



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, March 25, 2024
6:00 PM

1. **Call to Order** - Chair Whit Moose

2. **Recognition of Quorum**

3. **Conflict of Interest**

The Chairman and Board Members are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under NCGS 160A-175, NCGS 14-234, and NCGS 160D-109)

4. **Approval of Agenda**

5. **Approval of Minutes of Previous Meetings** (February 26, 2024)

6. **Public Comment Period**

7. **Planning Board Cases**

REZ 2024-01 and SUB 2024-01 Adams Creek Subdivision (continued from February meeting)

Applicant requests rezoning subject property to Conditional Zoning Residential Medium Density for 60-lot single-family residential subdivision (includes Major Subdivision Preliminary Plat). Location: 929 Walker Road; Cabarrus County Parcel Numbers: 5650-95-6345, 5660-05-0225, 5650-95-8958. Site Area: 30 acres. Current Zoning: RL Residential Low Density. Proposed Zoning: CZ RM Conditional Zoning Residential Medium Density.

8. **Board of Adjustment Cases**

None

9. **Comprehensive Plan Update**

Review background information from Benchmark Planning. Discuss upcoming survey and public input.

10. **Reports**

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

11. **Planning & Zoning Board Comment Period**

12. **Adjourn**



Planning and Zoning Board Meeting Minutes Monday, February 26, 2024

Members Present: Chairman - Whit Moose
Member – Rick Burleyson (**Absent**)
Member - Bridget Fowler
Member – Liz Poole
Member – Jonathan Helms
Alternate – Kiesha Garrido (**in 6:10 p.m.**)
P&Z Clerk to the Board – Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Present: Matthew Esposito, Caren Dowless, Brad Cress, Timothy Seagraves, Terrie Reece, Terry Crayton, and Lisle Crayton

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:10 p.m.

2. Recognition of Quorum:

Chairman Whit Moose stated a quorum was present with Kiesha Garrido as a voting member with Rick Burleyson absent.

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 Jonathan Helms with a second by Liz Poole. All members were in favor. (5-0)

5. Approval of Minutes of Previous Meeting:

A motion to approve the previous minutes for January 22, 2024, was made by Liz Poole with a second made by Jonathan Helms. All members were in favor. (5-0)

6.. Public Comment:

None

7. Planning Board Cases

REZ 2024-01 and SUB 2024-01 Adams Creek Subdivision

Applicant requests rezoning subject property to Conditional Zoning Residential Medium Density for 60-lot single-family residential subdivision (includes Major Subdivision Preliminary Plat). Location: 929 Walker Road; Cabarrus County Parcel Numbers: 5650-95-6345, 5660-05-0225, 5650-95-8958. Site Area: 30 acres. Current Zoning: RL Residential Low Density. Proposed Zoning: CZ RM Conditional Zoning Residential Medium Density.

Erin Burris read the staff analysis for the REZ 2024-01 and SUB 2024-01 for the proposed Adams Creek Subdivision.

Chairman Whit Moose opened the Public Hearing and asked for those in favor of the development to speak.

Timothy Seagraves

4615 Lower Stone Church Road

The reason for requesting the additional twelve homes is to help cover the cost for things like the walking trail, sidewalks, and infrastructure.

Whit Moose asked if he agreed with the conditions listed.

Mr. Seagraves said that he did agree with the conditions.

Bridget Fowler asked if he knew the price point of the homes.

Mr. Seagraves said he did not know at this time. He thought the homes would be between \$450,000 and \$550,000.

John Scarbrough reminded the Board not to make a decision based on the cost of the homes and to focus on whether they are allowed based on the information provided.

Kiesha Garrido asked if there would be one builder for the homes or if the builder could be picked.

Mr. Seagraves said he was looking for one builder for the subdivision.

Liz Poole asked if it would be fine to add a turning lane and sidewalks since there are a lot of teenage drivers and school buses coming through that area.

Mr. Seagraves said he would not mind having a turning lane and sidewalks.

