms. Burris sending a letter to Mr. Threadgill to inform him he is in violation. If he continues to operate, he can be fined because he did not meet the deadline of July 1.

Ms. Fowler stated he had since November to complete it. What will happen if he does not follow through and the next person follows his example?

Mr. Scarbrough felt the proper way to do this is to receive a notice from Erin Burris with what Town Staff believes is in violation and the BOA is scheduling this for a hearing and possible revocation. Then, Mr. Threadgill has a chance to address what the BOA is discussing today concerning the deficiencies.

Ms. Fowler asked if the BOA could wait for a response, then put on the September agenda.

Ms. Burris clarified the letter would include letting Mr. Threadgill know he was in the violation of not having the Certificate of Compliance and still operating. Also, the possible revocation because of the violations would need to be addressed with the BOA. Then, if the conversation didn't go well, the BOA could schedule a Public Hearing.

Mr. Scarbrough stated, "The Statute says that Local Government shall follow the same development review and approval process required over issuance of the development approval including any required notice for hearing in the review and approval and revocation of that approval." The BOA must determine based on what they have heard from the Zoning Administrator tonight, whether they want to initiate a hearing for the owner to meet and address these allegations that he has violated the permit.

Chairman Moose would like the letter to go out and give him a chance to respond. John Scarbrough stated the Board should not dictate what Ms. Burris puts in the letter.

Ms. Burris said she would let Mr. Threadgill know he is past the deadline and these are the potential ramifications of that and potential fines.

Mr. Burleyson stated he did not see any incentive for him to move forward. Agrees with a letter being sent.

No motion was made. Information only.

A motion to adjourn the Board of Adjustment was made by Mike Stiener with a second by Rick Burleyson. All Board members were in favor. (5-0)

Chairman Moose reopened the Planning & Zoning meeting.

## **9. Reports**

Planning and Economic Development Report was placed at each person's seat prior to the meeting.

*A copy of the Board Report and Zoning Permits have been enclosed in the Minute Book*

## **10. Comment Period:**

Rick Burleyson has a new grandson born during this meeting.

## **11. Adjournment:**

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. A motion was made by Bridget Fowler with a second by Mike Steiner. All were in favor. (5-0)

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**Chairman, Whit Moose**

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**Clerk to Board Amy Schueneman**

## Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

**To:** Planning & Zoning Board

**From:** Erin S. Burris, AICP, Planning & Economic Development Director

**Date:** August 22, 2022

**Subject:** TA 2022-03 Infrastructure Amendments  
(continued from previous meetings)

### A. BACKGROUND

**Applicant:** Town of Mount Pleasant

**Affected Sections of MPDO:** Section 3.5, Section 8.2, Article 10, Article 14, Appendix B, Appendix C, Appendix D

Town Planning Direct and Engineer are proposing updates to the infrastructure standards of the Mount Pleasant Development Ordinance to improve organization, reduce inconsistencies and redundancies, and meet current best practices. These proposed amendments are also the first step in a two-step process to separate the regulations of the ordinance from standards and specifications for required improvements. The Town Engineer is working on preparing a Standards and Specifications Manual that will provide details for improvements associated with development including paving schedules, curb details, driveway details, and utility details.

Appendix B lists plan submittal requirements for the different development types outlined in Article 3 and Subdivisions in Article 6. Amendments to Section 3.5 are provided to clarify the definitions of a minor site plan and a major site plan. Appendix C will be moved to the separate Standards and Specifications Manual. The Ordinance provisions of Appendix D will be moved to the Section 8.2 under the Private Driveway requirements in Article 8. Driveway details, pipe requirements, etc. in Appendix D will be moved to the Standards and Specifications. References to Appendix C and Appendix D throughout the ordinance will be updated with the new locations.



## B. RELATIONSHIP TO ADOPTED PLANS & POLICIES

There are no strategies in the adopted Comprehensive Plan related to this request.

## C. STAFF RECOMMENDATION

Staff recommends review and approval of the proposed amendments.

## D. ACTION REQUESTED

The Planning & Zoning Board is requested to review and make a recommendation to the Town Board of Commissioners on one of the following items:

- **Recommend approval and consistent:** The Planning & Zoning Board finds that proposed amendments are not addressed by the Comprehensive Plan, but are not inconsistent with it. These amendments are intended to improve Development Ordinance organization, reduce inconsistencies and redundancies, and meet current best practices. Following these ordinance amendments, a new Standards and Specifications Manual will be produced.
- **Recommend approval and not consistent:** The Planning & Zoning Board finds that the proposed amendments are not consistent with the Comprehensive Plan as adopted, but finds the proposed amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency.
- **Recommend Denial and not consistent:** The Planning & Zoning Board finds that the proposed amendments are not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

## E. ATTACHMENTS

Included in Packet:

1. Section 3.5 (clarifying Minor and Major site plans)
2. Article 10
3. Article 14
4. Appendix B (development plan requirements as referenced in Article 3 and Article 6)

To be provided at meeting:

5. Appendix C (to be moved to Standards and Specifications Manual)
6. Section 8.2 (showing relocated Ordinance provisions from Appendix D with removal of redundant/inconsistent text)
7. Details of Appendix D (to be moved to Standards and Specifications Manual)

### **3.5 DEVELOPMENT PLANS**

#### **3.5.1 DEVELOPMENT PLAN STANDARDS**

All development plans for each review type shall at a minimum contain the information and format set for in Appendix B of this Ordinance.

#### **3.5.2 MAJOR/MINOR SITE PLAN DEFINED**

No application for development approval in the following categories shall be approved unless a site plan has been approved in accordance with the procedures prescribed in this Section.

- A. A Minor Site Plan shall be required for an application for development approval requesting a non-residential use or any multi-family dwelling unit, which is permitted by right in the applicable zoning district, and which does not disturb one (1) acre or more in grading, does not add more than 20,000 square feet of impervious area, and does not involve utilities extensions.
- B. The following applications shall require Major Site Plan approval:
  - Any application for rezoning to a Conditional Zoning district
  - An application for approval of a Special Use Permit where new construction is taking place
  - Any development that disturbs more than (1) acre in grading, adds more than 20,000 square feet of impervious area, or involves utilities extension.

#### **3.5.3 CONFORMITY WITH APPROVED PLAN**

Development activities subject to the requirements of this Section may be carried out only in substantial conformance with the approved site plan and attached any conditions or restrictions. Any substantial deviation from the approved site plan, unless approved in advance and in writing by the Administrator, shall be deemed a violation of this Ordinance. Further, no certificate of compliance shall be issued if the development activities do not conform to the approved site plan.

# **ARTICLE 10 INFRASTRUCTURE STANDARDS**

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## **10.1. PURPOSE AND APPLICABILITY**

- A. The purpose of this Section is to ensure that new developments provide adequate infrastructure that is compatible with adopted plans and Town standards.
- B. Unless otherwise specified, the requirements of this Section shall be initiated by any one (1) or more of the following activities on a property:
  - 1. New building construction or the initial use of the property;
  - 2. Any building or parking expansion of greater than 25%;
  - 3. New street construction; and
  - 4. New major subdivisions.

## **10.2. GENERAL PROVISIONS**

### COMPLIANCE

~~Except as hereinafter provided, before any final plat of a subdivision shall be eligible for final approval, and before any street or utility shall be accepted for maintenance by the Town, minimum improvements shall have been completed and approved in accordance with town engineering standards and specifications, or their completion shall have been guaranteed in accordance with Article 6 of this Ordinance.~~

### INTENT OF SPECIFICATIONS

~~The intent of the specifications set out in this Article is to prescribe minimum requirements for infrastructure improvements to be undertaken by a developer within the Town or its extraterritorial jurisdiction. Satisfactory completion of these improvements, attested by approval of the town Public Works Director or their designee will qualify streets and utilities in the Town to be accepted for maintenance by the Town.~~

### STATEMENT BY OWNER

~~The owner of land, or his authorized agent, shown on a subdivision plat submitted for approval by the Town Board shall sign a statement on the plat stating whether or not any land shown thereon is within the subdivision regulation jurisdiction of the Town Board.~~

### **10.2.1. EFFECT OF PLAT APPROVAL ON DEDICATIONS**

Pursuant to General Statutes 160D-806, the approval of a plat shall not be deemed to constitute or effect the acceptance by the Town or public of the dedication of any street or other ground, public utility line, or other public facility shown on the plat. However, the Town Board may, by resolution, accept any dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes, when the lands or facilities are located within its subdivision regulation jurisdiction. Acceptance of dedication of lands or facilities located within the subdivision regulation jurisdiction but outside the corporate limits of the Town shall not place on the Town any duty to open, operate, repair, or maintain any street, utility line, or other land or facility, and the Town shall in no event be held to answer in any civil action or proceeding for failure to open, repair, or maintain any street located outside its corporate limits.

**10.2.2. ABROGATION**

It is not intended that this Ordinance repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, rules, regulations, or permits previously adopted or issued pursuant to law. However, where this ordinance imposed greater restrictions, the provisions of this ordinance shall govern.

**10.2.3. IMPROVEMENTS EXCEPTION**

- A. The Planning & Zoning Board, acting as a Board of Adjustment, at the recommendation of the Town Engineer, Town Public Works Director, or their designee may grant an exception from the terms of these improvements regulations when such exception will not be contrary to the public interest and where, because of the existence of unusual physical conditions, strict compliance with the provisions of this chapter would cause an unusual and unnecessary hardship on the developer. Such exception shall not be granted if it has the effect of nullifying the intent and purpose of these regulations. Furthermore, such variance exception shall not be granted by the Planning & Zoning Board unless the following findings are made: and until a written application for an improvements exception is submitted to the office of the Town Public Works Director on forms provided by that office demonstrating:
1. That special conditions and circumstances exist which are peculiar to the land, structures or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;
  2. That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;
  3. That the special conditions and circumstances do not result from the actions of the applicant;
  4. That the granting of the exception requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required subdivision improvements under similar conditions. No existing conditions on neighboring lands which are contrary to these regulations shall be considered grounds for the issuance of an exception.
  5. The Planning & Zoning Board shall make further finding That the granting of the variance exception would be in harmony with the general purpose and intent of these regulations and the adopted Comprehensive Plan, will not be injurious to the surrounding territory, or otherwise be detrimental to the public welfare.

~~The Planning and Zoning Board shall make findings that the requirements of this section have been met.~~

~~The Planning and Zoning Board shall further make a finding that the reasons set forth in the application justify the granting of the variance that would make possible the reasonable use of the land, buildings, or other improvements.~~

- B. An appeal from the finding of the Planning & Zoning Board may be taken to the Town Board, acting as a Board of Adjustment, by any person aggrieved. An appeal is taken by filing with the zoning Administrator a written notice requesting an improvements exception and specifying the grounds therefore, as set forth in Article 6 of this Ordinance. Any appeal must be taken within 15 days after the date of the findings by the Planning & Zoning Board. The Town Board may reverse or affirm (wholly or partly) or may modify the findings appealed from and shall make any order, requirements, decision or determination that in its opinion ought to be made in the case before it

## 10.3. STREET IMPROVEMENT STANDARDS

### PURPOSE

~~The purpose of this Section is to prescribe minimum design standards for new streets. These requirements may exceed the standards prescribed by NCDOT for the acceptance of streets into the Secondary System of State Highways. Satisfactory completion of these improvements, attested by approval of the Town Public Works Director or their designee, is required to qualify streets in the Town to be accepted for maintenance by the Town. Additional information is available in the design standards of the subdivision regulations.~~

### 10.3.1. CTP CONFORMANCE AND RIGHT-OF-WAY DEDICATION

- A. The location and design of streets shall be in conformance with Cabarrus-Rowan Metropolitan Planning Organization (MPO) Comprehensive Transportation Plan (CTP). In any case where any part of a development lies within the corridor of a thoroughfare shown on a roadway corridor official map adopted pursuant to NCGS Chapter 136, Article 2E, no development approval shall be granted with respect to the property in the roadway corridor. Provided, however, no development plat approval shall be delayed by the provision of the roadway corridor official map procedure for more than three (3) years from the date of its original submittal.
- B. Pursuant to NCGS 136-66.2, where a proposed subdivision abuts an existing street or roadway included in the Town or North Carolina Department of Transportation (NCDOT) street system, the applicant shall be required to dedicate at least one-half of the land necessary to comply with the minimum width requirements referenced in this Section or the applicable regulations of the NCDOT, whichever is greater. No structures or parking shall be constructed within this area.
- C. Where a major subdivision abuts an existing street or roadway included in the Town or NCDOT street system and, where permitted, is designed to utilize such street for frontage and direct access, the subdivider shall be required to improve such street in accordance with the design requirements of this Section or, if the street is on the State Highway System, the adopted regulations of the North Carolina Department of Transportation.

### 10.3.2. STREET DESIGN

- A. The Town has adopted North Carolina Department of Transportation (NCDOT) construction standards. Unless otherwise specified in this Ordinance or the Town's Standards and Specifications Manual, streets shall be paved and meet the design standards in the latest published edition of NCDOT's *Subdivision Roads Minimum Construction Standards* and NCDOT's *Roadway Standards Drawings*.
- B. As an alternative, the latest published edition of the NCDOT *Division of Highways Traditional Neighborhood Development Guidelines* may be followed for higher density residential developments within the RM, RH, or PUD zoning districts.

#### 10.3.2.1. Street Classification and General Design Criteria

- A. Classification of an existing or proposed street for the purpose of determining the appropriate design of a roadway or development, or for the purpose of determining the appropriateness of a location for a proposed use, shall be done by the Administrator in consultation with the Town Engineer, Public Works Director, Director of Public Works or their designee.
- B. The street classification system set forth in Table 10.1-1 is hereby adopted for streets within the Town's jurisdiction. Streets may be further categorized pursuant to the adopted Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP). In determining the classification of a street,

factors to be considered include the following existing or proposed features:

- Facility geometrics, including the number and width of traffic lanes, turning lanes, and parking lanes.
- Access conditions, including any restrictions on access, the spacing of private accesses, and average lot frontages.
- Traffic characteristics, including ADT, percentage of trucks, average operating speed, percentage of turning movements, origin-destination characteristics of the traffic, and peak hour characteristics of traffic.

C. Utilizing the criteria below, the [Town Engineer, Public Works Director, Director of Public Works](#) or their designee shall determine which of the apply to the street under consideration. [Street design detail drawings are located in Appendix C of this Ordinance.](#)

- **Major Thoroughfare:** Streets that provide for expeditious movement of high volumes of traffic within and through urban areas
- **Minor Thoroughfare:** Streets that perform the function of collecting traffic from local access roads/streets and carrying it to the major thoroughfare. Minor thoroughfares may be used to supplement the major thoroughfare system by facilitating minor through traffic movements and may also serve abutting property.
- **Collector:** A road that provides service to small local communities and traffic generators and provides access to the major and minor thoroughfare system.
- **Local:** A local street serves to provide access to adjacent land, over relatively short distances. Local streets may end in cul-de-sacs where permitted by this Ordinance.
- **Alley:** An alley provides access to adjacent land, typically to the rear of parcels. Alleys are typically used for utilities, garbage service and garage access in residential areas.

**Table 10.3-1: Street Design Minimum Criteria by Street Type**

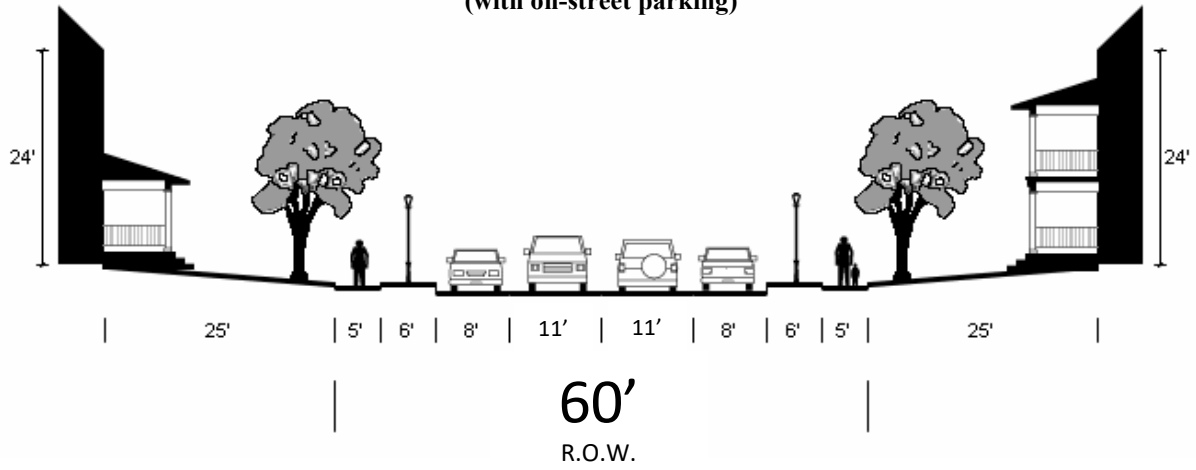
Element	Major Thoroughfare	Minor Thoroughfare	Collector	Local		Alley-Cul-de-sac	
				Residential	Non-Resid.	Residential	Non-Resid.
Avg. Daily Traffic	8,000+	5,000-8,000	3,000-5,000	500-1,000	1,000-3,000	0-300	0-500
Right-of-Way Width (face-to-face curb)	90-100ft	60-80ft	60ft	60ft <sup>3</sup>	60ft	24 ft	60ft
Pavement Width <sup>1</sup>	64-68ft	28-70ft	28ft	24ft (26ft at fire hydrants)	28ft	16 ft	28ft
Design Speed	45-55mph	35-45mph	25-35mph	15-25mph	25-35mph	0-10mph	n/a
Stopping Sight Distance	650ft	550ft	200ft	200ft	325ft	300ft	325ft
Centerline Radius	1,530ft	765ft	365ft	300ft	575ft	300ft	575ft
Intersection Curve Radius <sup>3</sup>	30ft	30ft	30ft	30ft	30ft	30ft	30ft
Turn Radius	n/a	n/a	n/a	n/a	n/a	n/a	100ft-ROW 60ft-Pavement
Sidewalk Buffer Strip	8	6	6	4	4	n/a	4

<sup>1</sup> Add a minimum of 8 feet of pavement width for any street with on-street parking.

<sup>2</sup> A 50-foot right-of-way may be used in single-family residential subdivisions with lots that have a minimum of 3 on-site parking spaces and driveways a minimum of 20 feet wide (minimum of 2 spaces and 12 feet wide for single-family attached/townhome units)

<sup>3</sup>Maximum curve radius in the RH, O-I, CC, PUD is 45 feet

Figure 10.3-1: Example Local Residential Street Section  
(with on-street parking)



(no on-street parking)\*

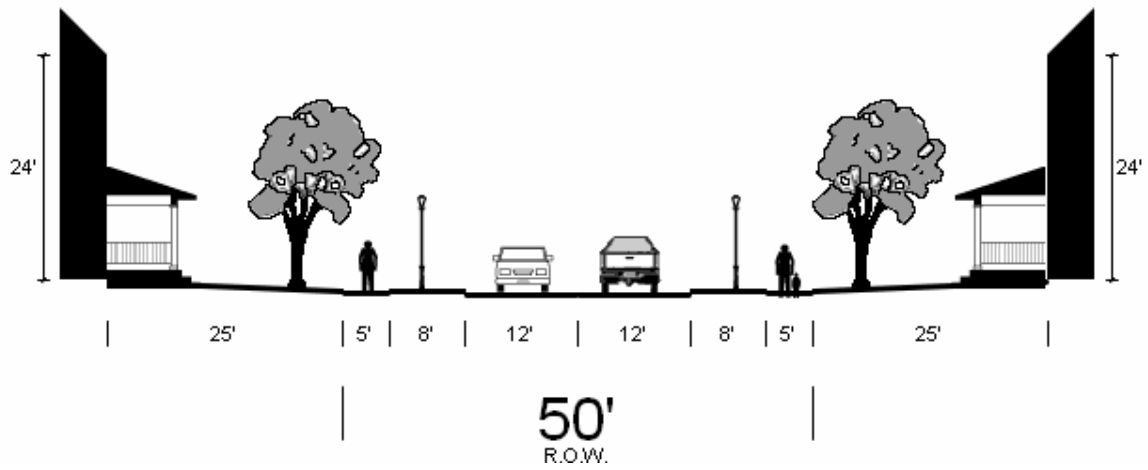


Figure 10.2: Recommended Alley Section



- D. Streets shall be designed to create a hierarchy of streets according to the following standards, provided, however, that the Town Engineer, Director of Public Works, or their designee may recommend design modifications where such modifications are consistent with an adopted access management plan or necessary by reason of natural features or existing development, and do not create safety hazards or increased maintenance costs.
  - 1. Local Streets ~~or Local Roads~~ shall intersect with two (2) streets of equal or higher classification, except where otherwise permitted by this Ordinance.
  - 2. Alleys shall intersect with ~~Residential~~ Local Streets.
  - 3. The ~~Administrator~~ Town Engineer may require a street to be of a collector level design where the anticipated ADT will exceed 3,000 vehicles per day and serves to collect and distribute traffic to the major street system identified on the *Comprehensive Transportation Plan (CTP)*.
  - 4. Reserve strips and cul-de-sac streets that interfere with street connections needed to serve existing or planned developments are prohibited.
- E. Pursuant to Appendix D of the North Carolina Fire Code, maximum street grade is 10%, maximum grade within 100 feet of an intersection is 5%. Steeper grades may be approved by the Fire Marshal and Mount Pleasant Fire Chief upon demonstration that emergency apparatus can be maintained.