Whit Moose asked if there was a con for adding sidewalks as a condition for him to have to put those in.

Erin Burris shared that there are no other sidewalks on Walker Road and that it would need to be located within the area currently designated for the would be a part of the 15-foot buffer.

Mr. Seagraves did not object to doing sidewalks.

Chairman Whit Moose asked if there were any other attendees in favor of the proposal that wished to speak. Chairman Moose asked if there were those in opposition of the development wishing to speak.

Terry Crayton

301 St. John's Church Road

Mr. Crayton shared several concerns about the subdivision as follows:

- Pressure and extreme traffic on Walker Road
- Dangerous for kids walking
- Pressure on Mt. Pleasant itself with schools and traffic
- Build the 48 homes and leave the other 12 homes alone.
- We do not want to be like Charlotte or Harrisburg.

Brad Cress

3500 Bethlehem Church Road

Mr. Cress came on behalf of his dad, Louis Cress, that lives on Walker Road.

His dad has lived on Walker Road since his home was built in 1961.

His dad is concerned about there being more traffic than there already is.

The traffic makes it hard to get out of his driveway in the mornings and afternoons when school is in session and dismissing.

Brad Cress is friends with the builder but is still not for the development and would hate Mount Pleasant to lose the small-town feel.

Matthew Esposito

1110 Walker Road

Mr. Esposito said he got what he wanted when he moved to Mount Pleasant, land, no traffic, and small businesses in the Downtown. He asked what is local and would any of us move into this development. What is the vision for this subdivision? He would like to see the bare minimum houses built as much as possible. He cares a lot about this Town.

Liz Poole asked if the two houses on the property would be removed.

Mr. Seagraves said that he is currently renting the homes, but he would eventually tear them down.

Terry Reece

6309 Cress Road

Mrs. Reece has lived in Mount Pleasant all her live and even went to school in this building. I am scared to death with all the new houses being built children will get

hurt crossing the street while getting to school. I do not know if anything I say will have any effect, but I have got to speak my mind. We don't need this here in Mount Pleasant and the lots will be small and the kids will not have anywhere to play.

Caren Dowless
493 Walker Road

Mrs. Dowless wanted to reiterate a lot of what they said. She had her children ride the school bus and refused to let them cross the street to enter the bus. She got it rearranged to have her children picked up on her side of the road. This is not a safe road. Not only will you have more buses to get kids to school you have more children in these schools and I do not agree with the numbers that are provided. The other thing is Walker Road is a neighborhood. We already have a neighborhood, and the great thing is we have custom homes and families that bought land for the entire family. That is what Mount Pleasant is and we go to Town to walk and enjoy the amenities. There is a reason why we live where we live. So, again please do not approve of this, at least not this many homes. We want to keep our neighborhood a neighborhood like it is.

Chairman Whit Moose asked if there were any other attendees wishing to speak.

Bridget Fowler shared that she has one in High School and daughter that graduated and if you have never been on Walker Road between 6:45 am. to 7:15 a.m. and they start lining up for parent drive at 1:00 p.m. you don't know what impact the traffic has on Walker Road. So, there are so many trips per day which is a nightmare. Plus, there are sports activities, the amount of traffic that comes in from football games and people that come from other towns coming to the games. There is more traffic on Walker Road than is being allotted here. This is a bad road; it is a curvy road and a hilly road. You have young drivers, mine being included, who fly up and down that road. I have watched the school resource officers about to get taken out from people not paying attention. This is not a road that I would want more traffic on, and I don't know how you analyze that. The whole area from Highway 49, up Highway 73, down Cold Springs Road has all been redistricted to Irvin Elementary. Irvin Elementary starts school at 7:30 a.m. And now you will have extra buses and extra traffic on Highway 73 and Highway 49 as well as the back roads. It's a lot.

Jon Helms had a question about the school capacity number if that number is reflected to what is being added additionally here or if it is reflective of the entire 60 homes.