**10.3.2.2. Cul-de-sac and Dead-End Streets**

Cul-de-sacs shall be subject to the same design guidelines as local ~~streets roads~~, above, except as modified herein:

- ~~A.~~ In no event shall more than 20 ~~equivalent~~ residential units (~~ERUs~~) take access from a cul-de-sac. ~~ERUs are determined in Article 14.~~
- B. The Preliminary and Final ~~Plats~~ site plan shall show a stub connecting the cul-de-sac to adjoining areas or parcels where future roadways are delineated in the Comprehensive Plan or Comprehensive Transportation Plan (CTP), or on a recorded subdivision plat or site plan (provided reasonable connection can be achieved without the need for a bridge or other feature to negate substantial differences in topography). The stub shall be improved as a pedestrian walkway, trail, or bikeway.
- C. Turnarounds for dead-end roads in excess of 150 feet, shall meet the requirements of Appendix D of the North Carolina Fire Code.
- D. ~~In no event shall the cul de sac exceed the lengths set forth below.~~ Maximum cul-de-sac street lengths are shown in the table below. Cul-de-sac length shall be measured from the first point of intersection with an existing street or the street providing access for the cul-de-sac.

**Table 10.3-2 Cul-de-Sac Street Length**

District	Max. Length (feet)
AG, RE, RL	1,000
RM, RH	800
O-I, C-1, C-2, CC, PUD	500
CD, I-1, I-2	1,500

**10.3.3 SIDEWALKS AND MULTI-USE PATHS**

**10.3.3.1 Sidewalk Installation Required**

- A. Sidewalks or multi-use paths shall be installed along the frontage of any public street from which a subdivision or new street takes access, as shown in the Cross Section Index of the most recently adopted Cabarrus-Rowan Metropolitan Planning Organization (MPO) Comprehensive Transportation Plan (CTP). This requirement may be waived by the Planning Board upon recommendation by the Town Engineer or Public Works Director and the Administrator if there are no sidewalks along that public street within 2,000 feet.
- B. Sidewalks shall also be required along existing streets for all new development, except for single-family and two-family residential development for which no new streets are being constructed.
- C. Sidewalks shall not be required for new development on existing streets within the AG and RE districts, unless a new street takes access from the existing street with sidewalks and the development has a density off greater than 0.5 dwelling units per acre.
- D. Sidewalks shall be installed in accordance the table below:

**Table 10.3-3 Sidewalk Requirements**

<b>Zoning District</b>	<b>Sidewalk Requirements</b>
AG, RE	<ul style="list-style-type: none"> <li>• Not required for densities of less than 0.5 DUA</li> <li>• Required on one side of new streets for densities of greater than 0.5 DUA</li> </ul>
RL, RM, O-I, I-1, I-2, CD	Required on one (1) side of new streets and along existing street frontage for all new <u>major subdivisions and non-residential</u> development
RH, C-1, C-2, PUD	Required on both sides of new streets and along existing street frontage for all new <u>major subdivisions and non-residential</u> development

DUA=Dwelling Units per Acre

- ~~E.~~ Sidewalks shall be a minimum of five (5) feet wide and shall be separated from the roadway by the minimum buffer set forth in Table 10.3-1. The requirement for a buffer strip may be waived by the Planning & Zoning Board upon recommendation by the Town Engineer or Public Works Director. Sidewalks ~~and~~ shall be constructed to NCDOT standards. All costs associated with the installation of the required infrastructure, including, but not limited to, the widening of streets, the dedication of additional right-of-way, or the relocation of utility lines to accommodate the additional infrastructure and appurtenant facilities shall be the responsibility of the developer. ~~Sidewalks shall be constructed of not less than three thousand (3,000) PSI concrete; be a minimum four (4) inches thick, except that where a sidewalk crosses a driveway, it shall be six (6) inches thick; be constructed on an adequately compacted and properly graded base have a lateral slope of one quarter (1/4) inch per foot toward the street. be steel trowelled and light broom finished and cured properly. Tooled joints shall be provided at intervals of not more than five (5) feet and expansion joints at intervals of not more than forty (40) feet.~~
- F. For Conservation Developments, a minimum eight (8) foot wide (10-foot preferred) asphalt multi-use path may be installed on one side of the street in lieu of any required sidewalks.
- G. All multi-use paths shall meet the requirements of Town’s *Standards and Specifications Manual (detail drawing #12 in Appendix B)*.

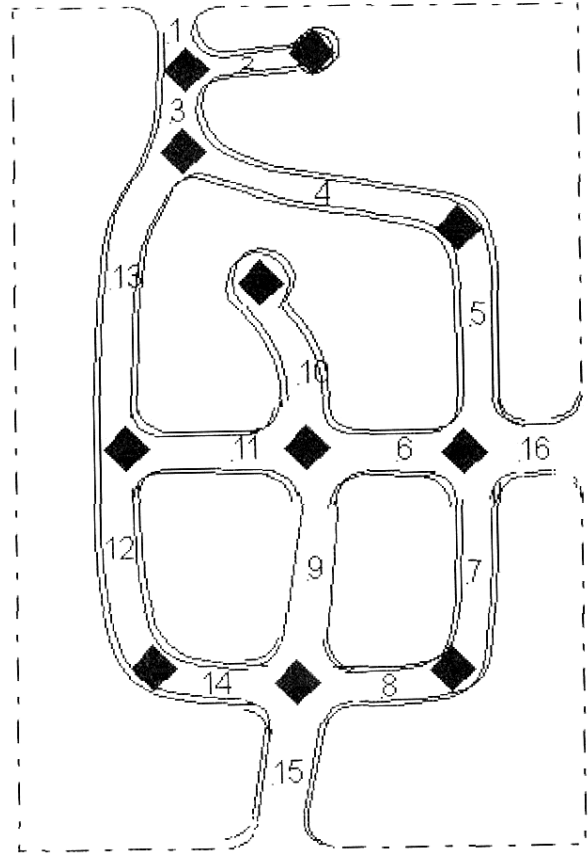
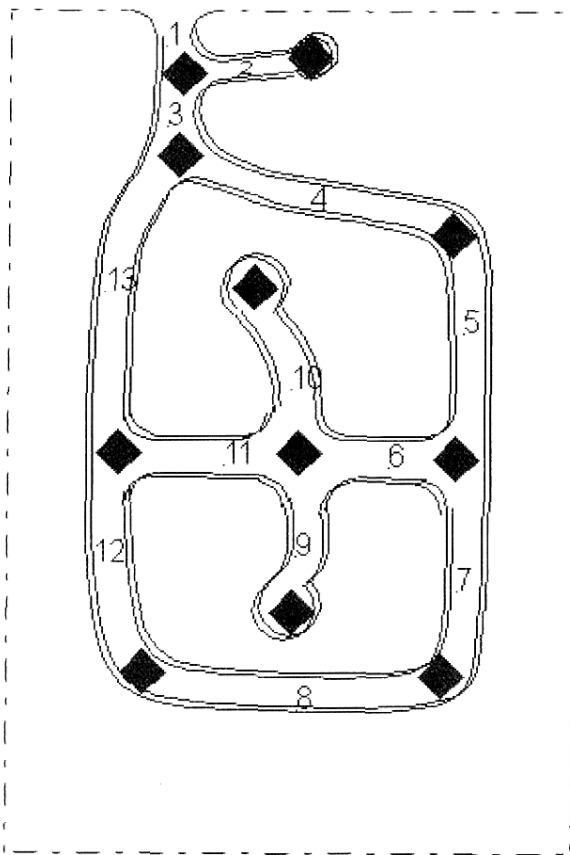
**10.3.4 STREET CONNECTIVITY REQUIRMENTS**

- A. The Town finds that an interconnected street system is necessary in order to protect the public health, safety and welfare in order to ensure that streets will function in an interdependent manner, to provide adequate access for emergency and service vehicles, to enhance non-vehicular travel such as pedestrians and bicycles, and to provide continuous and comprehensible traffic routes.
- B. All proposed streets shall be continuous and connect to existing or platted streets without offset with the exception of cul-de-sacs as permitted and except as provided below. Whenever practicable, provisions shall be made for the continuation of planned streets into adjoining areas.
- C. The street network for any subdivision shall achieve a connectivity ratio of not less than 1.40. (see example in Figure 10.3-2).
- D. The phrase “connectivity ratio” means the number of street links divided by the number of nodes or link ends, including cul-de-sac heads.
- E. A “link” means and refers to that portion of a street defined by a node at each end or at one end. Approved stubs to adjacent property shall be considered links. However, alleys shall not be considered links.
- F. A “node” refers to the terminus of a street or the intersection of two (2) or more streets, except that intersections that use a roundabout shall not be counted as a node. For the purposes of this section, an intersection shall be defined as:
  - 1. any curve or bend of a street that fails to meet the minimum curve radius ~~as established in the second table of Table 10.2-1~~; or
  - 2. any location where street names change (as reviewed and approved by the Administrator).
  - 3. For purposes of this subsection, the street links and nodes within the collector or thoroughfare streets providing access to a proposed subdivision shall not be considered in computing the connectivity ratio.
  - 4. Residential streets shall be designed so as to minimize the block length of local streets, to provide safe access to residences with minimal need for steep driveways and to maintain connectivity between and through residential neighborhoods for autos and pedestrians.
  - 5. Where necessary to provide access or to permit the reasonable future subdivision of adjacent land, rights-of-way and improvements shall be extended to the boundary of the development. Pursuant to Appendix D of the North Carolina Fire Code, a turnaround may be required where the dead end exceeds 150 feet in length. The platting of partial width rights-of-way shall be prohibited except where the remainder of the necessary right-of-way has already been platted, dedicated or established by other means.
- G. New subdivisions that intend to provide one (1) new cul-de-sac street shall be exempt from the connectivity ratio standard as set forth in this section, provided the Administrator determines that there is:
  - 1. no options for providing stub streets due to topographic conditions, adjacent developed sites, or other limiting factors; and
  - 2. interconnectivity (use of a looped road) within the development cannot be achieved or is unreasonable based on the constraints of the property to be developed.

**Figure 10.3-2 Example of Street Connectivity Ratio as applied**

Example 1: Subdivision that does not meet the Ratio  
(13 links/11 nodes = 1.18 ratio)

Example 2: Same development modified to meet Ratio  
(16 links/11 nodes = 1.45 ratio)

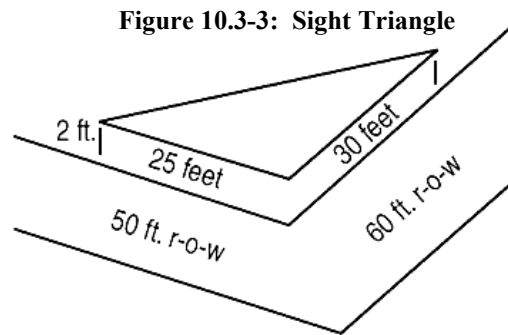


**10.3.5 INTERSECTIONS AND SIGHT DISTANCE**

- A. Insofar as practical, streets shall intersect at an angle of ninety (90) degrees for a minimum of fifty (50) feet from the roadway intersection. In no case shall the angle be less than sixty-five (65) degrees. Intersections having more than four (4) corners shall be prohibited.
- B. Proposed streets which intersect opposite sides of another street (either existing or proposed) shall be laid out to intersect directly opposite each other. Intersections which cannot be aligned shall be separated by a minimum length of 200 feet between survey center lines.
- C. Property lines at intersections shall be established so that the distance from the edge of pavement, of the street turnout, to the property line will be at least as great as the distance from the edge of pavement to the property line along the intersecting streets. This property line can be established as a radius or as a sight triangle.
- D. A sight triangle shall be maintained on each corner of property at the intersection of two streets, a street and an alley, a street and a railroad, and also at the point where driveways, private drives, or entrances to common parking areas intersect with a public or private street right-of-way. In the event that a proposed new street connection is located on a site near an adjoining property not under the ownership of the developer, the Town shall have the authority to acquire right-of-way (as set forth in NCGS 40-A) on the adjoining property for such area as necessary to establish a sight triangle. The following are the distances used to establish a sight triangle as measured from an intersecting right-of-way:

**Table 10.3-4: Sight Distance**

<b>Right-of-Way Width (feet)</b>	<b>Distance (feet)</b>
Driveway	10
50	25
60	30
70	35
80	40
90	45
100	50



E. A sight triangle shall contain no fence, structure, earth bank, hedge, planting, wall or other obstruction between a height greater than two (2) feet above the property line grade as established by the town Public Works Director or their designee. The Administrator (or his/her designee) may waive this provision where the natural contour of the ground is such that there can be no cross visibility at the intersection. The following are exempted from this provision:

- Public utility poles.
- Trees trimmed (to the trunk) to a height at least nine (9) feet above the level of the intersection.
- Other plant species of open growth habit that are not planted in the form of a hedge and which are so planted and trimmed as to leave in all seasons a clear and unobstructed cross-view.
- A supporting member or appurtenance to a permanent building lawfully existing on the effective date of this ordinance.
- Official warning signs or signals.
- Signs which conform to the Sign Ordinance (Article 12) mounted ten (10) feet or more above the ground with supports that do not encroach on the clear-vision area.
- Property within the CC District.

**10.3.6 ACCESS MANAGEMENT STANDARDS**

The following standards shall be used to determine the adequacy of lot layouts so that safe and adequate access to each lot is provided. The purpose of regulating the number, spacing and design of vehicular access points is to balance the need for providing access to individual private properties with the need to preserve an adequate level of capacity on the streets providing access. Vehicular access restrictions shall be required to be shown on subdivision plats.

**10.3.6.1 Driveway Permit Required**

A driveway permit is required prior to the construction of any new access point to a publicly maintained street. Said permits are issued by the NCDOT for a connection to any State-maintained street Highway (19A NCAL §§ 2B.0601-2B.0605). [All driveway permits for Town-maintained streets shall meet the requirements set forth in this Section and Section 8.2 of this Ordinance.](#)

**10.3.6.2 Driveway Separation**

A. Required spacing between adjacent access locations or a proposed access location and an adjacent street intersection is shown in Table 10.3-5. For existing lots, driveways shall be located at the point of maximum separation if the standards of this section cannot be met.

**Table 10.3-5 Driveway Separation Standards**

<b>Street Classification</b>	<b>Minimum separation between driveways (in feet)</b>	<b>Minimum separation between driveways and intersecting public street (in feet)</b>
Thoroughfare	400	250
Collector	120	120
Local	40	60

1. Access separation between driveways shall be measured from inside edge to inside edge of driveway.
2. Access separation between a driveway and an intersection shall be measured from the nearest edge of the driveway to the intersecting street right-of-way.

3. A maximum of ~~three (3)~~ two (2) access points shall be allowed to any one (1) parcel from any one (1) street.
  4. Single-family and duplex developments on individual lots of record shall be exempt from these standards. However, driveways associated with these uses shall not be located within any sight triangles.
- B. Where lots in a proposed subdivision front on a thoroughfare, options for designing access that meets the standards of this Section shall include:
1. The use of cross access easements in order to maintain private access points at intervals of no less than 400 feet; or
  2. The use of lower-level public streets to provide ~~secondary~~ access in accordance with Section 6.6.5.2; and
  3. Any other measure required by NCDOT.

Notation shall be provided on an approved Final Plat to restrict vehicular access for lots along the frontage of thoroughfares, nonresidential collectors or higher level streets.

**10.3.6.3 Secondary Access**

- A. Pursuant to Appendix D of the North Carolina Fire Code, where there are more than 30 dwelling units, a secondary access point for fire apparatus shall be provided, unless otherwise approved by the Fire Marshal. The secondary access shall be a minimum 16-foot wide driveway of eight (8) inches of compacted gravel for fire safety purposes with controlled access via a gate with a “Knox Box” control.
- B. Where there are more than 100 dwelling units, a second public road for ingress and egress to the development, built to the street standards of this Ordinance shall be provided and shall be routed to avoid hazard areas such as floodways, unless otherwise approved by the Fire Marshal.

Substandard Access

~~Where access meeting the spacing guidelines of this Section cannot be provided, the Town Engineer, Director of Public Works, or their designee shall consider the following standards in determining whether a substandard access location may be permitted.~~

~~The Town Engineer, Director of Public Works, or their designee shall first determine whether alternate access is available. Alternate access includes:~~

~~access to another street that meets the standards of the Ordinance; or~~

~~access provided jointly with an adjacent property that will meet the standards of this Ordinance.~~

~~Where alternate access opportunities are determined not to exist, the Town Engineer, Director of Public Works, or their designee may grant a reduction in spacing standards of up to 20%.~~

~~If after considering alternatives above, the Town Engineer, Director of Traffic of Public Works or their designee determines that no feasible alternatives exist, a substandard access permit may be granted only subject to the modification provisions of Section 6.4.16.~~

**10.3.7 EMERGENCY VEHICLE ACCESS**

All development shall have adequate emergency vehicle access in accordance with the NC Fire Code, as approved by the Cabarrus County Fire Marshal.

~~The purpose of this Section is to ensure that all premises shall be readily accessible for emergency service vehicles, particularly fire fighting equipment.~~

~~For developments which do not have frontage on a public street, access for fire vehicles and emergency apparatus~~

from a public street shall be provided as follows:

Except as provided by this Section 10.1.8, a fire lane shall be required to provide access to any portion of any structure which is more than:

~~one hundred and fifty (150) feet from the nearest street right of way when the structure is thirty (30) feet or less in height; or~~

~~fifty (50) feet from the nearest street right of way when the structure exceeds thirty (30) feet in height. When fire vehicles and emergency apparatus are provided access to any portion of a structure more than the distance from a street right of way specified in above, by means of either buffer yard area or adjoining property, the requirements of this Section 10.1.9 may be waived by the Administrator, after consultation with the fire chief.~~

~~The Town shall not be liable for damage to underground utilities beneath fire access lanes caused by fire fighting equipment.~~

### **10.3.8 GRADING FOR STREETS**

A. All streets shall be graded to their full right-of-way width. Finished grade, cross-section and profile of the roadway shall be designed by a professional engineer ~~or registered land surveyor~~ and approved by the Town Engineer, Public Works Director, or their designee.

B. All grading shall meet NC Fire Code and NCDOT standards.

~~Longitudinal grades shall have a minimum grade of 0.5% and a maximum grade of 10 percent, unless otherwise approved by the Fire Marshal and Mount Pleasant Fire Chief.~~

~~Transverse grade or crown shall be one fourth (1/4) inch to one (1) foot slope. The maximum slope for cuts shall be two (2) to one (1) and for fill embankments, two (2) to one (1). Fill embankments shall be formed of suitable materials placed in successive layers of not more than six (6) inches in depth for the full width of the cross section, including width of slope area. No stumps, trees, brush, rubbish or other unsuitable materials or substances shall be placed in the embankments within any right of way or easement. Each successive six inch layer shall be thoroughly compacted by a sheepsfoot roller, ten ton, three wheel power roller, pneumatic tired roller or other method approved by the town Public Works Director or their designee. Embankments over and around all pipes and culverts shall be of select material, placed and thoroughly tamped and compacted as directed by the Town Public Works Director or their designee or his representative. Any soft spots or rolling areas must be removed and replaced in the manner stated above until satisfactory compaction is achieved.~~

### **10.3.9. STREET BASE AND SURFACE STANDARDS**

Street base and surfaces shall meet NCDOT standards, unless otherwise specified in the Town's Standards and Specifications Manual.

~~The material for base course shall be crusher run stone with aggregate ranging from one and one half (1/2) inches to dust. The material shall consist of tough durable aggregate, containing sufficient fines to insure a well and uniformly bonded base after compaction. The aggregate shall be free from an excess of flat, elongated, soft disintegrated pieces, and shall not contain clay, silt, vegetable or other objectionable matter. The base shall not be less than that required by town standards. The mixing and shaping of the base course material shall be done with a power driven motor grader, equipped with a blade not less than ten (10) feet long, and of a size equal to a 212 Caterpillar. [See standard drawing(s) in Section C.7]~~

~~The base shall be compacted by rolling with ring or temping roller and with pneumatic tired roller. When completed, the base course shall be smooth, hard, dense, unyielding and well bonded.~~

~~Materials shall conform to the requirements of the State Highway Specifications, Section 401. Construction methods shall conform to Section 51. [See standard drawing(s) in Section C.7]~~



~~Plant mix asphalt shall conform in all respects to State Highway Specifications, Section 140 (Type "I 2"), and in addition, at least 50% of the fine aggregate (material passing the No. 10 sieve) used in the mix shall consist of natural sand or approved screenings. The prime coat shall be applied only when the base course is dry. The surface course shall not be less than that required by Town standards.~~

**10.3.9 PRIVATE STREETS**

~~Private streets that develop as part of a subdivision, or integrated commercial, industrial, multifamily residential or institutional development shall be designed and constructed to the street standards set forth this Ordinance. Private streets (with established right-of-way) shall be prohibited only be allowed in single family attached residential, multi-family residential, and PUD developments. This section shall not include private accessways/driveways as regulated in Article 8. A legally responsible organization (i.e. homeowners association, special district, etc.) as acceptable to the Administrator shall be established to maintain a private street(s). Documents to assure private responsibility of future maintenance and repair by a homeowners association or a special district shall be approved as to form by the Administrator.~~

**10.3.10 UNOPENED DEDICATED RIGHT-OF-WAY STREETS**

~~Streets for which Existing right-of-way which has been dedicated for public use by subdivision plat or deed to the North Carolina Department of Transportation or the Town of Mount Pleasant and recorded with the Cabarrus County Register of Deeds, but for which have a street has never been constructed, shall not be constructed or maintained by the Town until the following conditions have been met:~~

- Right-of-way shall be dedicated, and surveyed if necessary, sufficiently wide for the street and utilities, as determined by the Town Engineer, Public Works Director or their designee.
- Right-of-way shall be cleared and graded to meet Town standards for slope and drainage.
- Roadway shall be improved with a **surface of crusher-run stone to a depth of not less than six (6) inches, two (2) inches of HB binder, and one and one-half (1½) inches of I-2 asphalt.** Width of roadway shall be not less than eighteen (18) feet.
- The Town Engineer, Public Works Director, or their designee or his authorized representative shall inspect all work.
- The Town Engineer, Public Works Director, or their designee or his authorized representative shall issue a certificate of completion for the required improvements.