Mrs. Burris shared that she sends all the proposals to Cabarrus County Schools, and they have to tell her the number this development will bring to the schools with other developments that have already been approved. Unfortunately, because of the redistricting they have not done that yet and they may not have it in a reasonable period of time. So, what they provided is an estimated number of students based on the ratio that they use to be added to the current enrollment.

The number given still would not exceed the defined capacity versus current enrollment. That is what Frances Layne with Cabarrus County Schools provided and all that she could give us at this time.

Jon Helms also asked about the sewer capacity and the timeline with WSACC and if this would cause any detriment to the Town based off our capacity there?

Mrs. Burris shared that the staff report says this development would be 13,500 gallons and there is currently 44,119 gpd available. WSACC keeps track of this on a spreadsheet and we get quarterly disbursements from them. They have 2 types of allocation: paper and connected allocation. They usually allocate more sewer on paper than when it is connected. Allocation estimates are usually higher than what is used once a development is connected. So, once things have been built and connected more sewer capacity comes back online to be allocated. Every quarter we get a disbursement from WSACC. They are holding Mount Pleasant to a historic usage amount. We only get 1.4% of the total allocation of everything that is being built from here on out. So, we do not get much but we are continuing to get more every quarter and they are doing an expansion. The Town has to be very mindful of which developments that it is giving allocation to, and we keep track of it. We do have allocation for residential and have some in strategic reserve to make sure we have allocation for a light industrial development to bring in jobs we would make sure we have some set aside for that.

John Scarbrough wanted to clarify for the Board. Per allocation policy, except for projects that the Town has investment in or that they have development agreement, it is first come, first served.

Mrs. Burris said it is primarily first come, first served until we run out with scoring for larger developments and then it becomes a waiting list. The Town Board would have to approve the allocation because they exceeded 5,000 gpd of allocation. Because there is allocation available, and they meet the criteria for that it would most likely be granted.

Liz Poole stated that previously, they are basing this off the estimated students as 50 students proposed for 60 homes or 0.8 students per home and it used to be 0.6 students per home. That number is because some homes have no kids in it and other homes have several kids in it. The school system tries to get that to balance and that is where the number comes from. The 0.8 students per household is what they use now.

Liz Poole also asked since there are only five (5) Board Members how many must vote one way or the other.

Mrs. Burris shared the following:

- 1 person voting against would still be a $\frac{3}{4}$ majority.

- 2 people voting against – not super majority, but a simple majority – move forward as recommendation for approval to the Town Board.
- 3 or more people voting against would move forward (on appeal by the applicant) as recommendation for denial to the Town Board.

Jonathan Helms asked if this was the same zoning request and conditions as the Green Acres project. Mrs. Burris shared that Green Acres requested a zoning Residential Medium Density (RM) district. The same conditions for the design of the homes were applied to Green Acres that is being proposed here. The applicant has agreed to the conditions.

Whit Moose asked what if anything in the design standards are upgrades from what would be required. Mrs. Burris shared that it would be all of it. Single-family residential design standards are not allowed by State statute. You cannot apply design standards unless the developer agrees to them in writing and it is approved. Whit Moose summed up that there could be 48 homes without design standards, or 60 homes with design standards and upgrades.

Whit Moose also asked about the open space. Mrs. Burris shared that the Ordinance has a list of Open Space types, and they must designate the open space.

- Small greens – gazebo, benches, and top lot
- Large greens – can designate as a playground or gazebo, or picnic area
- Greenway – walking trails along the stream

They have 2 types of potential Open Space: Greens and Greenway and may designate one of the spaces as a playground to count as active open space. For this subdivision the minimum open space is 4.38 acres, and they have provided 5.01 of open space.

Whit Moose asked the Board if they were interested in the developer providing sidewalks which could be a condition. Is this something you would be interested in if this goes in?

Bridget Fowler shared that the Town needs growth but to have this residential subdivision would not keep the farm-like rural feel and to her it does not meet the future plan they envisioned.

Mrs. Burris shared that we did follow the Future Land Map and it does meet the Comprehensive Plan for Low Intensity with two dwelling units per acre. It is not inconsistent with the plan.

Mrs. Burris informed the Board that they had the following options for voting:

- Approve with conditions and consistent and reasonable and in the public interest

- Approve with conditions and not consistent but reasonable and in the public interest
- Deny and not consistent and not in the public interest
- *Never had to add this as an option before but could be:
Deny and is consistent but not reasonable in the public interest.

Bridget Fowler asked if the Fire Department and Public Works had any comments about how they are going to respond to all these new homes. Mrs. Burris shared the Fire Department and the Public Works both receive the plan as part of the Technical Review Committee and are requested to provide comments or concerns. The Fire Chief had not provided any formal comments, but the proposed development had been discussed. The Town purchased a lot to the north of the subdivision with future plans to have a second Fire Station. The Fire Department supports this because it brings the sewer line to the future facility with Emergency Services.

John Scarbrough reminded the Board any decision the Board makes tonight on a conditional zoning district must have a reasonable basis and must be specific.

Bridget Fowler asked if it can be Tabled.

Mrs. Burris shared yes, but State Statute says we have 30 days from the date of referral to make a decision or it can be forwarded to the Town Board without recommendation.

Whit Moose recommended as the Chairman not to table it because he did not think anything would change in 30 days.

Whit Moose made a **motion** to approve the subdivision and is consistent with conditions and adding sidewalks.

There was not a second, so the motion **failed**.

Keisha Garrido made a **motion** to deny and is consistent and not reasonable in the public interest.

John Scarbrough asked for clarification. Is that is based primarily on traffic impacts and school capacity concerns?

Keisha Garrido agreed.

Bridget Fowler shared that this is a tying of the Board's hands. Yes, it meets the conditions but the overall impact on this community is not what we are looking for. It is consistent but not in the interest of the community like the impact to traffic, schools, and sewer capacity.

John Scarbrough clarified to amend the motion to mention sewer capacity, traffic impact, and school impact.

Chairman Whit Moose asked if in the analysis that the Board received said those items are not issues, can we say that they are issues? We are going against what is presented.

Keisha Garrido shared that we do not have the full story on these schools, and we have two developments already coming.

John Scarbrough shared that it can be true for respective sewer capacity. As for traffic impact, DOT does not require a traffic impact analysis. Mrs. Burriss shared that there would not be a traffic analysis required for a development that generates 600 trips per day. It would have to hit 2,000 trips per day. They may be able to require a small turn lane based on sight distance and proximity to the school but that is it. Also, Mrs. Burriss said that she may have the numbers from the schools next month, but it is possible they may not have the numbers again by the next meeting.

Keisha made a **motion** to table the subdivision pending more information on the schools' numbers. A second was made by Whit Moose. Split vote. (4 in favor, 1 against - Jonathan Helms)

Jonathan Helms interjected to propose a different motion. Mr. Helms said this is a difficult decision either way. He said it is consistent in the analysis and Mr. Seagraves is already a community member.

Mrs. Burriss said that the motion was already seconded and voted on, so it stands tabled.

John Scarbrough said that the Public Hearing should be left open since the Board may see new information than we see tonight and to give people the ability to comment on that new information.

A **motion** to leave the Public Hearing open was made by Liz Poole and seconded by Jonathan Helms. All were in favor. (5-0)

8. Board of Adjustment Cases

None

9. Comprehensive Plan Update

Erin Burriss shared that the Planning and Zoning Board would be on the Steering Committee for the Comprehensive Plan. Also, joining the committee would be liaisons, Lori Furr and Justin Simpson as well as Mayor Tony Lapish.

At the next meeting in March the committee will present background information and discuss the public input survey. The Comprehensive Plan is seven years old.

9. Reports

The monthly Planning & Zoning report and January and February Permits were presented and are included with the minutes.