**10.3.11 STREET NAMES AND SIGNS**

**10.3.11.1 E-911 Addressing**

Proposed street names shall not duplicate nor too closely approximate phonetically the name of any street within the Town and Cabarrus County. Where proposed streets are extensions of existing streets, the existing street names shall be used except where a new name can reasonably be used to facilitate proper house numbering or to avoid further street name duplication. Street names shall be approved by Cabarrus County E-911 addressing prior to Preliminary Plat approval.

**Standard Street Signs**

~~In all subdivisions which include public streets, except as provided for in below, standard street signs shall be installed by the Town of Mount Pleasant. The developer shall reimburse the Town for full costs of installation. Installation, maintenance and replacement shall be the responsibility of the Town.~~

**10.3.11.2 Design Standards for Street Signs**

- A. Street signs shall be designed to meet the minimum standards for Cabarrus County and may be ordered through the Cabarrus County sign shop at the cost of the developer.

- B. A street signage plan shall be submitted with Construction Plans for Major Subdivisions. This plan shall include regulatory, warning, and informational signs meeting the standards of the Manual of Uniform Traffic Control Devices (MUTCD).
- C. On temporary street stubs or permanent dead-end streets, guardrail barricades and reflectors with adequate “No Parking” signs shall be installed.
- D. For emergency services purposes, all street signs shall be installed prior to any building construction.

the following standards:

Blades should be 9 inches high by 30, 36, or 48 inches long, depending on how many letters are in the street name.

Blades should be a minimum of .08 inches in thickness.

Street name letters should be a minimum of six (6) inches in height.

Block range numbers and street suffixes (DR, ST, LN, etc.) should be a minimum of three (3) inches in height.

The height from the lowest point of the blades should be seven (7) feet off the ground.

Standard blade colors are a Forest Green opaque background with lettering in High Intensity Reflective White.

Once a property owners association is established, that association will then become responsible for the maintenance of all road signs privately installed. (“privately installed signs” meaning installed by the developer or property owners association)

A note will be added to all final plats, indicating the property owner association’s maintenance responsibility for all privately installed street signs.

Standards blades will be ordered through the Cabarrus County Sign Shop. The cost for each sign will be per the adopted fee schedule.

**10.3.11.3 Custom Street Signs**

In subdivisions with architectural standards, restrictive covenants, and a property owner's association, custom street signs may be installed by the developer with all costs of installation, maintenance and replacement paid by the developer and as set forth below:

- A. Such street signs shall comply with the Manual on Uniform Traffic Control Devices published by the U.S. Department of Transportation and may be installed only after written approval by the Town Public Works Director or their designee. Submission requirements for consideration of custom street signs shall include detailed color drawings, plans and specifications of the proposed street signs and a written statement describing funding for installation, maintenance and replacement.
- B. Replacement of lost or damaged regulatory or warning signs, as defined by the Uniform Manual, shall be ~~accomplished immediately by the Town using standard street signs until the responsibility of the~~ developer or property owner's association ~~installs replacement custom street signs.~~ If the developer or property owner's association fails to install replacement custom street signs for regulatory and warning signs within ninety (90) days, the replacement by the Town shall be considered permanent and full costs shall be paid by the developer or property owner's association. Replacement of lost or damaged guide signs, as defined by the Uniform Manual, shall be accomplished by the developer or property owner's association within 90 days or the Town shall install standard street signs with full costs paid by the developer or property owner's association.

**10.3.12 CLUSTER BOX UNITS**

All new major subdivisions, multi-family residential development, and multi-tenant non-residential developments shall install mail cluster box units (CBU) in accordance with NCDOT standards and the latest edition of *US Postal Service National Delivery Planning Standards: A Guide for Builders and Developers*.

**SUBDIVISION EXCEPTIONS**

Requests for subdivision exceptions or relief from any provisions of the Article 10 shall be covered under Section 6.4.16 of this Ordinance.

## 10.4 STORMWATER MANAGEMENT

### 10.4.1 GENERAL PROVISIONS

- A. A drainage system shall be provided for by means of culverts under roadways and other drainage structures or outlet ditches that are necessary to provide adequate drainage of stormwater for all streets in the subdivisions and for adjoining property where necessary. All such drainage systems shall be designed in accordance with sizes and specifications established by the North Carolina Department of Transportation (NCDOT) for state-maintained roads. Drainage on local streets shall be designed for the 10-year storm event at a minimum. Drainage under local streets shall be designed for the 25-year storm event at a minimum. In critical areas, such as sags where structures may be present, the design shall be increased to the 50-year storm event design.
- B. Storm drainage systems shall be designed by a professional engineer according to specifications ~~of the public utilities department~~ of the Town of Mount Pleasant and approved by the Town Public Works Director or their designee. Installation of same shall be in accordance with Town or NCDOT specifications and standards.
- C. Adequate storm drainage shall be provided throughout by means of pipes or graded channels. Storm drain pipe shall be placed at all low points in the street grade to transmit storm water transversely across the street with catch basins being constructed on both sides of the street at the low points. In no case, shall stormwater be transmitted more than 500 feet in the gutter line. ~~No open ditches will be permitted within the limits of the street rights-of-way except for pre-existing stream channels which may be approved by the town Public Works Director or their designee or open channels designed in accordance with Low Impact Design: A Guidebook for North Carolina.~~
- D. No fences or structures shall be constructed across an open drainage channel that will reduce or restrict the flow of water. The Administrator may require any water course or stormwater management facility to be located within dedicated a drainage easement officially recorded by the Cabarrus County Register of Deeds as a “permanent drainage easement” that provides sufficient width for maintenance.

### 10.4.2 STORMWATER MANAGEMENT DRAINAGE PLAN

- A. For all land disturbances one acre or greater or developments that create 20,000 square feet or more of built upon area, including smaller projects that are a part of a larger common plan of development, subdivision or sale, stormwater management plans shall be prepared for, and shall be approved by the Administrator upon the recommendation of the Town Engineer and Public Works Director, subject to review by the North Carolina Department of Environmental Quality (NCDEQ), as applicable. Stormwater management plans shall:
  1. Meet or exceed the criteria contained in North Carolina Administrative Code 15A NCAC 2H .0126.;
  2. Demonstrate that proposed stormwater facilities control the impacts of the development to the maximum extent practicable and that those facilities are designed to meet the criteria described in the North Carolina Department of Environmental Quality (NCDEQ) Stormwater Design Manual;
  3. Be signed and sealed by a qualified professional engineer or registered landscape architect in the State of North Carolina;
  4. Include drawings, maps, supporting calculations, specifications, and summaries;
  5. Identify the stormwater impacts of the proposed development. Stormwater impacts may include:
    - Effects on existing upstream and/or downstream drainage systems and property;

- [The ability of the natural drainage way to accommodate additional stormwater runoff;](#)
  - [Water quality impacts to receiving waterbodies; and](#)
  - [Site-specific criteria.](#)
6. [Demonstrate that stormwater runoff is adequately conveyed through the development in a drainage system; and](#)
7. [Control pollutants to levels required by the NCDEQ Stormwater Design Manual.](#)
8. A copy of the North Carolina Department of Environmental Quality (NCDEQ) approved Post-Construction Stormwater Management Plan and Sedimentation and Erosion Control Plan for the site shall be included with the project documentation.

~~The stormwater drainage plan shall be designed so that adjacent properties are not unreasonably burdened with surface waters as a result of the development of the subdivision or site improvements. No surface water shall be channeled or directed into a sanitary sewer. The stormwater drainage plan shall be approved by the Public Works Director or their designee.~~

~~A stormwater drainage plan submitted for approval under these provisions shall be prepared by a professional engineer in accordance with the standards of this Ordinance and approved by the Public Works Director or their designee. The plan shall include, but shall not be limited to the following information:~~

~~A site plan showing existing and proposed buildings, existing utilities, storm water drainage facilities, soil types, and ground cover.~~

~~Site construction plans, grading plans, existing and proposed topography, existing and flow patterns, and existing and proposed drainage system receiving runoff from the parcel.~~

~~Drainage plan design date.~~

~~Drainage area map and hydrologic engineering calculations including offsite drainage effecting the property.~~

~~Projected area of impervious cover and total land area.~~

~~Proposed land use and development plans.~~

~~Locations of Watershed Overlays boundaries and FEMA flood hazard areas.~~

~~A written description of the methodology used to analyze the pre and post development runoff with supporting calculations and documentations.~~

~~The Town Engineer, Public Works Director, or their designee may waive the requirement for a drainage plan if the land to be subdivided is part of a larger tract which has received prior subdivision approval, and has implemented, an overall storm water drainage plan under the provisions of this section, so long as run off from the property to be subdivided will not exceed the capacity of facilities constructed under the previously approved storm water drainage plan.~~

**10.4.3 CURB AND GUTTER**

- A. Curb and gutter shall be installed along all new streets [in accordance with the table below](#), and Curb and gutter may also be required along existing street frontage, [as required by NCDOT](#) ~~from which developments take access in accordance the table below:~~

<b>Zoning District</b>	<b>Curb and Gutter Requirements</b>
AG, RE	Not Required
RL, RM	<ul style="list-style-type: none"> <li>• Not required for densities of less than 1 DUA</li> <li>• Required for densities of greater than 1 DUA</li> </ul>
RH, O-I, C-1, C-2, I-1, I-2, CD, PUD	Required

DUA=Dwelling Units per Acre

~~The requirement may for curb and gutter may be waived by the Planning & Zoning Board upon recommendation by the Town Engineer or Public Works director that no sufficient downstream stormwater conveyance exists to handle the proposed channeled stormwater runoff and that a diffused, sheet flow drainage system would be of greater benefit.~~

- B. ~~In the case of low-density residential development where lots are a minimum of one (1) acre in size, side ditches within a 60-foot street right-of-way are permitted to allow for sheet flow drainage, vegetative conveyances and infiltration.~~
- C. As an alternative to the use of curb and gutter, LID design, meeting the standards of the latest published edition of *Low Impact Development: A Guidebook for North Carolina*, may be utilized.
- D. Concrete drive entrances shall be built as shown in the [Town's Standards and Specifications Manual Appendix C](#). Topography and drainage will be the main factors in the decision on whether [standard gutter curb](#) will be used.

**10.4.4 SYSTEM DESIGN STANDARDS**

- A. Stormwater drainage [and management facilities](#) shall be designed in accordance with the current version of NCDOT's *Guidelines for Drainage Studies And Hydraulic Design*, [the NCDEQ Stormwater Design Manual](#), [North Carolina Administrative Code 15A NCAC 2H .1008](#) and all other applicable federal, state, and local requirements.
- B. [The developer shall install the required storm drainage system for the development and the required stormwater management devices. If the stormwater devices do not handle the 50-year or 100-year storm events, then the downstream system shall be evaluated to determine if any negative downstream impacts will occur. If impacts are possible, then the developer may be required to provide for additional treatment capacity.](#)
- C. [The project engineer shall provide all necessary evaluations, justifications, and calculations with the Construction Plans as deemed necessary to meet the requirements of all federal, state, and local requirements and to ensure that the design conforms to good engineering practice.](#)
- D. If a public storm drainage system is reasonably accessible to the development either by being within or by adjoining its boundaries, the developer shall connect with such storm drainage system and shall do all grading and ditching, and shall provide and install all piping, appurtenances and drainage structures deemed necessary by the Town Engineer, Public Works Director or their designee to properly carry surface water to the storm drainage system. If the Town determines that future development may require the use of the proposed storm drainage system that will require larger storm drainage structures than proposed, the Town will pay the difference of cost between the proposed storm drainage system materials and the materials required for conveying stormwater flow from future development.

~~If a storm drainage system is not reasonably accessible to the subdivision, the developer shall do all grading and ditching, provide and install all piping, appurtenances and structures that are necessary to properly carry the surface water to locations within the boundaries of the subdivision which are acceptable to the Public Works Director or their designee.~~

~~All proposed site plans, except single family and two family dwellings (on individual lots), that will exceed 20,000 square feet of new impervious coverage shall be required to construct a complete drainage system sufficient to mitigate the impacts of the design rainfall event identified in the official manual adopted in subsection (2), below. Residential subdivisions, single family dwellings on individual sites, and/or duplexes on individual sites are exempted from the on-site detention requirements of this Section, except as required by NCDEQ post construction stormwater requirements. Post development runoff rates shall not exceed pre development runoff rates unless a maximum~~

~~discharge rate has been adopted for the applicable drainage basin and the discharge does not exceed that rate. If a maximum discharge rate has not been adopted for the applicable drainage basin, post development discharge may not exceed pre development discharge. Stormwater volumes resulting from the proposed development shall be detained within the development and released at a rate no greater than existed prior to the development.~~

- E. The Town Board hereby finds that hydrologic conditions in Mount Pleasant are similar to those in Concord and throughout Cabarrus County and Mecklenburg County are similar and that it is in the public interest to maintain a uniform regional procedure for computing the stormwater impacts of new development. Accordingly, the design of stormwater management facilities shall be computed in accordance with latest edition of the City of Concord Technical Standards Manual, Article 1. Charlotte Mecklenburg Storm Water Design Manual (hereinafter “Stormwater Manual”).

~~Impervious cover which would result from the development shall not increase stormwater run off from the new development unless measures are taken to control and limit the run off to the level which existed prior to the installation of the impervious cover. This determination will be based on run off figures for the 1 year and 10 year frequency storm (a storm which could be expected to occur at least once in one (1) year and ten (10) years).~~

~~Greater runoff or exemption from the on-site detention requirements may be permitted by the Town Engineer, Public Works Director or their designee if downstream stormwater management facilities are adequate for the conveyance or if the development is adjacent to a receiving body of water such as a lake or river which can accommodate the 100-year frequency storm event.~~

~~The use of overland drainage and retention as an integral part of the control of stormwater runoff is encouraged where it benefits groundwater recharge and reduces long term maintenance costs. The town encourages developers to maximize the use of vegetated or natural areas, pervious pavement, discontinuous imperviousness, and other structural and non structural Best Management Practices (BMPs) when applicable for the purpose of infiltrating and diffusing surface water flow. If the difference between pre development and post development peak flows for the 1 year and 10 year storms is less than 10% percent through the use of structural and non structural BMPs and if the development consists of less than 24% impervious surface, the Public Works Director, in consultation with the Town Engineer and NCDEQ, may waive the requirement for a stormwater detention facility.~~

~~The Public Works Director or their designee may waive the requirements for a drainage plan if the land to be developed is part of a larger tract which has received prior subdivision or development approval, and has implemented, an overall stormwater drainage plan under the provisions of this section, so long as run off from the property to be subdivided will not exceed the capacity of facilities constructed under the previously approved stormwater drainage plan.~~

~~The minimum size pipe shall be fifteen (15) inches, regardless of drainage area. The minimum cover for all pipe shall be two (2) feet. Subdrainage shall be provided where ground water table is within two (2) feet of the subgrade. Six-inch corrugated black plastic pipe or corrugated metal pipe with open joints or perforations laid on six (6) inches of clean sand or washed stone, covered with six (6) inches of clean sand or washed stone shall be used to lower water table. Ditches shall be minimum of thirty six (36) inches deep and two (2) feet in width.~~

~~All surface drainage pipe shall be concrete conforming to state Highway Commission Standard Specification of Road and Structures. For special conditions, pipe recommended by the manufacturer for the type installation involved, and approved by town Public Works Director or their designee will be considered. Any concrete pipe laid between the concrete curbs shall be reinforced. All pipe shall be laid with the bell or groove upgrade and joint entirely interlocking. Catch basins shall be built as shown on the standard drawings. Improvised grates will not be acceptable. Catch basins walls shall be built straight with inside joints struck smooth. Precast catch basins may be acceptable with the approval of the town Public Works Director or their designee.~~

#### **10.4.5 DETENTION FACILITY DESIGN STANDARDS**

- A. The detention facility must limit the 1-year, 10-year, and 25-year design storm developed discharge rates to pre-developed peak discharge rates. Emergency spillways shall be designed to accommodate 50-year and 100-year frequency storms or as may be required by the North Carolina Dam Safety Law. In areas specifically designated as sensitive water quality areas (for example, within watershed protection overlay districts and the River/Stream



~~Overlay District (RSOD) or other applicable Overlay Districts) the more stringent design criteria applies.~~

- B. Detention facilities within areas specifically designated as sensitive water quality areas, (for example, within protected water supply watersheds or stream riparian buffers) shall comply with the regulations and design criteria for those areas.
- C. Design and installation of all storm water detention or other impoundment facilities shall comply with applicable federal, state and local laws.
- D. In no case, shall a habitable structure be located within the impoundment area of any storm water detention facility or over a storm water drainage line.
- E. No utilities (sanitary sewer lines, underground power lines, water lines, etc.) shall be located within any impoundment facility.
- F. No structures may be located over storm drain lines not associated with the detention system.
- G. ~~No automobile parking shall be permitted with an impoundment area. facilities located within automobile parking areas shall not exceed a maximum water depth of ten (10) inches.~~
- H. All impoundment facilities will be considered permanent.
- I. Maintenance of all impoundment or detention facilities will be the responsibility of the property owner. Adequate provisions for such private maintenance shall be included in a declaration of covenants for subdivisions which shall be approved by the Town Board and recorded by the Cabarrus County Register of Deeds. Stormwater management plans shall be developed for site developments not associated with a subdivision development and shall be approved by the Public Works Director and recorded by the Cabarrus County Register of Deeds. Failure to maintain a storm water detention or impoundment facility shall be considered a violation of this ordinance and shall be subject to penalties as set forth in Article 1.6 of this Ordinance.
- J. Impoundment or detention facilities which may impact existing storm drainage systems may be required to be protected by a "drainage detention easement" recorded by the Cabarrus County Register of Deeds.
- K. Vegetated and rip-rap protected embankments shall have side slopes no steeper than 3:1 (h:v) within open spaces and no steeper than 2:2 (h:v) elsewhere, and shall meet requirements of the Dam Safety Act when necessary.
- L. Stormwater detention or impoundment facilities shall be located on the site from which the run-off to be controlled is generated; provided, however, that off-site impoundment facilities are acceptable provided the land area involved within the facility is delineated on an acceptable map and officially recorded by the Cabarrus County Register of Deeds as a permanent "drainage ~~detention~~ easement." Regional detention facilities are allowed if approved by the Public Works Director or their designee and if the development plans provide for the proper operation, inspection, and maintenance of the facilities in perpetuity through a restrictive covenant or other legal, enforceable mechanism.
- M. Stormwater facilities to be located in designated open space areas shall be regulated in accordance with Article 6 of this Ordinance.

~~Impoundment facilities located within automobile parking areas shall not exceed a maximum water depth of six (6) inches in code required parking areas, 10 inches in additional parking area, and 15 inches in truck storage and loading areas.~~

~~The stormwater detention facilities in High Quality Water (HQW) or source water protection areas shall detain the first ½ inch of runoff and release the stored volume in not less than 18 hours and not more than 36 hours.~~

~~The following hydrologic soil groups shall apply for Cabarrus County, North Carolina:~~

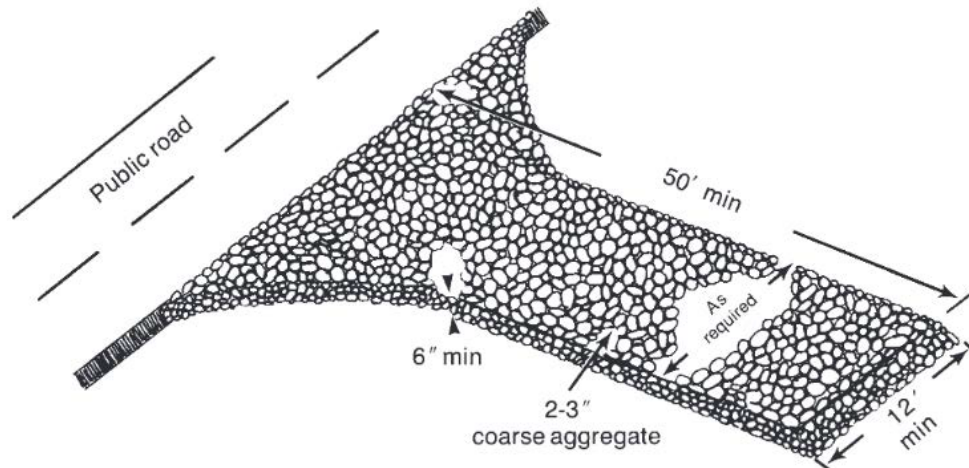
<u>Series Name</u>	<u>Hydrologic Group</u>
Altavista	C
Appling	B
Armenia	D
Badin	C
Cecil	B
Chewacla	C
Coronaca	B
Cullen	C
Enon	C
Georgeville	B
Goldston	C
Herndon	B
Hewassee	B
Iredell	C/D
Kirksey	C
Mecklenburg	C
Misenheimer	C
Paeolet	B
Poindexter	B
Sedgefield	C
Tatum	C
Vance	C
Wehadkee	D

Source: United States Department of Agriculture, Soil Conservation Service, *Soil Survey of Cabarrus County, North Carolina*, Table 16. Page 86 and pages 124-126 of the *Soil Survey of Cabarrus County, North Carolina* shows permeability ratings by depth and type for each soil type.

**10.4.6 LOT GRADING AND LANDSCAPING STANDARDS**

- A. All grading of areas greater than one (1) acre in size shall be completed in accordance with a Sedimentation and Erosion Control Plan approved by the North Carolina Department of Environmental Quality (NCDEQ).
- B. For all development that involves soil disturbing activities, silt fence shall be installed along the perimeter downslope of the construction activity. In addition to silt fence along the downslope perimeter, a stone construction entrance shall be installed and maintained throughout the project to prevent tracking of sediment onto the roadways. See Figure 10.4-1 for specification for the construction entrance. All measures shall be installed at the beginning of the project prior to grading of the site, and shall be maintained until the completion of the project. Removal measures shall occur after the disturbed area on the site has sufficient permanent stabilization. Stabilization of the site shall be established prior to the Certificate of Occupancy is issued.



**FIGURE 10.4-1 CONSTRUCTION ENTRANCE DETAIL**

- C. Developments shall be designed and constructed with a positive drainage flow away from buildings towards approved stormwater management facilities. Plans for drainage facilities shall be approved by the Engineer. All interim and permanent drainage facilities shall be designed and constructed in accordance with the standards established in the Stormwater Standards of this Ordinance.
- D. In the design of site grading plans, all impervious surfaces in the proposed development (including off street parking shall be considered.
- E. Site grading and drainage facilities shall protect sinkholes, wetlands, ponds and lakes from increased sediment loading.
- F. Site grading shall not increase the volume or velocity of runoff onto downstream properties unless specifically approved as part of a project's drainage plan.
- G. All disturbed areas within the dedicated right-of-way and easements of any street shall be restored with vegetation. Street trees shall be planted or, where permitted trees already exist, consistent with the landscaping standards of Article 7.

#### 10.4.7 INSPECTION AND MAINTENANCE

- A. The best maintenance is preventative, through proper design of bank slopes, outlet structures, and other features of the detention structures. However, periodic inspection and maintenance of detention structures is necessary to assure the proper operation of the facility. In developments, regular inspection and maintenance
- B. The Town may accept stormwater improvements or detention facilities for maintenance if such facilities are constructed to the standards set forth in this Section and are located within a street right-of-way that has been accepted for maintenance by the Town or within a public storm-drainage easement conveyed to and accepted by the Town for maintenance. Maintenance and repair of all stormwater structures located on private property are the responsibility of the property owner.
- C. If privately-owned stormwater conveyance or detention facilities are not maintained properly, the Town [may cite the owner in accordance with Section 1.6 of this Ordinance and](#) perform the necessary [repairs maintenance](#) and [assess](#) the full cost of such maintenance against the property [in the form of a lien.](#)

**10.4.8 STORMWATER EASEMENTS**

Due to the depth of drainage pipes, as well as required area for any future repairs, and to avoid possible foundation issues for structures, the chart below should be used to determine the widths of easements between lots. The minimum widths are based on depths, required excavation widths, and 1:1 slope failure potential. The project engineer is still responsible for determining the width necessary for future repairs.

**TABLE 10.4-1 CONSTRUCTION ENTRANCE**

<b>Pipe Size</b>	<b>Less than 10 ft. deep</b>	<b>10-20 ft. Deep</b>	<b>&gt;20 ft. Deep</b>
<u>15-24 inches</u>	<u>20 feet wide</u>	<u>30 feet wide</u>	<u>40 feet wide</u>
<u>30-36 inches</u>	<u>30 feet wide</u>	<u>40 feet wide</u>	<u>50 feet wide</u>
<u>42-48 inches</u>	<u>40 feet wide</u>	<u>50 feet wide</u>	<u>50+ feet wide</u>
<u>&gt;48 inches</u>	<u>40 feet wide</u>	<u>50+ feet wide</u>	<u>60+ feet wide</u>

**10.4.9 PERMEABLE PAVEMENT**

Certain provisions of this ordinance (~~See Parking Standards; Site Design & Standards~~) may permit Permeable Pavement in some situations. ~~Other~~ Permeable Pavement ~~is~~ may be permitted on a case-by-case basis if the location and design shall comply with the following:

- A. Permeable Pavement shall be located only on soils having a permeability rating of Moderate Rapid to Very Rapid (see definition of Permeability in Appendix A of this Ordinance).
- B. Permeable Pavement shall not be located in soils with an apparent or perched high water table or a depth to bedrock of less than ten 10 feet, ~~as set forth in Table 16 of the Soil Survey.~~
- C. Permeable Pavement shall not be located on any slope exceeding ten percent (10%) over twenty (20) feet.
- D. The Permeable Pavement area shall be vacuum-swept and washed with a high-pressure hose not less than four (4) times per year.
- E. Permeable Pavement Designs may vary from the requirements listed above if the system is used as a Stormwater BMP and is designed to comply with the latest edition of NCDEQ’s Stormwater Design Manual and have an approved Stormwater Management Plan.

## **10.5 WATER AND SEWER STANDARDS**

### **10.5.1 SYSTEM EXTENSION**

The water and sewer systems shall be extended in accordance with [Part 5 of the](#) Town of Mount Pleasant Code of Ordinances regarding water and sewer extension.

### **10.5.2 DESIGN STANDARDS**

- A. Design standards and specifications for public water and/or sewer improvements shall meet WSACC Standard Specifications and NCDEQ standards.
- B. Private water and sewer utility systems shall meet all [Cabarrus Health Alliance and](#) NCDEQ standards, [as applicable](#).

### **10.5.3 INSPECTIONS OF UTILITIES**

- A. The Town Public Works Director or his/her designee shall be notified 24 hours in advance of the work to be started so that an authorized representative of the town Public Works Director or their designee may be assigned to make any and all necessary inspections of the work performed.
- B. The Town Public Works Director or his/her designee shall be allowed access to all parts of the work, and shall be furnished with every reasonable facility to ascertain whether or not the work is performed in accordance with the specifications.
- C. No material shall be placed nor any work performed except in the presence of the Town Public Works Director or his/her designee, or his authorized inspector, without special permission of the Town Public Works Director or his/her designee. Such inspections, however, shall not relieve the contractor from any obligation to perform all of the work strictly in accordance with the specifications.
- D. In case of any dispute arising as to the material furnished or the manner of performing the work, the inspector shall have authority to reject materials or suspend work until the question at issue can be referred to and decided by the Town Public Works Director or his/her designee. The contractor shall remove any work or material condemned as unsatisfactory by the Town Public Works Director or their designee and shall rebuild and replace same to the standard required by the specifications, all at his own expense.
- E. The office of the town Public Works Director or his/her designee will be responsible for all inspection.
- F. When conflicts occur between North Carolina Department of Transportation (NCDOT) standards and the Town standards, the more stringent standard shall apply.
- G. All contracts for the performance of work to construct required improvements must be approved by the Town Public Works Director or their designee.

## 10.6 FIRE PROTECTION

### 10.6.1 FIRE HYDRANTS

- A. Developers shall install fire hydrants in accordance with Water and Sewer Authority of Cabarrus County (WSACC) specifications and requirements. ~~The Town may contract with a developer to install required fire hydrants, but in all cases;~~ The full cost of providing for such hydrants shall be borne by the developer.
- B. Any hydrant connected to the public water system constructed pursuant this subsection, shall constitute dedication to the ~~Water and Sewer Authority of Cabarrus County the public entity (i.e. Town of Mount Pleasant~~ of such hydrant.
- C. All newly installed fire hydrants shall be 5-1/4 inch barrel hydrants. All foot valves shall be 5-1/4 inch in diameter. Only three-way hydrants shall be installed with steamer connections. All hydrants shall be delivered with a primer coat. After hydrant installation, the primer shall be touched up and then painted yellow (2 coats) (color specification)
- D. All newly installed fire hydrants shall meet the spacing and flow standards of the Appendices B and C of the North Carolina Fire Code, unless otherwise approved by the Fire Marshal and Mount Pleasant Fire Chief. ~~No hydrant shall be placed in the middle of the frontage of a residential lot.~~
- E. All newly installed fire hydrants shall be tested by the Mount Pleasant Fire Department. The developer shall notify the Mount Pleasant Fire Department, upon completion of the system and its availability for testing. No construction shall be allowed in the protected area until the water system has been tested and approved unless otherwise allowed by the authority having jurisdiction. In phased construction or development, the minimum loops sizes, or applicable performance specifications required by these regulations, must be completed before construction of the structures can commence.

### 10.6.2 FIRE PROTECTION FACILITIES

#### 10.6.2.1 Connections

Connections for fire protection systems shall be made in compliance with Article VI Backflow Prevention and Cross-Connection Control Ordinance. Fire protection water facilities installed upon the owner's private property are for the use of the owner, and the Town assumes no responsibility for such facilities. No water service, other than fire protection, will be taken from water mains intended to provide fire protection only. Metering may be required of systems that are run periodically for testing with the water going to waste. Notification of testing shall be given a minimum of 48 hours prior to testing. Violation of this notification may require the installation of approved metering devices and appurtenances as specified in Section 8-3, subsection (a). The Town reserves the right to make necessary inspections to ensure compliance with these regulations. No pumps may be directly connected to the public system.

#### 10.6.2.2 Cold Water Meters – Fire Service Type Size 6", 8" AND 12"

All meters shall fully comply with the AWWA specification C-703-79. Fire service meters shall consist of a combination of main line meter of the proportional type, having an unobstructed waterway of essentially the full pipe size for measuring high rates of flow, and a by-pass meter of appropriate size for measuring low rates of flow. The meter shall have an automatic valve mechanism for diverting low rates of flow through the by-pass meter. Meters must be approved by the National Fire Protection Association and listed by the Underwriters Laboratories. Loss inhead not to exceed for (4) psi.

#### 10.6.2.3 Casing

Main casing shall be either of copper alloy containing not less than 75% copper or of cast iron protected by a corrosion resistant coating or other anti-corrosion treatment. Main-case connections shall be flanged. Flanges shall be of the round type, faced and drilled, and shall conform to ANSI B16.1, Class 125. Companion flanges are not required.

**10.6.2.4 Registers**

Registers shall be straight reading type and shall read in cubic feet. Registers will be provided with a center-sweep test hand. Registers will be perma-sealed.

**10.6.2.5 Automatic Valves**

The automatic valve shall be of a type suitable for the purpose. It shall close by force. The weight of the valve and any supplemental force imposed on it shall offer sufficient resistance to the incoming water to diver all small flows through the by-pass meter until such time as the rate of flow through the meter is great enough to ensure efficient operation of the main measuring section. Test plugs must be comparable to meter size.

**10.6.2.6 Test Outlet**

A minimum 2 inch outlet shall be provided on the downstream side of the meter.

**10.6.2.7 Piping Sizes**

- 3/4" - 2" piping shall be brass.
- 3" - 10" piping shall be ductile iron (cement lined).

**10.6.2.8 Fire Service Requirements**

- A. Fire flow shall meet the requirements of Appendix B of the North Carolina Fire Code.
- B. The minimum size of fire service water mains in residential developments shall be six (6) inches. All 6-inch mains must be looped, where feasible. Dead end mains shall be 8 inches or greater and have a hydrant placed to provide fire protection to end structures but may be reduced to two (2) inches after hydrant. Exceptions: Mains installed may meet minimum performance specifications for the expected demand upon the system.

~~Mains in residential subdivisions may be designed to provide 50% of the required flow in gpm if the homes are provided with an approved sprinkler system in compliance with NFPA 13D. In any case, the flow shall not be designed to provide less than 500 gpm at 20 psi. Single family dwellings shall be provided with supply lines which will support the sprinkler system. Minimum service lines shall be 1 inch.~~

- C. The minimum size of fire service water mains in commercial and multi-family dwelling areas shall be eight (8) inches. All 8-inch mains shall be looped. ~~Dead end mains shall be 12 inches.~~ The minimum size of fire service water mains in industrial areas shall be 12 inches. All 12-inch mains shall be looped. Dead end mains shall provide the minimum fire flow as required in this subsection. Notwithstanding the foregoing, mains installed may meet minimum performance specifications for the expected demand upon the system in lieu of the minimum size requirement.
- D. Individual large structures with life safety hazards or extra hazardous operations shall, where required, be provided with on-site hydrants and water mains designed to provide the required fire flow as determined by the ISO formula and the Fire Prevention Bureau.

## **10.7 ELECTRIC UTILITIES**

### **10.7.1 GENERAL PROVISIONS**

- A. All electrical utilities shall be buried underground within new developments and along new streets.
- B. Electric utilities shall be installed in accordance with the standards of the electric utility provider.

### **10.7.2 CITY OF CONCORD ELECTRICAL SERVICES**

In areas where electric utility is provided by the City of Concord, City of Concord standards shall be met.

**ARTICLE 14  
ADEQUATE PUBLIC FACILITIES (APF) STANDARDS**

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## **14.1. GENERAL STANDARDS**

### **14.1.1 PURPOSE AND INTENT**

The purpose and intent of this Section is:

- To ensure that adequate public facilities are in place to support new development.
- To ensure that adequate Public Facilities needed to support new development are available concurrent with the impacts of such development;
- To encourage development in areas where public services are available and underutilized.
- To establish uniform procedures for the review of development applications subject to the standards and requirements of this Section;
- To facilitate implementation of goals and policies set forth in the *Comprehensive Plan* and any applicable *Area Plan* relating to adequacy of Public Facilities; and
- To ensure that all applicable legal standards and criteria are properly incorporated in these procedures and requirements.

### **14.1.2 DEFINITIONS**

The words, terms and phrases set forth herein shall have the meanings prescribed below provided, however, that any words, terms or phrases not included below shall have the meanings prescribed by Appendix A to this Ordinance.

**ADOPTED LEVEL OF SERVICE.** A measurement quantifying a specific amount, frequency, capacity, or response time of a service which has been established by the governing board. For purposes of determining adequacy, this shall not exceed the actual level of service.

**AVERAGE DAILY TRAFFIC (ADT)** The total traffic volume during a given time period, divided by the number of days in that time period, expressed in vehicles per day (VPD).

**AVAILABLE CAPACITY.** Existing Capacity and Planned Capacity less Existing Demand and demand that will be generated by Committed Development.

**CAPACITY.** The maximum demand that can be accommodated by a Public Facility without exceeding the Adopted Level of Service.

**CAPITAL IMPROVEMENT.** A public facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the Town, County, special district, or a private service provider.

**CAPITAL IMPROVEMENT, PLANNED.** A Capital Improvement designed for construction within a period not to exceed six (6) years in a Capital Improvements Program.

**CAPITAL IMPROVEMENTS PROGRAM.** A plan setting forth, by category of public facilities, those capital improvements that will be provided over a period of specified years. “Capital Improvements Program” may refer either to the plan for a particular service area or to the aggregation of capital improvements and the associated costs programmed for all service areas for a particular category of public facilities.

**COMMITTED DEVELOPMENT.** Committed Development includes: development with an approved determination of concurrency; or developments which are approved, but which are unbuilt such as unbuilt preliminary subdivision plans, or minor development final plats; or final plats or building permits approved without a determination of concurrency.

**COMMON OWNERSHIP.** Ownership by the same person, corporation, firm, entity, partnerships, entities, or unincorporated associations, in which a stock owner, partner, or associate, or a member of his family owns an interest



in each corporation, firm, partnership, entity or unincorporated association, but excluding ownership of less than 1% of any stock traded on the New York, American or Pacific Stock Exchanges or traded over-the-counter where the price is listed at least weekly in the Wall Street Journal.

**CONSENT AGREEMENT.** The executed contract between the local jurisdiction and developer that formally sets forth development approval and requirements to achieve adequacy.

**CURRENTLY AVAILABLE REVENUE SOURCES.** An existing source or amount of revenue presently available to the Town or the entity providing a Public Facility and that may be allocated towards capital expenses and which has been budgeted for the capital disbursements or debt service account applicable to a planned capital improvement; provided, however, that this term shall not refer to a mere intent to increase the future level or amount of a revenue source, nor to a revenue source which is contingent on ratification by a public referendum.

**EXISTING DEMAND.** The demand for Public Facilities from existing (built) Development.

**EQUIVALENT RESIDENTIAL UNIT OR “ERU”.** For purposes of Section 14.1 of this Ordinance, the demand for public facilities generated by a proposed development which is equivalent to the demand for public facilities generated by one (1) residential dwelling unit. [ERU table found in Table 14-3].

**IMPACT AREA.** The area in which a proposed residential development is presumed to create a demand for Public Facilities and which area, therefore, will be evaluated to determine whether the Capacity of Public Facilities is adequate to accommodate the demand created by existing residential development, Committed Development and the proposed residential development pursuant to § 6.1 of this Ordinance.

**LEVEL OF SERVICE.** Level of Service indicates the capacity per unit of demand for each public facility. It is an indicator of the extent or degree of service provided by a facility based upon and related to the operational characteristics of the facility.

**NCDEQ.** [North Carolina Department of Environmental Quality.](#)

**PLANNED CAPACITY.** The Capacity to be added by Planned Capital Improvements included in adopted capital improvement plans. Projects must be definitively scheduled to be considered as planned capacity with the effective date of that capacity the expected completion of the improvement.

**PUBLIC FACILITIES.** Capital Improvements including Water Facilities, Wastewater Facilities, Fire Protection Facilities, Public Schools, and Streets.

**STIP.** [State Transportation Improvement Program.](#)

**WSACC.** [Water and Sewer Authority of Cabarrus County.](#)

### **14.1.3 APPLICABILITY**

- A. The provisions of this section shall apply to any:
- application for a [standard rezoning or Conditional Zoning district that results in a higher intensity district than the district in place in accordance with Table 4.3-1 in Section 4.3 of this Ordinance;](#)
  - application for Site Plan approval of any project that generates an ADT of 2,000 or more trips per day [greater than the existing use of the property;](#)
  - application for Site Plan approval of a multi-family ~~or attached single-family~~ residential project; and
  - any application for a Major Subdivision Preliminary Subdivision Plat. Subdivision plats that qualify as Minor Subdivisions shall not be subject to this Article.

- B. No application for development approval subject to this Section shall be accepted, approved, granted or issued unless it is accompanied by an application which provides sufficient information to determine whether the capacity of Public Facilities is adequate to support the proposed development.

## 14.2 APF PROCESSING PROCEDURES

### 14.2.1 SUBMISSION REQUIREMENTS

- A. All applications and plans for Conditional Rezoning, Site Plans, and Preliminary Plats shall be accompanied by sufficient information to determine the adequacy of public facilities in accordance with this article. This includes the following:
1. Total number of dwelling units or Equivalent Residential Units
  2. Estimated water and sewer usage per current applicable flow rate assigned by the North Carolina Department of Environmental Quality
  3. Fire flow rate of available water service
  4. Traffic impact analysis for any use generating greater than 2,000 ADT above the existing use of the property
  5. Any proposed phasing and the impacts of each phase on public facilities

~~It is the intent of this Section that no application for development approval shall be approved unless accompanied by a positive determination, or a positive determination subject to conditions, relating to adequacy of public facilities as provided herein. Each application, in addition to other applicable and required processing fees, shall be submitted and shall be accompanied by all required administrative fees.~~

- B. A proposed standard rezoning to a higher intensity district which could result in a range of potential impacts shall be reviewed as if the greatest impact would result. The review of adequacy of public facilities for the application for a rezoning shall compare the Capacity of Public Facilities to the maximum projected demand which may result from the proposed rezoning based upon the potential density of the affected area pursuant to the rezoning. Nothing herein shall authorize a rezoning or the issuance of a Special Use Permit that would otherwise be inconsistent with the *Comprehensive Plan*.

### 14.2.2 PROCEDURES FOR DETERMINATION

- ~~A. Following the applicable review procedure for each development type as set forth in Article 3 of this Ordinance, the staff report to the Planning & Zoning Board, shall, at a minimum, include the following, based upon staff and referral agency Technical Review Committee (TRC) recommendations:~~

- the number of equivalent dwelling units proposed by the Applicant, by type, for each Public Facility;
- the timing and phasing of the proposed development, if applicable;
- the specific Public Facilities impacted by the proposed development;
- the extent of the impact of the proposed development in the applicable Impact Areas;
- the Capacity of existing Public Facilities in the impact areas which will be impacted by the proposed development;
- the demand on existing Public Facilities in the Impact Areas from existing and approved development;
- the availability of Existing Capacity to accommodate the proposed development; and
- if Existing Capacity is not available, Planned Capacity and the year in which such Planned Capacity is projected to be available.