10. Planning and Zoning Board Comment Period

Bridget Fowler asked if there was an Ordinance on Tractor Trailers being parked on the State right-of-way near Food Lion that has been closed.

Mrs. Burris shared that the Sheriff's department must enforce that since it is in a public right-of-way, and they have been notified. Nothing has been done about it so we may have to go to someone higher up.

11. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Liz Poole made the **motion** to adjourn and a second was made by Bridget Fowler. All were in favor. (5-0)

Chairman, Whit Moose

Clerk to the Board Jennifer Blake



**Planning and Economic Development
March 25, 2024**

Planning & Zoning Cases

REZ 2024-01 and SUB 2024-01 Adams Creek Subdivision

Description: Rezoning and Major Subdivision Preliminary Plan request for 60-lot single-family residential development

Location: 929 Walker Road

Cabarrus County Parcel Number(s): 5650-95-6345, 5660-05-0225, 5650-95-8958

Current Zoning: RL Residential Low Density

Proposed Zoning: CZ RM Residential Medium Density

Area: approx. 30 acres

Density: 2.0 dwelling units per acre (DUA)

Estimated Sewer Capacity Usage: 13,500 gpd (Town Board approval required)

Current Status: Planning & Zoning Board continued public hearing to March 25 meeting.

SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.)

Description: Site plan for commercial parking lot

Location: 8860 E. Franklin Street

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

Zoning: C-1 Light Commercial

Area: approx. 0.5 acres

Estimated Sewer Capacity Usage: 0gpd

Current Status: Under construction. Code enforcement action to be taken due to site conditions and delays.

SITE 2023-01 Propel Church

Description: Site plan for religious institution and Alternative Design Proposal for building design

Location: 7801 NC Highway 73 E

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

Zoning: OI Office & Institutional

Area: approx. 6.8 acres

Estimated Sewer Capacity Usage: 1,520gpd (5gal per seat) (allocated administratively – under 5,000gpd)

Current Status: Final submittal under review. Grading only permit issued. Zoning permit approval pending.

SUB 2020-03 Brighton Park

Description: 178-lot single-family subdivision with community clubhouse and pool. Plans for development of this property were originally initiated in 2008.

Applicant: Niblock Homes

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

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

Zoning: RM Residential Medium Density

Area: approx. 86.77 acres

Density: 2.05 dwelling units per acre

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

Current Status: Phase 1 improvement installation underway.

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

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

Location: 1111 N. Washington St.

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

Zoning: OI Office & Institutional

Area: approx. 29.11 acres

Estimated Sewer Capacity Usage: 19,400 gpd (allocated)

Current Status: Under construction

SITE 2022-04 Highway 49 Mini-Storage

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

Location: 8830 NC Highway 49 N

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

Current Zoning: I-1 Light Industrial

Area: 11.27 acres

Estimated Sewer Capacity Usage: 0gpd

Current Status: Awaiting final submittal. Working through comments from Fire Marshal and NCDOT. Zoning permit approval pending.

SUB 2017-01 Green Acres

Description: 37-lot single-family subdivision. Plans for development of this property were originally initiated in 2008.

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

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

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

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

Current Status: Installation of improvements underway.

Code of Ordinances

In 2024, staff will work on updates to Part 2 Government & Administration, Part 4 Public Works, & Part 6 Licensing and Regulation to complete the updates and codification of the Town's Code of Ordinances that has been underway the past several years.

Infrastructure

- The WSACC Wastewater Capacity Distribution #10 Memo dated February 20, 2024 shows that Mount Pleasant has a total of 112,089 gpd of allocation with 69,679 gpd remaining to be allocated through the 30MGD expansion.
- Work has begun on Empire Drive Sewer Pump Station utilizing a USDA loan, and water line projects funded by state budget allocations are scheduled to go to bid soon.
- The Town of Mount Pleasant received the following allocations in the recently adopted state budget:
 - \$100,00 for capital improvements or equipment

- \$2.7 million for sidewalk construction (in accordance with Bicycle & Pedestrian Project Acceleration Plan)
- \$1 million for water line replacement for S. Skyland Drive, Seneca Drive, and Allman Rd. Ext. service area. The Town has requested that this funding be redirected to for water filtration improvements to improve water quality for the whole Town to comply with state and federal requirements. The Town will seek a replacement funding source to complete the water line replacement at a later date.