- ~~B. If it is determined that adequate capacity is not in place, then the Planning & Zoning Board or Town Board of Commissioners, as applicable, may apply conditions, project phasing, and/or advancement of capacity that are mutually agreed to by the applicant in writing. One method to achieve advancement of capacity is through the use of a development agreement subject to the provisions of NCGS 160D, Article 10.~~

~~The Administrator shall determine whether the application is complete and complies with the submission requirements set forth in this subsection and Appendix B. If the application is incomplete or the submission requirements have not been complied with, the Administrator shall so notify the Applicant, specifying the deficiencies. If the application is complete and the submission requirements have been complied with, the Administrator shall evaluate the proposed development for compliance with the Adopted Level of Service and shall submit a recommendation pursuant to subsection (B), below. If the Administrator concludes that each Public Facility will be available concurrent with the impacts of the proposed development at the Adopted Levels of Service, the Administrator shall make a positive recommendation in its staff report. If the Administrator determines that any Public Facility will not be available concurrent with the impacts of the proposed development at the Adopted Level of Service based upon available capacity, the Administrator shall make a negative recommendation in the staff report or, in the alternative, shall make a positive recommendation with appropriate conditions consistent with the criteria set forth in this Section. If the Administrator recommends that the application be conditionally approved, the staff report shall recommend conditions or stipulations that may be included regarding the density of the proposed development, the timing and phasing of the proposed development, the provision of Public Facilities by the Applicant or any other reasonable conditions to ensure that all Public Facilities will be adequate and available concurrent with the impacts of the proposed development.~~

**WITHDRAWAL OF APPLICATION**

~~The Applicant may withdraw the Application at any time by submitting a written request to the Administrator. Withdrawal will result in the forfeiture of all administrative fees paid by the Applicant for the processing of the application.~~

**DETERMINATION**

~~Upon receipt of the staff report, and subject to compliance with all other applicable standards of approval for a Development Approval, the decision-making body shall confirm:~~

- ~~A. That the application for development approval shall be approved because public facilities and services are available; or~~
- ~~B. That the application for development approval shall be denied because public facilities and services are not available; or~~
- ~~C. That the application for development approval shall be approved subject to one or more of the following conditions as agreed to between the applicant and the Town Board:
  - ~~1. Deferral of further development until all Public Facilities are available and adequate if Public Facilities in the Impact Area are not adequate for the entire development proposal, consistent with the requirements of this Article;~~
  - ~~2. Reduction of the density or intensity of the proposed development to a level consistent with the available capacity of Public Facilities;~~
  - ~~3. Provision by the Applicant of the Public Facilities necessary to provide capacity to accommodate the proposed development and at the time that the impact of the development will occur; or~~
  - ~~4. Conditions agreed upon by the applicant to advance, or partially advance the Public Facilities necessary to provide capacity to accommodate the proposed development and at the time that the impact of the development will occur. Provisions for advancement of capacity are included in Subsection 14.2.9.~~~~

**14.2.3 EXPIRATION OF DETERMINATION**

A determination pursuant to subsection 14.2.2, above, shall be deemed to expire when the development approval to which it is attached expires, lapses or is waived or revoked, or if the Applicant has not complied with conditions attached to its issuance.

~~If a determination of adequacy of public facilities attached to a rezoning expires, the Planning & Zoning Board or Town Board may initiate proceedings to rezone the property to its original zoning classification.~~

**~~EFFECT OF DETERMINATION OF ADEQUACY OF PUBLIC FACILITIES.~~**

~~A determination of adequacy of public facilities for a development approval shall be deemed to indicate that:~~

- ~~A. Public Facilities are available at the time of issuance of the determination; and~~
- ~~B. For subdivision plats and site plans only, that Public Facilities will be considered to be available at all subsequent stages of the development approval process up to the date of expiration of the Preliminary Plat or final site plan provided, however, that the determination of adequacy of public facilities shall expire and become null and void upon the expiration of: (1) the development approval to which it is attached, or (2) the time frame for submitting a subsequent application for approval, recordation of a subdivision plat, or issuance of a certificate of occupancy unless an application for a subsequent development approval is submitted within the time frames set forth in this document. If no expiration date is provided in this Ordinance, the conditions attached to the determination of adequacy of public facilities, or in the conditions of permit approval, the determination shall expire within two (2) years after approval of the development approval.~~
- ~~C. The provisions of Section 14.2.8.1, above shall not apply to any rezoning except a Site-Specific Vesting Plan or Phased Development Plan.~~
- ~~D. A determination of adequacy of public facilities shall not affect the need for the Applicant to meet all other requirements as set forth in this Ordinance.~~

**14.2.4 ADVANCEMENT OF CAPACITY**

No advancement of Capacity for Public Facilities shall be accepted by the Town unless the proposed Public Facility is a planned Capital Improvement or appropriate conditions are included to ensure that the Applicant will obtain necessary approvals prior to or concurrent with the issuance of a final subdivision plat or final site plan or, if subdivision or site plan approval is not required, a building permit. The commitment to construction of Public Facilities prior to the issuance of a building permit shall be included as a condition of the determination and shall contain, at a minimum, the following:

- A. For Planned Capital Improvements, a finding that the Planned Capital Improvement is included within the Capital Improvements Program of the applicable service provider;
- B. An estimate of the total financial resources needed to construct the Planned Capital Improvement and a description of the cost participation associated therewith;
- C. A schedule for commencement and completion of construction of the Planned Capital Improvement with specific target dates for multi-phase or large-scale Capital Improvement projects;
- D. A statement, based on analysis, that the Planned Capital Improvement is consistent with the applicable *Area Plan* and, if applicable, the *Comprehensive Plan*; and
- E. At the option of the Town and only if the Planned Capital Improvement will provide Capacity exceeding the demand generated by the proposed development, reimbursement, or a method to affect reimbursement, to the Applicant for the pro rata cost of the excess Capacity, subject to the approval of a development agreement pursuant to NCGS 160D, Article 10.

### 14.3 CRITERIA FOR DETERMINATION OF ADEQUACY

#### METHODOLOGY AND CRITERIA FOR DETERMINING AVAILABILITY AND ADEQUACY OF PUBLIC FACILITIES

No determination as to compliance with this Section shall be recommended by the Administrator or rendered by the approving agency unless Public Facilities within the Impact Areas set forth in Column (C) of Table 14-2 are:

- A. Adequate, as measured by the adopted level of service (“LOS”), as set forth in this Section and Column (B) of Table 14-2; and
- B. Available, as set forth in this Section and Column (D) of Table 14-2.

#### 14.3.1 ADOPTED LEVEL OF SERVICE (“LOS”) STANDARDS (ADEQUACY OF PUBLIC FACILITIES)

Compliance with Level of Service (“LOS”) standards shall be measured for each Public Facility set forth in Column (A) of Table 14.3-1 in accordance with the corresponding standards set forth in Column (B) of Table 14.3-1. The LOS for each application for development approval shall be measured within the impact area set forth in Column (C) of Table 14.3-1 for each corresponding facility in Column (A). Column (D) of Table 14.3-1 indicates whether Programmed Capital Improvements may be included in determining whether the improvements are available. [Rules for interpretation of Table 14.3-1 are set forth in this § 14.3](#)

**Table 14.3-1  
APF LEVEL OF SERVICE (LOS) STANDARDS**

(A) Public Facility	(B) Adopted LOS Standard Criteria	(C) Impact Area	(D) Availability
<b>Water</b>	215 gpd per ERU*  *as determined by the Town Engineer and Water Plant Supervisor, subject to NCDEQ standards	<u>Water Treatment Plants (WTPs)</u> – the service area of each treatment plant as defined by the operators.	Programmed capital improvements may be considered for rezoning or preliminary plat approval. Only existing capital improvements may be considered for issuance of approval for a final site plan or final subdivision plat.
<b>Sewer</b>	240 gpd per ERU*  *as determined by Town Engineer, WSACC, subject to NCDEQ standards and local government allocation policy	The service area of each public treatment plant as defined by WSACC, any package treatment plant or other wastewater system serving a proposed development	Programmed capital improvements may be considered for rezoning or preliminary plat approval. Only existing capital improvements may be considered for issuance of approval for a final site plan or final subdivision plat.
<b>Streets/ Roads</b>	As determined by Traffic Impact Analysis for all developments generating an additional 2,000 ADT or greater.	The street from which the development takes access and the first collector or arterial to which such street connects and any intersection thereof.	Programmed capital improvements may be considered for rezoning or preliminary plat approval. Programmed capital improvements within five (5) years and guaranteed by currently available revenue sources (i.e. STIP) may be considered for development approval.
<b>Schools</b>	As determined by Cabarrus County Schools.	As determined by Cabarrus County Schools.	Programmed capital improvements or capacity may be considered for rezoning or development approval.

**14.3.2 WATER**

- A. Water requirements shall not apply to agricultural uses.
- B. Adequate water availability shall be determined by the Town Engineer and the Water Plant Supervisor. Determination of adequate water availability shall not constitute approval of required distribution systems.

~~The water standard applies to water supply and water treatment needed to accommodate the gallons per capita per day (gpcd) generated by residential and non-residential uses. Usage figures for residential and non-residential usage are taken from Boyle Engineering Corporation, WSACC Wastewater and Water Master Plan, Volume 5 (1995), and Camp Dresser & McKee, Water & Sewer Authority of Cabarrus County Master Plan Update [October (1996)]. These documents identify six (6) pressure zones in the WSACC service area. Flow rates used to estimate the demand produced by the proposed development shall comply with 15A NCAC § 18C.0409, which is hereby incorporated by reference and made a part of this Ordinance, unless a different standard is identified in any Local Water Supply Plan for the service area adopted pursuant to NCGS § 143-55(l), in which case the flow rates identified for the particular use in the Water Supply Plan may be used. If the category of development proposed in the application is not identified in the above referenced regulations, the professional engineer shall use the applicable industry and manufacturer's standards to calculate average and peak daily flows and demands, in gallons per day. The capacity for elevated storage and distribution systems shall comply with 15A NCAC § 18C.0805 to 18C.0901, which regulations are hereby incorporated by reference. Approval through the Adequate Facilities Process outlined in this section shall in no manner imply approval of required distribution systems.~~

**14.3.3 WASTEWATER**

The wastewater standard applies to wastewater treatment plants (WWTPs), interceptor sewers, and pumping stations. The standard for source facilities applies only to treatment capacity legally reserved for usage by WSACC. Determination of adequate wastewater capacity shall not constitute approval of required collection systems.

~~The figures for gallons per capita per day (gpcd) are taken from Boyle Engineering Corporation, WSACC Wastewater and Water Master Plan, Volume 1 (1995). Flow rates used to estimate the demand produced by the proposed development shall be consistent with the assumptions set forth in § 14.1.8.1 of this Ordinance and 15A NCAC 18A.1949 (Sewage Flow Rates for Design Units), as said section may be revised from time to time. If the category of development proposed in the application is not identified in 15A NCAC 18A.1949, the professional engineer shall use the applicable industry and manufacturer's standards to calculate average and peak daily flows and demands, in gallons per day. Approval through the Adequate Facilities Process outlined in this section shall in no manner imply approval of required interceptor and collection systems.~~

**14.3.4 ROADS/STREETS.**

A Traffic Impact Analysis Studies, completed by a professional engineer in accordance with NCDOT standards, shall be required for any Conditional Zoning district rezoning, subdivision Preliminary Plat, conditional Special Use Permit, certificate of Zoning compliance, preliminary plat or Site Plan under the following described conditions which is estimated to generate more than 2,000 ADT greater than the existing use of the property, as determined by the ITE Trip Generation Manual. A new analysis may be required if changes to the proposed development will increase the estimated trip generation by more than 10% or if the study is more than four (4) years old, unless the Town Engineer has determined that conditions have not significantly changed since the original analysis was completed.

~~The types of traffic studies required under the ordinance are:~~

~~A Rezoning Traffic Analysis. The purpose of these studies will be to evaluate whether adequate transportation capacity exists or will be available within a reasonable time period to safely and conveniently accommodate proposed uses permitted under the requested land use or zoning classification.~~



~~A Traffic Impact Report—This Report will be required for certain permitted and Conditional Uses, Land Subdivisions and Preliminary Plats—exceeding specific trip generation threshold.~~

~~A Rezoning Traffic Analysis shall be required for:~~

~~A proposed rezoning that could generate 100 or more directional trips during the peak hour or at least 1000 more trips per day for the most intensive use that could be developed under existing zoning;~~

~~A proposed rezoning on a site located along or which has the potential to take access within 500 feet of a corridor identified as a freeway or expressway on the Thoroughfare Plan;~~

~~A proposed amendment to the Comprehensive Plan involving more than one acre which would permit uses generating higher traffic than the existing Comprehensive Plan designation;~~

~~Where a Rezoning Traffic Analysis is required, the acceptance of the rezoning application for the purposes of beginning the mandatory 60 day time limit applicable to Town action on a rezoning request shall not commence until the Rezoning Traffic Analysis has been reviewed for completeness and has been accepted by the Administrator as meeting the content requirements of the ordinance.~~

~~A Traffic Impact Report shall be required when a proposed conditional use, major subdivision, or major/minor site plan is:~~

~~Of a land use type which has an average trip generation rate of 2,000 trips per day or greater, according to most current versions of the ITE Trip Generation Informational Report or comparable research data published by a public agency or institution; or~~

~~Designed so that it utilizes an at-grade access opening onto an existing or proposed freeway or expressway as indicated on the Thoroughfare Plan.~~

~~The LOS for each zoning district tier shall be as listed in Table 14-1, below.~~

~~Table 14-1~~

~~ZONING DISTRICT TIER~~

	<del>Rural</del>	<del>Suburban</del>	<del>Urban</del>
<del>Freeway/Expressway</del>	<del>C</del>	<del>D</del>	<del>n/a</del>
<del>Major thoroughfare</del>	<del>C</del>	<del>D</del>	<del>n/a</del>
<del>Minor thoroughfare</del>	<del>C</del>	<del>D</del>	<del>E</del>
<del>Minor arterial</del>	<del>C</del>	<del>D</del>	<del>E</del>
<del>Major collectors</del>	<del>C</del>	<del>D</del>	<del>E</del>
<del>Minor collector</del>	<del>B</del>	<del>D</del>	<del>E</del>
<del>Local roads</del>	<del>B</del>	<del>C</del>	<del>E</del>
<del>Local streets</del>	<del>B</del>	<del>C</del>	<del>E</del>

~~Zoning districts shall be classified into three development tiers (Tier 1—Urban, Tier 2—Suburban, and Tier 3—Rural). The classifications are as follows:~~

~~Tier 1 (Urban) includes the CC District where the development pattern is established, and which public policy favors relatively high levels of human activity.~~

~~Tier 2 (Suburban) districts are suburban or urbanizing in nature and are as follows: RL, RM, RH, O I, C-1, CD, I-1, and I-2.~~

~~Tier 3 (Rural) zoning districts are characterized by agricultural and/or rural service levels and are as follows: AG Agricultural; RE Rural Estate. Land within these zoning districts shall be protected in order to avoid the unnecessary conversion of agricultural land to suburban or urban development. These zoning districts are characterized by lands which do not have public facilities and services at urban service levels, and will not be provided with urban levels of service for at least a twenty (20) year horizon.~~

~~Transportation LOS shall be based upon the volume to capacity ratios as established by the Transportation Research Board, *Highway Capacity Manual* (Washington, D.C.: National Research Council, 3d ed. 1998), which document is hereby incorporated by this reference. The traffic analysis shall be consistent with the assumptions and guidelines of the following documents, which are hereby incorporated by reference: Cabarrus/South Rowan Thoroughfare Plan, Appendix H; Institute of Transportation Engineers, *Trip Generation* (5th ed. 1991). For uses generating less than ten (10) trips per day, the directional split of traffic leaving the site shall be deemed to be 50% in either direction. For all other applications, the directional split shall be based upon the traffic Impact Study.~~

~~The Town Board finds and determines that I-85 experiences significant pass-through traffic, and that the ability to expand I-85 is limited due to jurisdictional, funding, and physical constraints. Accordingly, I-85 shall not be included in the Impact Area for any Application for Development Approval.~~



~~The LOS standard for Planned Unit Developments and Traditional Neighborhood Development shall correspond to the zoning classification at the time of application for development approval.~~

~~**Waiver.** The requirements of this section for a Traffic Impact Study may be waived by the Public Works Director or their designee when it is determined that such report is not necessary to determine needed road improvements or that no unsafe or hazardous conditions will be created by the development as proposed.~~

**14.3.5 SCHOOLS**

Cabarrus County Schools may provide a non-binding statement on the effect that a proposed development will have on the capacity of the elementary, middle, and high schools that serve the area in which the proposed development is located. This information shall be provided in the staff report.

~~The number of students generated for each residential dwelling unit (hereinafter the “student generation rate”) for each dwelling unit is computed using the Student Information Management System data and actual numbers of dwellings to determine expected students/dwelling. For purposes of this Ordinance, the student generation rate for each category of schools shall be as follows:~~

~~Elementary schools: 0.30~~

~~Middle or Junior High schools: 0.167~~

~~High School: 0.167~~

~~The above referenced figures may be adjusted from time to time by the Town Board by amending this Ordinance to reflect updates to the student generation rate calculated by the Cabarrus County Planning Services Department.~~

~~The Administrator shall certify that public schools within the County have sufficient available capacity and acreage to accommodate the demand generated by the proposed residential development at the adopted level of service. Available capacity shall be calculated for the applicable high school feeder area and shall be expressed in terms of possible student enrollment which can be accommodated, in accordance with the following formulae:~~

~~Formula #1:  $CAC = (EC) - (E + C)$  and~~

~~Formula #2:  $FAC = (EC + PC) - (E + C)$~~

~~where:~~

~~CAC = Current Available Capacity (in student enrollment)~~

~~FAC = Future Available Capacity (in student enrollment)~~

~~EC = Existing Capacity, in enrollment, for elementary, middle and high schools within the high school feeder area. The capacity of school facilities shall be computed in accordance with the North Carolina Public Schools, *Facilities Guidelines* (January 1997), “Class Sizes and Teacher Allotments.” This document is hereby incorporated by this reference and made a part of this Ordinance.~~

~~PC = Planned Capacity, in enrollment, for funded but unbuilt elementary, middle and high schools within the high school feeder area based upon the Ten Year School District School Facilities Plan, based on two years or five years consistent with §§ 14.3.8.2.1 and 14.3.8.2.6, below~~

~~E = Current enrollment based upon the most recent enrollment counts per monthly membership report by the School District~~

~~C = Enrollment generated by Committed Development within the high school feeder area.~~

~~If current available capacity is equal to or greater than zero (0) (Formula #1 of~~

~~subsection 1, above), and adequate capacity exists to accommodate the enrollment projected to be generated by the~~

~~proposed development school services shall be deemed to be adequate. If current available capacity for any school type is a negative number, adequate capacity does not currently exist to accommodate the enrollment projected to be generated by the proposed development.~~

~~If current available capacity is inadequate, Formula #2 of subsection 1, above, shall be applied and "PC" shall equal two (2) years of planned capacity. If future available capacity is equal to or greater than the projected enrollment that will be produced by the proposed development for all school types, the development may be approved, or approved with conditions, and the applicant shall be permitted to proceed through the development approval process.~~

~~If future available capacity pursuant to subsection 3 above, is less than zero (0), Formula #2 above, shall be applied and "PC" shall equal five (5) years of planned capacity. If future available capacity is then greater than or equal to the projected enrollment that will be produced by the proposed development for all school types, the application shall only be approved with the condition that funding has been approved or acceptable project phasing conditions are set forth in a Site Specific Development Plan or Phased Development Plan which provides for the commencement of construction of the required public schools.~~

~~The applicant shall compute the enrollment generated by the proposed development. Projected enrollment from the proposed residential development and enrollment generated by Committed Development (C, in § 14.3.6.2, above) shall consist of the sum of all proposed dwelling units multiplied by the student generation rate.~~

~~For purposes of this subsection, the following terms shall have the following meanings:~~

~~**High School Feeder Area.** A grouping of schools consisting of one or more high schools and one or more middle and elementary schools, as determined by the School District.~~

~~**Student Generation Rate.** The figure to be multiplied by the number of proposed dwelling units, by type, in order to determine projected enrollment.~~

~~**DETERMINATION OF ADEQUACY OF PUBLIC FACILITIES.**~~

~~Public Facilities shall be deemed to be adequate if it is demonstrated that they have Available Capacity to accommodate the demand generated by the proposed development in accordance with the following calculation methodology, unless otherwise indicated herein:~~

~~**CALCULATE TOTAL CAPACITY** by adding together the total Capacity of Public Facilities consistent with §§ 14.3.2 through 14.3.8 herein.~~

~~**CALCULATE AVAILABLE CAPACITY** by subtracting from the total Capacity the sum of:~~

- ~~the demand for each Public Facility created by existing residential development; and~~
- ~~the demand for each Public Facility created by the anticipated completion of Committed Development; and~~
- ~~the demand for each Public Facility created by the anticipated completion of the proposed development under consideration for determination.~~

~~Applicants may propose mitigation measures to overcome a failure to meet one or more LOS standards including, but not limited to, payment of a pro rata share of facility capacity costs necessary to accommodate the demand generated by the proposed development. Mitigation measures, particularly those proposing pro rata cost sharing, should base such proposals on the Tischler & Associates report, *Capital Costs Due to Growth*, prepared for the Cabarrus County Board of Commissioners and incorporated herein by reference.~~

**14.3.6 PUBLIC FACILITIES AFFECTING AREAS OUTSIDE OF INCORPORATED AREA OF TOWN**

- A. Availability and adequacy of Public Facilities shall be determined only with respect to Public Facilities located within Cabarrus County, including any incorporated areas of the County. If part of the applicable service area or traffic Impact Area lies in an adjacent municipality or an unincorporated area ~~of Mecklenburg, Union, or Rowan County~~, absent an intergovernmental agreement with the County or municipality, availability and adequacy shall be determined only with respect to Public Facilities located within the County, including its incorporated and unincorporated areas.
  
- B. If the Town Board has entered into an intergovernmental agreement with an adjacent county or with a municipality to evaluate Public Facilities in such areas, an Applicant will be subject to the evaluation of the Level of Service standard for the facility as adopted by the adjacent county or municipality. Prior to the determination of adequacy of public facilities, the Administrator shall require that the adjacent county or municipality certify that issuance of a Development Order for the proposed development will not cause a reduction in the Level of Service standards for those facilities lying within the adjacent county or the municipality.

**Table 14-3  
Equivalent Residential Units**

<b>Land Use</b>	<b>Variable</b>	<b>Factor</b>	<b>ERU</b>
Residential Single-family	dwelling unit	9.55	1.00
General Light Industrial	1,000 square feet	6.97	0.73
Industrial Park	1,000 square feet	6.97	0.73
Manufacturing	1,000 square feet	3.85	0.40
Warehousing	1,000 square feet	4.88	0.51
Mini-warehouse	1,000 square feet	2.61	0.27
Apartments (post-1973)	dwelling unit	6.28	0.66
Low-rise apartment	dwelling unit	6.59	0.69
High-rise apartment	dwelling unit	4.2	0.44
Condo/Townhouse	dwelling unit	5.86	0.61
High-rise condo	dwelling unit	4.18	0.44
Mobile homes	dwelling unit	4.81	0.50
Hotel	room	8.7	0.91
Elementary school	1,000 square feet	10.72	1.12
High school	1,000 square feet	10.9	1.14
Church	1,000 square feet	9.32	0.98
Day care center	1,000 square feet	79.26	8.30
Hospital	1,000 square feet	16.78	1.76
General office (<10,000 s.f.)	1,000 square feet	24.6	2.58
General office (10-25,000 s.f.)	1,000 square feet	19.72	2.06
General office (25-50,000 s.f.)	1,000 square feet	16.58	1.74
General office (50-100,000 s.f.)	1,000 square feet	14.03	1.47
General office (100-200,000 s.f.)	1,000 square feet	11.85	1.24
General office (200-300,000 s.f.)	1,000 square feet	10.77	1.13
General office (300-400,000 s.f.)	1,000 square feet	9.96	1.04
General office (400-500,000 s.f.)	1,000 square feet	9.45	0.99
General office (600-700,000 s.f.)	1,000 square feet	9.05	0.95
General office (700-800,000 s.f.)	1,000 square feet	8.75	0.92
General office (>800,000 s.f.)	1,000 square feet	8.46	0.89
Corporate headquarters	1,000 square feet	6.27	0.66
Single tenant office	1,000 square feet	11.5	1.20
Office park	1,000 square feet	11.42	1.20
Research and development center	1,000 square feet	7.7	0.81
Business park	1,000 square feet	14.37	1.50
Building materials store	1,000 square feet	30.56	3.20
Specialty retail	1,000 square feet	40.67	4.26
Discount store	1,000 square feet	70.13	7.34
Hardware store	1,000 square feet	51.29	5.37
Nursery	1,000 square feet	36.08	3.78
Shopping center (<10,000 s.f. GLA)	1,000 square feet	167.59	17.55
Shopping center (10-50,000 sf GLA)	1,000 square feet	91.65	9.60
Shopping center (50-100,000 sf GLA)	1,000 square feet	70.67	7.40
Shopping center (100-200,000 sf GLA)	1,000 square feet	54.5	5.71
Shopping center (200-300,000 sf GLA)	1,000 square feet	46.81	4.90
Shopping center (300-400,000 sf GLA)	1,000 square feet	42.02	4.40
Shopping center (400-500,000 sf GLA)	1,000 square feet	38.65	4.05
Shopping center (500-600,000 sf GLA)	1,000 square feet	36.35	3.81
Shopping center (600-800,000 sf GLA)	1,000 square feet	33.88	3.55

***MOUNT PLEASANT DEVELOPMENT ORDINANCE***

***Article 14***

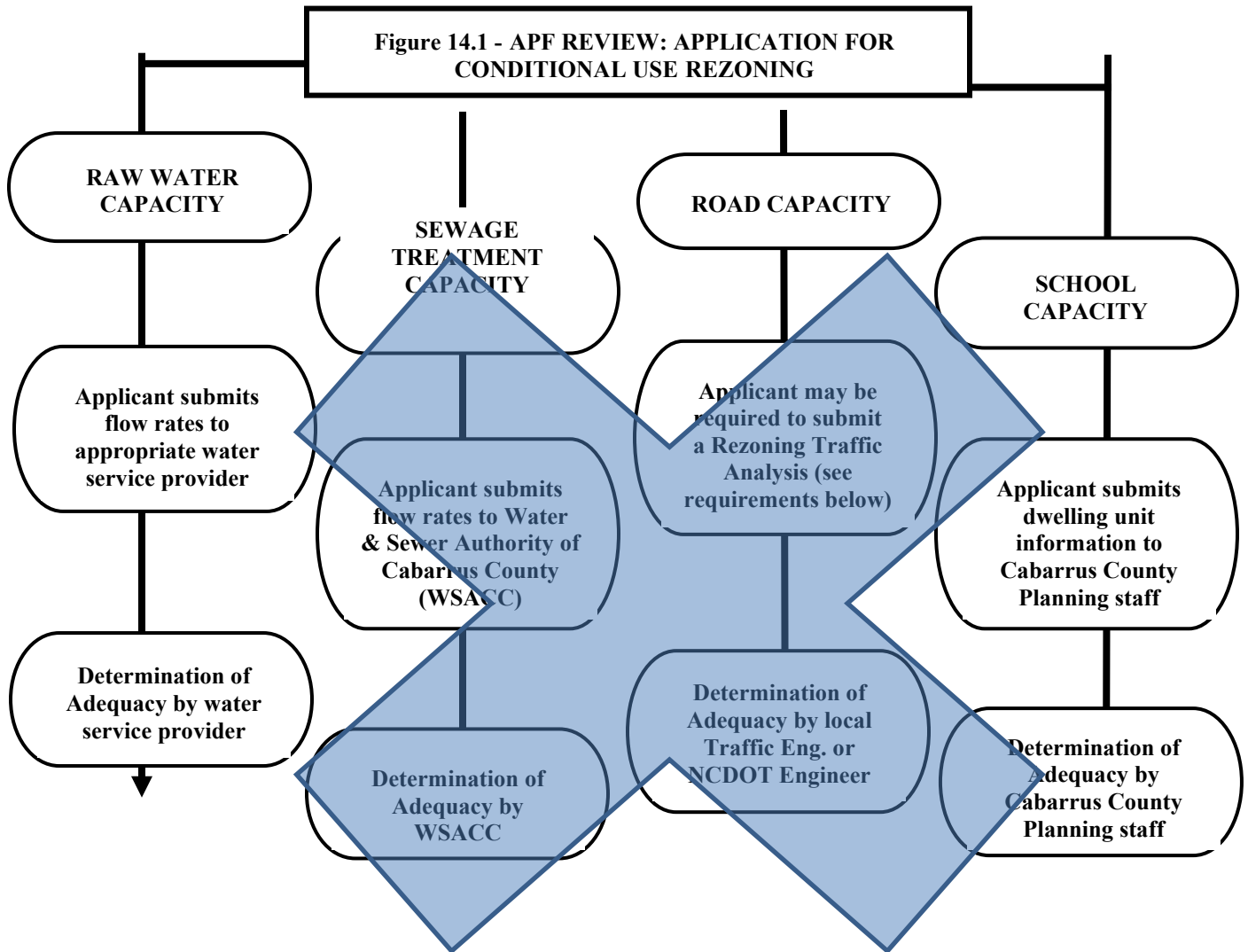
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Shopping center (800-1,000,000 sf GLA)	1,000 square feet	32.09	3.36
Shopping center (1M-1,200,000 sf GLA)	1,000 square feet	30.69	3.21
Shopping center (1.2M-1,400,000 sf GLA)	1,000 square feet	29.56	3.10
Shopping center (1.4M-1,600,000 sf GLA)	1,000 square feet	28.61	3.00
Sit-down restaurant	1,000 square feet	205.36	21.50
Fast food without drive-through	1,000 square feet	786.22	82.33
Fast food with drive-through	1,000 square feet	632.12	66.19
New car sales	1,000 square feet	47.91	5.02
Convenience market	1,000 square feet	737.99	77.28
Furniture store	1,000 square feet	4.34	0.45

Source: Freilich, Leitner, Carlisle

Table 14-2  
APF LEVEL OF SERVICE (LOS) STANDARDS

<b>(A) Public Facility</b>	<b>(B) Adopted LOS Standard Criteria</b>	<b>(C) Impact Area</b>	<b>(D) Availability</b>
<b>Water</b>	215 gpd per ERU*	<u>Water Treatment Plants (WTPs)</u> —the service area of each treatment plant as defined by the operators.	Programmed capital improvements may be considered for approval of a rezoning or issuance of a preliminary subdivision plat or preliminary site plan. Only existing capital improvements may be considered for issuance of approval for a final site plan or final subdivision plat.
<b>Sewer</b>	240 gpd per ERU*  *see Table 14-3	The service area of each public treatment plant as defined by WSACC, any package treatment plant or other wastewater system serving a proposed development	Programmed capital improvements may be considered for approval of a rezoning or issuance of a preliminary subdivision plat or preliminary site plan. Only existing capital improvements may be considered for issuance of approval for a final site plan or final subdivision plat.
<b>Streets/ Roads</b>	see Table 14-1	The street lying between the proposed development and the first collector/collector or collector/arterial intersections, within which a proposed development generates traffic of more than 10 trips per day. Some roads may be excluded (see § 14.3.6).	Any programmed capital improvements may be considered for approval of a rezoning. Programmed capital improvements within the first three (3) years of the Capital Improvements Program and guaranteed by currently available revenue sources may be considered for subdivision plat or site plan approval.
<b>Schools</b>	The capacity of public schools as calculated in accordance with the Public Schools of North Carolina, State Board of Education, <i>North Carolina Public School Facility Guidelines</i> (January 1997), which document is hereby incorporated by this reference, and including any successor documents or amendments thereto which may be published from time to time.	High School Feeder Areas as designated by the Cabarrus County School District, as applicable.	Programmed capacity in the first three (3) years of the Capital Improvements Program may be considered in accordance with the formula set forth in § 14.3.8.



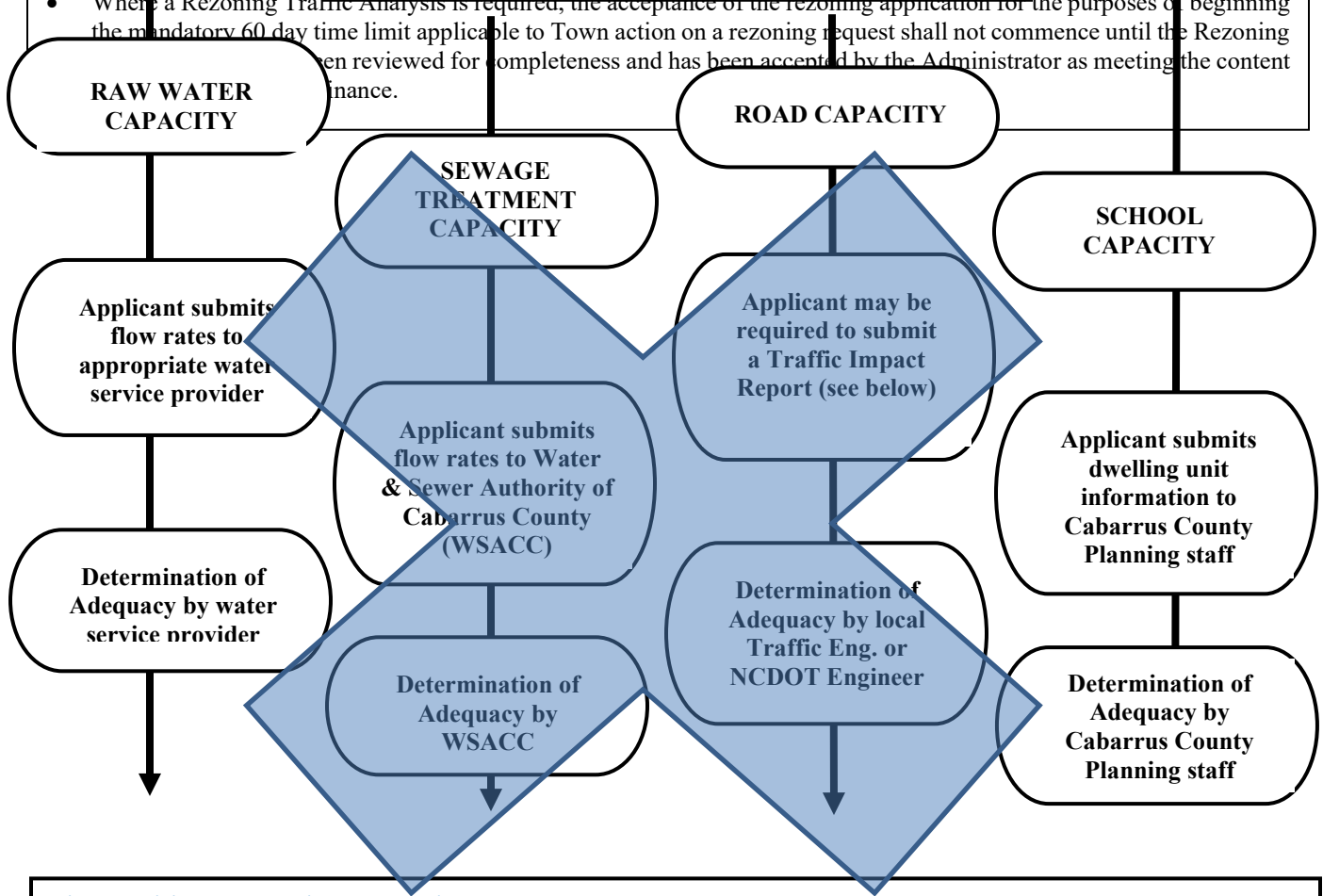
**Rezoning Decision by Planning and Zoning Board (or Town Board—if not approved as an expedited rezoning)**  
 Planning Board shall review APF determinations and decide:

- to approve the rezoning if all four service determinations are positive
- to deny the rezoning if any of the four service determinations are negative
- to approve the rezoning if any of the four service determinations are negative, subject to the following conditions as listed in Section 14.2.6.1

A Rezoning Traffic Analysis shall be required for:

- A proposed rezoning that could generate 100 or more directional trips during the peak hour or at least 1000 more trips per day for the most intensive use that could be developed under existing zoning;
- A proposed rezoning on a site located along or which has the potential to take access within 500 feet of a corridor identified as a freeway or expressway on the Transportation Plan;
- A proposed amendment to a zoning ordinance that would permit uses generating higher traffic than the existing zoning;
- Where a Rezoning Traffic Analysis is required, the acceptance of the rezoning application for the purposes of beginning the mandatory 60 day time limit applicable to Town action on a rezoning request shall not commence until the Rezoning Application has been reviewed for completeness and has been accepted by the Administrator as meeting the content requirements of the Ordinance.

**Figure 14. 2 - APF REVIEW: APPLICATION FOR PRELIMINARY SUBDIVISION PLAT**



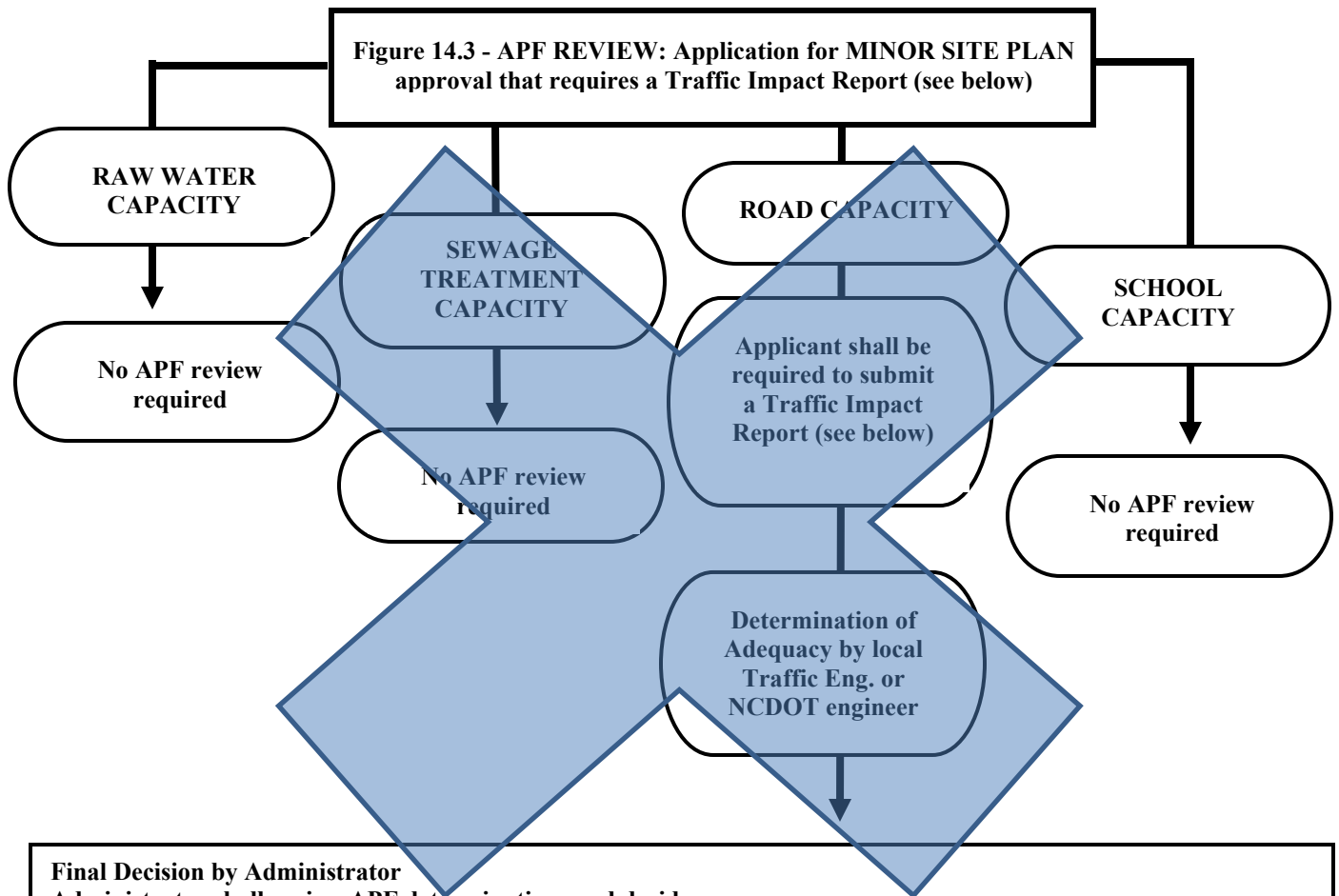
**Final Decision by Planning and Zoning Board**  
**Planning Board shall review APF determinations and decide:**

- approve the application if all four service determinations are positive
- deny the application if any of the four service determinations are negative
- to approve the application if any of the four service determinations are negative, subject to the following conditions as listed in Section 14.2.6.1

A Traffic Impact Report shall be required for:

- a land use type which has an average trip generation rate of 2,000 trips per day or greater, according to most current versions of the ITE Trip Generation Informational Report or comparable research data published by a public agency or institution.





**Final Decision by Administrator**  
 Administrator shall review APF determinations and decide:

- to approve the minor site plan if all four service determinations are positive
- to deny the minor site plan if any of the four service determinations are negative
- to approve the minor site plan if any of the four service determinations are negative, subject to the following conditions as listed in Section 14.2.6.1

A Traffic Impact Report shall be required for:

- a land use type which has an average trip generation rate of 2,000 trips per day or greater, according to most current versions of the ITE Trip Generation Informational Report or comparable research data published by a public agency or institution.