Staff has provided a scope of work on these projects to the Office of State Budget and Management in order. To assist with infrastructure projects, an RFQ for General Engineering Services was distributed. Nine engineering firms submitted and four firms were selected to assist with engineering for infrastructure projects.

- Volkert Engineering firm is preparing the scope of work and contract proposal for the N. Washington Street Sidewalk/Curb & Gutter project.
- Staff is working on preparing Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan for the March quarterly deadline.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%. Staff is working to provide additional information requested by FEMA regarding the benefit-cost analysis (BCA).
- HMW Preservation has completed of the National Register District architectural survey draft to submit to the State Historic Preservation Office. LKC and subcontractor McAdams have completed a report with recommendations and cost estimates for the Downtown Stormwater Study. The Town Board adopted the study and CIP at its January meeting to assist with grant applications.
- Town staff is working on plans for additional/improved parking in the southwest quadrant of downtown.

Comprehensive Plan Update

- The Comprehensive Plan Update is underway. Background information is currently being compiled by the consultant and will be presented at the March 25 meeting. The Planning & Zoning Board, two commissioners, and the mayor will serve as the steering committee for the project.

Permits

February and March (to date) permits attached.

February and March 2024 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-08	2/14/2024	5670-41-7979	8930	E. Franklin St.	CoC, Sign	Scout & Willow Market	Natalie Smith	Withdrawn
Z-2024-09	2/6/2024	5670-23-3207	1465	N. Main St.	Sign	Wall Sign-Board Room	Casco Signs	
Z-2024-10	2/8/2024	5670-32-6525	8750	E. Franklin St., Ste. B5	CoC	Mt. Pleasant Mercantile	Tammy Boger	CoC✓, Relocate
Z-2024-11	2/14/2024	5670-24-4249	1305	N. Main St.	Upfit	Roof-mounted solar panels	Top Tier Solar Solutions	
Z-2024-12	2/14/2024	5670-24-4249	130	Dutch Rd.	Addition	Southern Grace Mercantile	LCJ Construction	CoC, Expand
Z-2024-13	2/26/2024	5670-32-1675	8630	E. Franklin St.	Accessory	Storage building	Wesley Wilson	
Z-2024-14	2/27/2024	5670-13-6357	8320	W. Franklin St.	Demolish	Former 5/3 bank building	LCJ Construction	
Z-2024-15	2/27/2024	5670-32-2087	8619	Lee St.	Accessory	Storage building	Theresa Braswell	
Z-2024-16	2/27/2024	5670-38-9508	8705	Crestwood Dr.	Accessory	Storage building	Gina Napolitano	
Z-2024-17	2/28/2024	5670-32-6525	8750	E. Franklin St., Ste. D3	CoC	Thyme 2 Bloom Gardens	Karen Kluttz	CoC✓, New
Z-2024-18	2/28/2024	5660-95-6402	7920	W. Franklin St.	Other	ADA Ramp-MP Church of God	Gary Bragg	

11 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-20	3/18/2024	5670-32-6525	8750	E. Franklin St., Ste. C2-	CoC	Ant Sanders Creative	Ant Sanders	CoC, New
Z-2024-21	3/18/2024	5670-17-7936	8300	North Drive	Upfit	CCMP-Upfit	Malinda Baxter	CoC
Z-2024-22	3/20/2024	5670-41-7979	8930	E. Franklin St.	CoC, Sign	Office-Rizon	Christopher Barfield	CoC, New

3 Zoning Permits