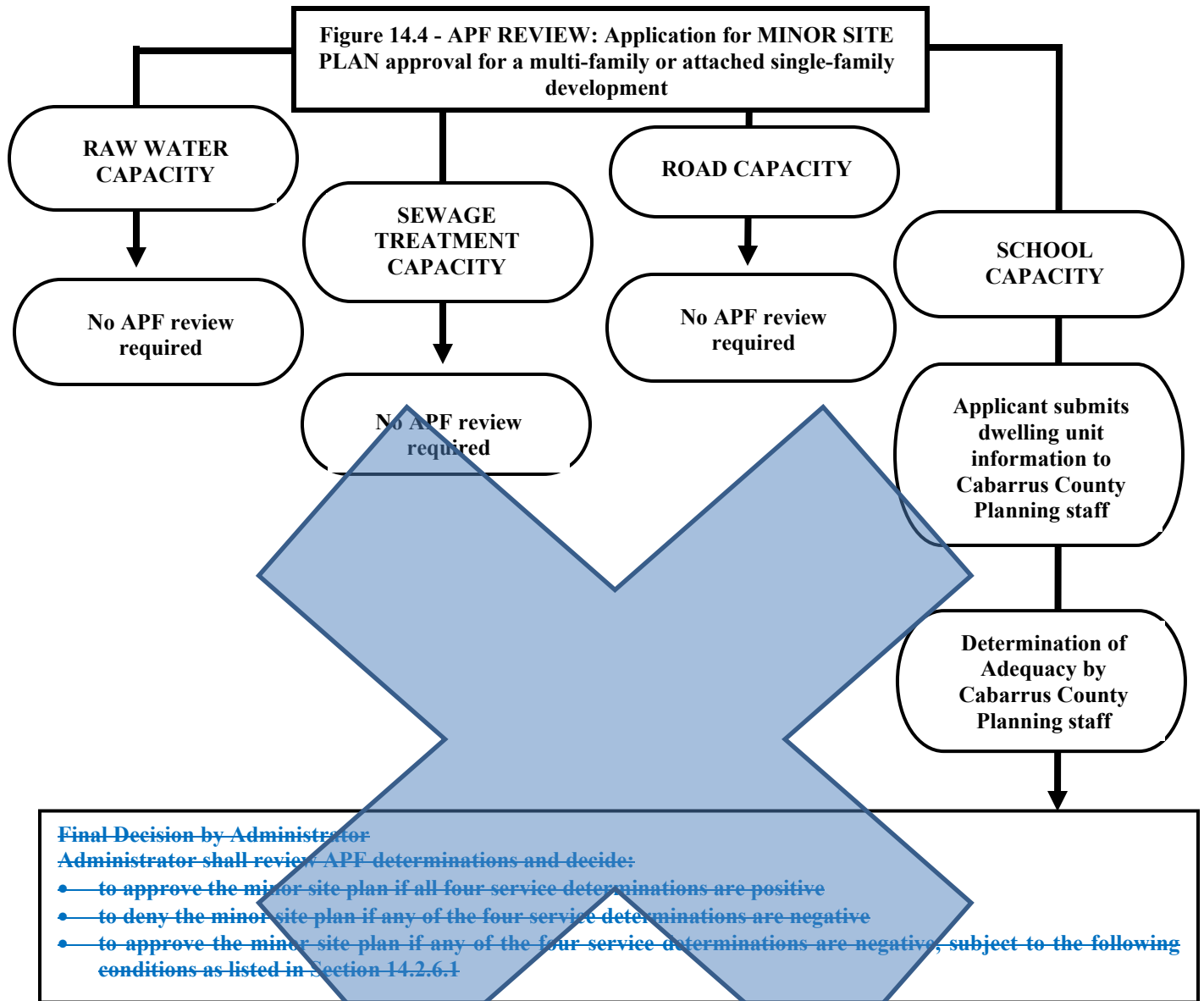


Figure 14.5— Final Determination for an APF review: Options for approving body (as taken from Sect. 14.2.6.1 of the UDO)

Upon receipt of the staff report, and subject to compliance with all other applicable standards of approval for a Development Approval, the decision-making body may determine:

- that the application for development approval shall be approved because public facilities and services are available at the adopted level of service; or
- that the application for development approval shall be denied because public facilities and services are not available at the adopted level of service; or

- ~~that the application for development approval shall be approved subject to one or more of the following conditions as agreed to between the applicant and the Town Board:~~
- ~~deferral of further Development Orders (as defined in Appendix A) until all Public Facilities are available and adequate if Public Facilities in the Impact Area are not adequate to meet the Adopted Level of Service for the entire development proposal, consistent with the requirements of this article;~~
- ~~reduction of the density or intensity of the proposed development to a level consistent with the Available Capacity of Public Facilities;~~
- ~~provision by the Applicant of the Public Facilities necessary to provide Capacity to accommodate the proposed development at the Adopted Level of Service and at the time that the impact of the development will occur; or~~
- ~~conditions agreed upon by the applicant to advance, or partially advance the Public Facilities necessary to provide capacity to accommodate the proposed development at the Adopted Level of Service and at the time that the impact of the development will occur. Provisions for advancement of capacity are included in Subsection 14.2.9.~~

**APPENDIX B**  
**APPLICATION & PLAN REQUIREMENTS**

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## **B.1. GENERAL PROVISIONS**

- A. The Administrator shall promulgate submittal requirements, instructions for completing forms, and internal procedures for acceptance and filing of applications. Additional information may be required for particular applications. ~~Necessary forms for all applications for:~~
- ~~• administrative permits;~~
  - ~~• applications for board of adjustment review;~~
  - ~~• applications for planning board review; and~~
  - ~~• applications for Town Board review.~~
- B. All such forms/applications shall be shall be maintained at the office of the Administrator.
- C. Applications and plans shall be accompanied by the applicable review fee as set forth in the Fee Schedule adopted by the Town Board of Commissioners.
- D. All plans shall be submitted with adequate information to determine compliance with the regulations of this Ordinance.

## **B.2. MAJOR SUBDIVISION PLAT**

### **General Requirements**

#### **B.2.1. Requirements for a Major Subdivision Sketch Plan**

- A. Sketch plans shall be drawn to a convenient scale of not more than one hundred (100) feet to an inch. Supporting information required by this section may allow for a larger scale. [One \(1\) paper copy and a digital PDF file shall be submitted.](#)
- B. [The following](#) contents [shall be](#) required [for a Sketch Plan](#):
  - 1. Type of development;
  - 2. Name, address, and telephone number of developer and designer;
  - 3. Graphic and written scale;
  - 4. Proposed name of subdivision;
  - 5. Current zoning and district lines;
  - 6. Total acreage of the site;
  - 7. Total number of proposed lots/units and the approximate location and dimensions of all proposed or existing lots;
  - 8. The approximate location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, or for the use of property owners in the proposed subdivision;
  - 9. Whenever the sketch plan covers only a part of an applicant's contiguous holdings, the applicant shall submit, the proposed subdivision or development area, together with its proposed utilities and street system, and an indication of the probable future street system, and an indication of the probable future utilities and street and drainage system of the remaining portion of the tract;
  - 10. Approximate topography;
  - 11. Existing utilities available to the site and preliminary proposals for connection with existing water supply and sanitary sewage systems, or alternative means of providing water supply and sanitary waste treatment and disposal; preliminary provisions for collecting and discharging surface water drainage; and
  - 12. [Estimated sewer flow for the proposed use.](#)

**B.2.2. Requirements for Major Subdivision Preliminary Plat**

- A. The subdivider shall submit ~~twenty five (25) folded~~ two (2) paper copies and one (1) digital PDF file of a preliminary subdivision plat to the ~~Planning Department Administrator~~ for processing and referral to affected agencies along with the appropriate ~~subdivision plat~~ review fee and application. ~~One mylar should be submitted after approval has been granted by the Planning and Zoning Commission and all conditions placed on the plat have been satisfactorily met. Prior to the Planning & Zoning Board meeting at which the Preliminary Plat will be reviewed, the applicant shall submit 10 paper copies of the Preliminary Plat.~~ Preliminary Plats shall be prepared by a professional landscape architect, professional engineer, and/or registered land surveyor.
- B. ~~No specific size requirements apply to preliminary plats.~~ Preliminary plats shall be prepared at a scale of one (1) inch equals one hundred (100) feet, or a scale for which one (1) inch equals a distance less than one hundred (100) feet. The preliminary plat shall depict or contain the information set forth below. ~~Incomplete plans shall be returned to the subdivider without further review until revised and resubmitted, provided, however, that construction plans required as set forth in Section 301.42 may be submitted after approval of a preliminary subdivision plat by the planning and zoning commission when such approval is made subject to the submission of said construction plans and approval of same by the Director of Engineering.~~
- C. The following contents shall be required for a Preliminary Plat:
1. Legend--Title and revision number;
  2. Location map showing relationship of subdivision to the Town city and surrounding area;
  3. Tract boundaries shown by a heavy line including all bearings and distances;
  4. Existing and proposed property lines, any structures, water courses, ~~railroads~~, bridges, culverts, and storm drains on the tract and on adjoining property within 100 feet;
  5. Lot lines and scaled dimensions, lot numbers;
  6. Proposed street names, right-of-way and pavement widths, and typical cross-sections;
  7. Existing streets on subject and adjoining properties including right-of-way and pavement width;
  8. Proposed easements or rights-of-way other than for streets (e.g. for drainage, storm water detention, utilities, pedestrian ways, buffers); location, width and purpose;
  9. Zoning classification and district lines on the tract and adjoining properties;
  10. Names and PIN numbers of adjoining property owners and subdivisions both proposed and of record;
  11. Site calculations, including:
    - a. Total acreage,
    - b. Number of lots in each phase,
    - c. Total number of lots in the subdivision,
    - d. Acreage in lots,
    - e. Acreage in street rights-of-way,

- f. Linear feet of each individual street, and
  - g. Anticipated date of final platting;
12. The location and size of parks, school sites, open space areas, etc. and their ownership;
  13. Existing topography at a contour interval of two (2) feet;
  14. Boundaries [of special flood hazard areas floodways and one hundred year flood plains](#);
  15. Proposed location of water and sanitary sewer systems;
  16. Building Setbacks (in table format);
  17. [Subdivision Street name approval by Cabarrus County E-911 Addressing- Proposed street names on the Street/Subdivision Name\(s\) Review Form. See Appendix C 4.2.15 also.](#)



**B.2.3 Requirements for Major Subdivision Construction Plans**

- A. The subdivider shall ~~furnish the Engineering Department ten (10) copies~~ submit two (2) paper copies and one (1) digital PDF file of all Construction Plans and specifications, prepared and endorsed by a certified professional engineer, licensed as such by the State of North Carolina. The Construction Plans shall delineate and describe in complete detail all aspects of grading, clearing, drainage and physical improvements proposed both on and off-site, as required in relation to the proposed subdivision. Construction Plans shall be submitted with the applicable review fee and application.
  
- B. The following contents shall be required for Construction Plans:
  - 1. Preliminary Plat/Site Plan
  - 2. Grading, Soil and Erosion Control Plan and Details
  - 3. Street Improvements Plan, Profiles, and Details
  - 4. Utility Plan, Profiles, and Details
  - 5. Stormwater Plan, Details and Calculations
  - 6. Landscaping Plan and Details
  - 7. Any other plans and details deemed necessary by the Town Engineer.
  
- C. The following certificate is required for construction drawings:

Construction Drawings Approval Certificate

I hereby certify that the construction drawings shown hereon have been found to comply with the regulations of the Mount Pleasant Development Ordinance.

\_\_\_\_\_  
Development Ordinance Administrator

\_\_\_\_\_  
Date

**B.2.4. Requirements for Major Subdivision Final Plat**

- A. The subdivider shall submit ~~five (5) folded~~ two (2) paper copies and one (1) digital PDF file with the appropriate ~~subdivision~~ review fee and application. ~~Two mylars should be submitted after approval has been granted.~~ Final plats shall be prepared by a professional landscape architect, professional engineer, and/or registered land surveyor. All improvements shall either be completed or guaranteed prior to the submittal of a Final Plat for review. If a Subdivision Improvement Agreement (letter of credit, cash escrow or surety bond) is required for uncompleted improvements, subdivider shall submit all required information with application.
- B. The following contents shall be required for Final Plats:
1. Legend containing subdivision names, vicinity map, legal description including township, county and state, the date or dates of survey, the date of any revisions to plat, a north arrow and declaration, scale in feet per inch and bar graph, the name and address of the owner(s) and the name, address, registration number and seal of engineer, landscape architect and/or surveyor;
  2. Exact boundary lines of tract in heavy line, full dimensions by lengths and bearings, and intersecting boundaries of adjoining lands;
  3. Street names, right-of-way lines, pavement widths of tract and adjacent streets, and the location and dimensions of all easements;
  4. Accurate descriptions and locations of all monuments, markers, and control points;
  5. Location, purpose, and dimensions of areas to be used for other than residential purposes;
  6. Sufficient engineering data to determine readily and reproduce on the ground every straight or curved boundary, street, and setback line including dimensions, bearings, or deflection angles, radius, central angles, and tangent distances for the center line of curved streets and curved property lines that are not the boundary of curved streets. All dimensions shall be measured to the nearest tenth and angles to the nearest minute;
  7. Boundaries of special flood hazard areas  ~~floodways and one hundred year flood plains;~~
  8. Lots numbered consecutively throughout the subdivision;
  9. The names of owners of adjoining properties;
  10. Building Setbacks (in table format);
  11. Site calculations, including:
    - a. Total acreage;
    - b. Total number of lots;
    - c. Acreage in lots;
    - d. Acreage in street rights-of-way;
    - e. Linear feet of each individual street;
  12. The following certificates shall appear on all copies of the plat: ~~Items (a) and (b) shall be signed when submitted. Items (c), (d), (e), and (f) will be signed when the plat is approved:~~



REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_

NORTH CAROLINA  
CABARRUS COUNTY

I, \_\_\_\_\_, a notary public for said county and state, do hereby certify that Adopted 9-11-08 Concord Development Ordinance personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public Seal

d. Certificate of Streets, Water, and Sewer System Approval and Other Improvements

I hereby certify that all publicly maintained streets, storm drainage systems, water and sewer systems and other publicly maintained improvements and any privately maintained water quality “Best Management Practice” shown on this plat have been designed and installed, or their installation guaranteed, in an acceptable manner and according to specification and standards of Concord and the State of North Carolina.

\_\_\_\_\_  
Date Town Engineer

e. Certificate of final plat approval

It is hereby certified that this plat is in compliance with the Subdivision Regulations of the ~~Town of~~ Mount Pleasant Development Ordinance, and therefore this plat has been approved ~~by the Mount Pleasant Town Board, or their designated review committee,~~ subject to its being recorded with the Cabarrus County Register of Deeds within 30 days of the date below.

\_\_\_\_\_  
Date MPDO Administrator

f. Plat Review Officer Certificate (as required by 47-30.2)

State of North Carolina  
County of Cabarrus

I, \_\_\_\_\_, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

\_\_\_\_\_  
Review Officer Date

g. *NCDOT Certificate (if applicable)*

**Certificate of NCDOT Approval**

Department of Transportation - Division of Highways

Proposed subdivision road construction standards design certification.

Approved \_\_\_\_\_

District Engineer

\_\_\_\_\_ Date

~~*Certificate of water and sewer connection fee payment. \*Only applicable if receiving services through the City of Concord.*~~

~~I hereby certify that all water and sewer connection fees for the \_\_\_\_\_ Subdivision have been paid, or that the fees are not applicable since preliminary plat approval occurred prior to June 28, 1996.~~

\_\_\_\_\_  
Date

\_\_\_\_\_  
Finance Director

~~*Statement of Active Open Space (if applicable, see Section 6.5) Active open space improvements as defined in Section 6.5 of the MPDO shall be required for this plat and shall equal a total minimum financial investment of 200% of the pre-development tax value for the amount of dedicated land from the parcel from which the open space is being dedicated as required.*~~

## **B.3. MINOR SUBDIVISION PLAT**

### General Requirements

#### **B.3.1. Requirements for a Minor Subdivision Sketch Plan**

- A. Sketch plans shall be drawn to a convenient scale of not more than one hundred (100) feet to an inch. Supporting information required by this section may allow for a larger scale. One (1) paper copy and a digital PDF file shall be submitted.
  
- B. The following contents shall be required for a Sketch Plan:
  - 1. Type of development.
  - 2. Name, address, and telephone number of developer and designer.
  - 3. Graphic and written scale.
  - 4. Proposed name of subdivision.
  - 5. Current zoning and district lines.
  - 6. Total acreage of the site.
  - 7. Total number of proposed lots/units and the approximate location and dimensions of all proposed or existing lots.
  - 8. The approximate location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, or for the use of property owners in the proposed subdivision.
  - 9. Whenever the sketch plan covers only a part of an applicant's contiguous holdings, the applicant shall submit, the proposed subdivision or development area, together with its proposed utilities and street system, and an indication of the probable future street system, and an indication of the probable future utilities and street and drainage system of the remaining portion of the tract.
  - 10. Approximate topography.
  - 11. Existing utilities available to the site and preliminary proposals for connection with existing water supply and sanitary sewage systems, or alternative means of providing water supply and sanitary waste treatment and disposal; preliminary provisions for collecting and discharging surface water drainage.

~~Proposed street names on the Street/Subdivision Name(s) Review Form, if necessary. See Appendix C, 4.2.15 also.~~

**B.3.2. Requirements for Minor Subdivision Construction Plans (if applicable)**

- A. If utility extensions are required and/or if more than one (1) acre of grading will take place, the subdivider shall furnish ~~40~~ two (2) paper copies and a PDF digital file of construction plans and specifications, prepared and endorsed by a certified professional engineer, licensed as such by the State of North Carolina. The construction plans shall delineate and describe in complete detail all aspects of grading, clearing, drainage and physical improvements proposed both on and off-site, as required in relation to the proposed subdivision. Construction Plans shall be submitted with the applicable review fee and application.
  
- B. The following contents shall be required for Minor Subdivision Construction Plans:
  - 1. Grading Plan, Soil and Erosion Control Plan, Stormwater Plan, and details and calculations with proof of submittal to NCDEQ.
  - 2. Utility Plan, Profiles, and Details
  - 3. Landscaping Plan and Details
  - 4. Any other plans and details deemed necessary by the Town Engineer.
  
- C. The following certificate is required for construction drawings:

Construction Drawings Approval Certificate

I hereby certify that the construction drawings shown hereon have been found to comply with the regulations of the Mount Pleasant Development Ordinance.

\_\_\_\_\_  
Development Ordinance Administrator                      Date

**B.3.3. Requirements for Minor Subdivision Final Plat**

- A. The subdivider shall submit ~~five (5)~~ two (2) ~~folded-paper~~ copies and one digital PDF file of a minor subdivision final plat or conveyance plat to the Administrator for processing, along with the appropriate subdivision plat review fee and application. If a Subdivision Improvement Agreement (letter of credit, cash escrow or surety bond) is required due to incomplete installation of utility extensions, subdivider shall submit all required information with application. One (1) mylar copy shall be provided for signature and recordation following approval. ~~Two (2) mylars should be submitted after approval has been granted.~~ Final plats shall be prepared by a professional landscape architect, professional engineer, and/or registered land surveyor.
- B. The following contents shall be required for a Minor Subdivision Final Plat:
1. Legend containing subdivision name, vicinity map, legal description including township county and state, the date or dates of survey, the date of any revisions to plat, a north arrow and declaration, scale in feet per inch and bar graph, the name and address of the owner(s) and the name, address, registration number and seal of engineer, landscape architect and/or surveyor;
  2. Exact boundary lines of tract in heavy line, full dimensions by lengths and bearings, and intersecting boundaries of adjoining lands;
  3. Street names, right-of-way lines and the location and dimensions of all easements;
  4. Accurate descriptions and locations of all monuments, markers, and control points;
  5. Sufficient engineering data to determine readily and reproduce on the ground every straight or curved boundary, street, and setback line including dimensions, bearings, or deflection angels, radius, central angles, and tangent distances for the centerline of curved streets and curved property lines that are not the boundary of curved streets. All dimensions shall be measured to the nearest tenth and angles to the nearest minute;
  6. Boundaries of floodways and one-hundred-year (100-year) floodplains;
  7. Lots numbered consecutively throughout the subdivision;
  8. The names of owners of adjoining properties;
  9. Building Setbacks (in table format).
  10. Site calculations, including:
    - a. Total acreage, and
    - b. Total number of lots; and
  11. The following certificates shall appear on the plat. Items (a), (b) and (c) shall be signed when submitted. Item (d) will be signed when plat is approved.
    - a. *Certificate of ownership and dedication.*

I hereby certify that I am owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Mount Pleasant, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as easements, except those specifically indicated as private, and that I will maintain all such areas until accepted by the Town of Mount Pleasant, and further that I hereby guarantee that I will correct



defects or failure of improvements in such areas for a period of one year commencing after a certificate of approval has been executed by the city, or after final acceptance of required improvements, whichever occurs later.

\_\_\_\_\_  
Owner

b. *Certificate of survey and accuracy.*

I, \_\_\_\_\_, certify that this map was (drawn by me) (drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_, etc.) (other); is 1: \_\_\_\_\_; that the boundaries not surveyed are shown as broken lines plotted from information found in Book \_\_\_\_\_, Page \_\_\_\_\_, that this map was prepared in accordance with General Statute 47-30 as amended.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_\_.

\_\_\_\_\_  
Surveyor or Engineer

\_\_\_\_\_  
License or Registration Number

Upon approval of the minor subdivision final plat, by the planning services director and town public works director or designee, the following signed certificate shall be shown on each copy of the plat reflecting such approval:

c. *Certificate of final plat approval*

It is hereby certified that this plat is in compliance with the Subdivision Regulations of the ~~Town of~~ Mount Pleasant Development Ordinance, and therefore this plat has been approved by the Mount Pleasant Town Board, or their designated review committee, subject to its being recorded with the Cabarrus County Register of Deeds within 30 days of the date below.

\_\_\_\_\_  
Date

\_\_\_\_\_  
MPDO Administrator

~~Certificate of final plat approval.~~

~~By authority of the Town of Mount Pleasant Subdivision Regulations, this final plat for the \_\_\_\_\_ Subdivision is hereby approved.~~

\_\_\_\_\_  
~~Date~~

\_\_\_\_\_  
~~Director of Planning~~

~~Certificate of water and sewer connection fee payment. \* only applicable if receiving service through Concord.~~

~~I hereby certify that all water and sewer connection fees for the \_\_\_\_\_ Subdivision have been paid, or that the fees are not applicable since preliminary plat approval occurred prior to June 28, 1996.~~

\_\_\_\_\_  
~~Date~~

\_\_\_\_\_  
~~Finance Director~~

d. *Plat Review Officer Certificate (as required by 47-30.2)*

State of North Carolina  
County of Cabarrus

I, \_\_\_\_\_, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

\_\_\_\_\_  
Review Officer                      Date

C. [As an option, a conveyance plat may be submitted for minor subdivisions.](#) A conveyance plat is a simple, clear sketch prepared by a registered surveyor which shows a proposed property division. It shows the relationship of the parcel(s) being subdivided to the original property. The conveyance plat must include the following information:

1. Title Block. The title block shall contain the words “conveyance plat” and shall include the township, parcel identification number, subdivision name, date, scale, name and address of owners and name and address of registered land surveyor. The title block shall be located at the bottom righthand corner of the plat.
2. Survey. The boundary lines on the tract to be subdivided shall be determined by an accurate survey prepared, sealed and signed by a registered land surveyor. The survey shall be drawn in accordance with G.S. 47-30.
3. Streets. Location and labeling of all streets which adjoin property.
4. Zoning. Current zoning of the property.
5. Structures. Location and description of all existing structures on the property.
6. Adjacent Ownership. Name, address, and parcel identification number of adjacent property owners.
7. Size. The conveyance plat may not be larger than 8 1/2 by 14 inches (8 1/2” by 14”).
8. Vicinity Map. A vicinity map, valid north arrow and original surveyor seal and signature to meet the requirements of the North Carolina Surveyors Standards and Practices.
9. Include all contiguous holdings of the owner including land in common ownership with an identification of the portion which is proposed to be subdivided; be accompanied by an affidavit of ownership, which shall include the dates the respective holdings of land were acquired, together with the book and page where each conveyance to the present owner is recorded with the Register of Deeds. The affidavit shall advise as to the legal owner of the property, the contract owner of the property, the date the contract of sale was executed, and, if any corporations are involved, and a complete list of all directors, officers, and stakeholders of each corporation owning more than five per cent (5%) of any class of stock.

## B.4. MAJOR SITE PLANS (as required in Section 3.5)

- A. The applicant shall submit two (2) paper copies and one digital PDF file of a site plan to the Administrator for processing, along with the appropriate subdivision plat review fee and application.
- B. The following contents shall be required for a Major Site Plan, as applicable.
1. The following data shall be provided, when such data is applicable to a given development plan. The items of this subsection (1) are the only items required for Preliminary Major Site Plans Conditional Zoning and Special Use Permit requests that involve new construction. All other items of this section will be required to be submitted after Board approval during full Site Plan review.
    - a. A description of the proposed development including proposed uses ~~and coverage~~.
    - b. Total number of dwelling units, by development phase;
    - c. Residential density and units per acre;
    - d. Total floor area ~~and floor area ratio~~ for each type of use;
    - e. Total area in open space;
    - f. Total area in developed recreational open space; and
    - g. Total number of off-street parking and loading spaces.
    - h. Area to be disturbed/grading
    - i. Existing and proposed impervious area and percentage
    - j. The location and widths of existing and proposed streets, drives, entrances, sidewalks, paths and any other pedestrian and vehicular circulation systems.
    - k. Size and/or types of landscaping yards as required by Article 7.
    - l. Proposed location for all ground-mounted signs.
    - m. The location, acreage, category and type of improvements for passive and active (if required) open space.
    - n. Location of solid waste containers including proposed design provisions for screening.
    - o. If phased project, a general development phasing schedule including the sequence for each phase and approximate size, in area, of each phase.
    - p. Delineation of all areas of special flood hazard as defined in Article 9 and/or wetlands areas as defined in Appendix A.
    - q. Location and size, in acres, of any proposed school sites.

~~Noted area, if any, or undisturbed land which is to remain as such.  
A Plot Plan as defined in Appendix B, with the following additions:~~
  - 2- Submission of an architectural plan with building elevations providing an inventory and percentage of building materials and window area and any other information needed to determine compliance with the design standards of Article 11 consistent with the provisions of this Appendix B.
  3. A preliminary Utility Plan which includes the following information:
    - a. The location of existing public utility easements, ~~railroads~~, power lines, culverts, drain pipes, drainage channels, flood channels, water bodies, streams, swamps, parks, cemeteries, bridges, or irrigation ditches water and sewer lines, and natural gas lines.
    - b. Preliminary proposals for connection with existing water supply and sanitary sewage systems, or alternative means of providing water supply and sanitary waste treatment and disposal. Indicate approximate location of proposed lines or systems.
  4. Grading, Soil and Erosion Control, and Stormwater Plans

Indicate ~~preliminary~~ provisions for collecting and discharging surface water drainage with stormwater calculations and proof of submittal to the North Carolina Department of Environmental Quality (NCDEQ) for soil and erosion control and stormwater. Approval documentation is required prior to permit issuance.

5. Lighting Plan with adequate information to determine compliance with Section 11.9.
6. It is understood that the information provided above will be used by the Administrator to determine if adequate facilities are available to support the proposed development as set forth in Article 14 of the Ordinance.

~~Number of copies to be submitted shall be specified on the application, as it may vary subject to the appropriate board(s) that may review the plan.~~

**B.5. MINOR SITE PLANS** [\(as required in Section 3.5\)](#)

- A. [The applicant shall submit two \(2\) paper copies and one digital PDF file of a minor subdivision final plat or conveyance plat to the Administrator for processing, along with the appropriate subdivision plat review fee and application.](#)
- B. [The following](#) contents [shall be](#) required [for a Minor Site Plan](#):
  - 1. A description of the proposed development including proposed uses ~~and coverage~~.
  - 2. Total floor area;
  - 3. Total number of off-street parking and loading spaces.
  - 4. [Area to be disturbed/grading \(not to exceed one \(1\) acre\)](#)
  - 5. [Existing and proposed impervious area and percentage \(not to exceed 20,000 square feet of impervious\)](#)
  - 6. The location and widths of existing and proposed streets, drives, entrances, sidewalks, paths and any other pedestrian and vehicular circulation systems.
  - 7. Size and/or types of [landscaping](#) yards as required by Article 7.
  - 8. Proposed location for all ground-mounted signs.
  - 9. The location, acreage, category and type of improvements for passive and active (if required) open space.
  - 10. Location of solid waste containers including proposed design provisions for screening.
  - 11. Delineation of all areas of special flood hazard as defined in [Article 9](#) and/or wetlands areas as defined in Appendix A.
  - 12. Location and size, in acres, of any proposed school sites.

**B.6. PLOT PLAN** (for single-family & two-family residential uses)

- A. A plot plan shall be provided on the zoning permit application or as a separate document.
- B. The following information shall be submitted as indicated on the zoning permit application:
  - 1. [Location of property lines](#);
  - 2. [Location of existing structure\(s\)](#);
  - 3. Location of [proposed](#) structures, including but not limited to all proposed decks, steps, or other similar structural improvements
  - 4. Building setbacks
  - 5. Location of [driveways and](#) off-street parking areas
  - 6. Location of 100-year floodplain, [if applicable](#)

**~~LANDSCAPING AND MAINTENANCE PLAN.~~**

~~● *Contents Required:*~~

- ~~● A general landscaping delineation indicating the treatment of materials used for open space, landscaped buffers and common ownership (Minimum scale of 1" = 40').~~
- ~~● Planting areas drawn to scale with a list of the botanical and common names, number, and size of all plants designated for each area.~~
- ~~● Location, name, and size of all existing trees, shrubs, groundcover and other plant materials that are to be incorporated as part of the landscape plan.~~
- ~~● Location and width of landscaped buffer strips, including height of berms.~~
- ~~● Location and sizes of irrigation facilities adequate to maintain the planting areas. (Use of automatic watering systems is encouraged).~~

~~● **GRADING AND CONSERVATION PLAN.**~~

~~● *Contents Required:*~~

- ~~● The plan shall have a minimum scale at 1" = 40' with 2' contour intervals.~~
- ~~● The plan may be on the same or on a separate plan sheet from the site plan and shall consist of one or more plan sheets showing:
  - ~~● topographic information showing existing features and conditions and proposed clearing and grading; and~~
  - ~~● the extent, location, and type of proposed fill materials.~~
  - ~~● proposed cuts and fills required by the location of all building structures and streets and roads.~~~~
- ~~● The plan shall show the degree to which the proposed development will preserve existing features on the site. This shall include features such as healthy desirable trees, shrubs and other vegetation, waterways, vistas, and historic sites.~~
- ~~● For the purposes of obtaining a Grading Permit (Section 3.2 of this Ordinance), Plan may also include information as required for a Flood Prevention Plan (see below).~~

~~ARCHITECTURAL PLANS (as required for this Ordinance\*).~~

~~\* This shall not include requirements for submission of a Building Permit.~~

- ~~● The architectural plans shall depict architectural details of the proposed development and shall consist of:
  - ~~● Preliminary renderings of building elevations plus typical cross sections to clearly define the character of the project;~~
  - ~~● A cross section elevation plan depicting all buildings, structures, monuments, and other significant natural and man-made features of the proposed development;~~
  - ~~● An exterior building materials inventory; and~~
  - ~~● any covenant or dedication establishing an architectural review board.~~~~

**FLOOD PREVENTION PLAN.**

- ~~A plot plan that shows the 100-year floodplain contour or a statement that the entire lot is within the floodplain must be provided by the development permit applicant when the lot is within or appears to be within the floodplain as mapped by the Federal Emergency Management Agency or the floodplain identified pursuant to 4.14.6 of this Ordinance. The plot plan must be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same.~~
- ~~The plot plan required by this section must show the floodway, if any, as identified by the Federal Emergency Management Agency or the floodway identified pursuant to 4.14.6 of this Ordinance.~~
- ~~Where base flood elevation data is provided as set forth in 4.14.6 of this Ordinance or section 38-57(10) of this section, the application for a development permit within the flood hazard area shall show:~~
  - ~~The elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures; and~~
  - ~~If the structure has been floodproofed in accordance with § 4.14.18.4, the elevation (in relation to mean sea level) to which the structure was floodproofed.~~
- ~~Where the base flood elevation data is not provided, the application for a development permit must show construction of the lowest floor at least two feet above the highest adjacent grade.~~
- ~~Where any watercourse will be altered or relocated as a result of proposed development, the application for a development permit shall include: a description of the extent of watercourse alteration or relocation; an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map showing the location of the proposed watercourse alteration or relocation.~~
- ~~When a structure is floodproofed, the applicant shall provide a certificate from a registered professional engineer or architect that the nonresidential floodproofed structure meets the floodproofing criteria in § 4.14.18.4.~~
- ~~A floor elevation of floodproofing certification is required after the lowest floor is completed. Within 21 calendar days of establishment of the lowest floor elevation of floodproofing by whatever construction means, whichever is applicable, it shall be the duty of the permit holder to submit to the local administrator a certification of the elevation of the lowest floor, or floodproofed elevation, whichever is applicable, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When floodproofing is utilized for a particular building, said certification shall be prepared by or under the direct supervision of a professional engineer or architect and prior to submission of the certification shall be at the permit holder's risk. The local administrator shall review the floor elevation survey data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop-work order for the project.~~



**WATERSHED VARIANCE.**

- ~~A site plan, drawn to a scale of at least 1" = 40', indicating the property lines of the parcel upon which the use is proposed; any existing or proposed structures; parking areas and other built upon areas; surface water drainage. The site plan shall be neatly drawn and indicate north arrow, name, and address of person who prepared the plan, date of the original drawing, and an accurate record of any later revisions.~~
  
- ~~A complete and detailed description of the proposed variance, together with any other pertinent information which the applicant feels would be helpful to the Planning and Zoning Board in considering the application.~~
  
- ~~The Zoning Administrator shall notify in writing each local government having jurisdiction in the watershed and the entity using the water for consumption. Such notice shall include a description of the variance being requested. Local governments receiving notice of the variance request may submit comments to the Zoning Administrator prior to a decision by the Planning and Zoning Board. Such comments shall become a part of the record of proceedings of the Planning and Zoning Board.~~

**~~TRAFFIC IMPACT STUDIES.~~**

- A). ~~PREPARATION.~~ The applicant shall furnish the full rationale, from an engineer licensed by the State of North Carolina to perform such studies, to support the recommendations of this analysis. The submission shall include all pertinent traffic data and computations affecting the design proposal for the subdivision streets involved.
  
- B). ~~CONTENTS.~~ Traffic Rezoning Analysis or Traffic Impact Report shall contain information addressing the factors listed below.
  - 1) ~~SITE DESCRIPTION:~~ The report shall contain illustrations and narrative that describe the characteristics of the site and adjacent land uses as well as expected development in the vicinity which will influence future traffic conditions. For a Rezoning Traffic Analysis, a description of potential uses to be evaluated shall be provided. For a Traffic Impact Report, a description of the proposed development including a access plans, staging plans and an indication of land use and intensity, shall be provided.
  
  - 2) ~~STUDY AREA:~~ The report shall identify the geographic area under study and identify the roadway segments, critical intersections and access points to be analyzed. The geographic area under study shall extend not less than one half mile from the site.
  
  - 3) ~~EXISTING TRAFFIC CONDITIONS:~~ The report shall contain a summary of the data utilized in the study and an analysis of existing traffic conditions, including:
    - a) ~~traffic count and turning movement information, including the source of and date when traffic count information was collected;~~
    - b) ~~correction factors that were used to convert collected traffic data into representative average daily traffic volumes;~~
    - c) ~~roadway characteristics, including the design configuration of existing or proposed roadways, existing traffic control measures (speed limits, traffic signals, or traffic calming measures) and existing driveways and turning movement conflicts in the vicinity of the site; and~~
    - d) ~~identification of the existing Level of Service for roadways and intersections without project development traffic using methods documented in the Special Report 209: Highway Capacity Manual, published by the Transportation Research Commission, or comparable accepted methods of evaluation. Level of Service should be calculated for the weekday peak hour and, in the case of uses generating high levels of weekend traffic, the Saturday peak hour.~~
  
  - 4) ~~HORIZON YEAR(S) AND BACKGROUND TRAFFIC GROWTH.~~ The report shall identify the horizon year(s) that were analyzed in the study, the background traffic growth factors for each horizon year, and the method and assumptions used to develop the background traffic growth. Unless otherwise approved by the Engineer, the impact of development shall be analyzed for the year after the development is completed and 10 years after the development is completed.
  
  - 5) ~~TRIP GENERATION, TRIP REDUCTION AND TRIP DISTRIBUTION.~~ The report shall summarize the projected a.m. and p.m. peak hour and average daily trip generation for the proposed development and illustrate the projected trip distribution of trips to and from the site and should identify the basis of the trip generation, trip reduction and trip distribution factors used in the study.
  
  - 6) ~~TRAFFIC ASSIGNMENT:~~ The report shall identify projected roadway segment, intersection or driveway traffic volumes, with and without the proposed development, for the horizon year(s) of the study;
  
  - 7) ~~IMPACT ANALYSIS:~~ The report shall address the impact of projected horizon year(s) traffic volumes relative to each of the applicable traffic service factors listed in paragraph 61.526 and shall identify the

methodology utilized to evaluate the impact. The weekday peak hour impact shall be evaluated as well as the Saturday peak hour for those uses exhibiting high levels of weekend traffic generation.

8) ~~MITIGATION /ALTERNATIVES: The report shall identify alternatives for achieving the traffic service standards listed in Article 14 and in addition shall:~~

- ~~• identify where additional right of way is needed to implement mitigation strategies;~~
- ~~• identify suggested phasing of improvements where needed to maintain compliance with traffic service standards; and~~
- ~~• identify the anticipated cost of recommended improvements.~~

~~C). PROCEDURES.~~

1) ~~The applicant or his designated representative shall contact the Public Works Director or their designee and the Administrator to establish whether a traffic study is needed and to define the parameters for the study. Following preparation of any traffic study, copies of the study report shall be submitted to the Administrator for distribution to staff of the roadway jurisdictions involved in the construction and maintenance of public roadways serving the development. A conference between the staff and applicant shall be held within 10 days to discuss the content and findings of the report and determine the need for any supplemental study or analysis.~~

2) ~~When the Public Works Director or their designee and Administrator have determined that the content of the report adequately addresses the applicable Traffic Service Standards of Article 14 and purposes as listed in Article 14, a finding shall be made that the traffic impact study is complete and proceedings on any application that was stayed pending completion of a traffic analysis can resume.~~

~~D). REPORT FINDINGS.~~

1) ~~When staff and the applicant concur that the technical analysis is complete, the report shall be forwarded to the platting authority at its next regular meeting. Negotiations with the platting authority, if needed, shall be held, and a Subdivision Improvement Agreement detailing the applicant's responsibilities and the City's responsibilities for implementing any mitigation measures shall be prepared, and what, if any, improvements may be assessed against other benefited properties.~~

2) ~~If staff finds that the proposed development will not meet applicable service level standards, staff shall recommend one or more of the following actions on the associated development application, as may be needed:~~

- ~~• Reduce the size, scale, scope or density of the development to reduce traffic generation;~~
- ~~• Divide the project into phases and authorized only one phase at a time until traffic capacity is adequate for the next phase of development;~~
- ~~• Dedicate right of way for street improvements;~~
- ~~• Construct new streets;~~
- ~~• Expand the capacity of existing streets;~~
- ~~• Redesign ingress and egress to the project to reduce traffic conflicts;~~
- ~~• Alter the use and type of development to reduce peak hour traffic;~~
- ~~• Reduce background (existing) traffic;~~
- ~~• Eliminate the potential for additional traffic generation from undeveloped properties in the vicinity of the proposed development;~~
- ~~• Integrate non vehicular design components (e.g., pedestrian and bicycle paths or transit improvements) to reduce trip generation; or~~
- ~~• Recommend denial of the application for development for which the TIR is submitted.~~

## **SIGN PACKAGES**

• *Contents Required:*

- ~~— Facades drawings of buildings and where the sign(s) are proposed on those buildings.~~
- ~~— Placement of freestanding signs on the site plan.~~
- ~~— Materials used.~~
- ~~— Method of illumination.~~
- ~~— Dimensions of signs.~~
- ~~— Definition of all applicable sign types.~~
- ~~— Drawings of freestanding signs with dimensions.~~
- ~~— Any other information identified by the Planning and/or Zoning Department for clarification purposes on behalf of enforcement and permitting efficiency.~~

## Planning and Economic Development August 22, 2022

### Planning & Zoning Cases

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

**Description:** The applicant requests annexation and O-I district to construct a new church facility.

**Applicant:** Propel Church

**Property Owner:** Charles James

**Area:** 6.886 acres

**Location:** 7801 NC Highway 73 E

**Cabarrus County Parcel Number:** 5660-96-0186 & 5660-86-9211

**Current Status:** Town Board approved annexation and rezoning at the August 8 meeting.

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

**Description:** The applicant requests annexation and Conditional Zoning I-1 district to construct a mini-storage facility.

**Applicant:** Thomas Moss

**Property Owner:** Eric Smith

**Area:** 11.279 acres (mini-storage area less than 10 acres)

**Location:** 8830 NC Highway 49 N

**Cabarrus County Parcel Number:** 5670-47-4622

**Current Status:** Town Board approved annexation and rezoning at the August 8 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 & Zoning Board will continue to review proposed amendments. Final review and recommendation anticipated at the August meeting.

#### **SUB 2020-03 Brighton Park Construction Drawings 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.

**Applicant:** Niblock Homes

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

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

**Area:** approx. 86.77 acres

**Proposed Density:** 2.05 dwelling units per acre

**Zoning:** RM Residential Medium Density

**Current Status:** The second review of construction drawings is complete. Minor revisions are underway. NCDEQ approval has been received. Development agreement is being drafted.

## **Code of Ordinances**

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

Staff is working on draft amendments to limit on-street parking on Town streets and one-way streets due to narrow street width. Speed on town streets is also being examined. This section would also include provisions for low-speed vehicles. The Town cannot control speed limits on State-maintained streets. Town Board held a work session on July 25. Public hearing was continued until September 12.

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

Staff has been researching noise ordinances in other jurisdictions. Additional updates to nuisance regulations are also being looked at. Staff hopes to present draft amendments at the September Town Board meeting.

## **Utilities**

- The mid-year sewer treatment capacity allocation of an additional 2,164 has been received from WSACC. 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. The Town Board approved a sewer allocation policy at the June 13 meeting. In accordance with the policy, 37,200 gpd has been allocated, and an additional 10,000 has been held in reserve for economic development, leaving 18,230 gpd to be allocated.
- Staff is working with contract engineer LKC on recommendations for the nearly \$13 million in water and sewer ARPA funds that have been designated for use by the Town of Mount Pleasant.
- The Town did not receive the \$950,000 Rural Transformation Downtown Revitalization Grant through the NC Department of Commerce to apply towards utility duct bank installation during the waterline project. According to the Department of Commerce, the funds could not be spent within a roadway, and more detailed engineering drawings are needed to determine exact duct bank location. 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. NCDOT is also coordinating to make stormwater improvements during water line construction. Staff will continue to seek funding sources for duct bank installation. Some funding for stormwater improvements may also be available.

## **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.
- The LGC approved the financing package for the Municipal Park Improvements at its August meeting. Partial field lighting installation, tree removal, demolition, and other preliminary work are underway.
- 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 has been executed. HMW Preservation has been selected to complete the Survey and Nomination Form update. LKC was selected for the Downtown Stormwater study. Town Board approved the contracts pending State Historic Preservation Office Approval. SHPO corrections are currently being made. The National Register update work will begin in October.

## **Transportation**

- CMAQ funding for sidewalks, curb & gutter, and widening to accommodate bike sharrows on N. Washington Street was approved. Property acquisition of corner property is complete. Staff is currently working on the project contract.

## **Permits**

July and August (to date) report attached.

### July and August 2022 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-32	7/5/2022	5670-22-0169	1576	S. Main St.	New	Single-family residential home	Quicksilver Custom Builders	
Z-2022-33	7/19/2022	5670-38-6201	8615	Circle Drive	Accessory	In-ground swimming pool	Superior Pools	
Z-2022-34	7/27/2022	5670-20-1161	1934	Marksburg Ct.	Upfit	Roof-mounted solar panels	Top Tier Solar	

3 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-35	8/10/2022	5670-38-6201	8615	Circle Drive	Home Occ.	Home Occupation	Erika Linker-Hilltop Acres Massage	
Z-2022-36	8/12/2022	5671-30-6777	8728	Fisher Rd.	New & Acc.	SFR home & detached garage	Clinton Black	
Z-2022-37	8/11/2022	5660-25-3456	6590	NC Hwy 73	Addition	Addition to SFR home	C3 Builders	

3 Zoning Permits