

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, May 23, 2022

6:00 PM

1. **Call to Order** - Chair Whit Moose
2. **Recognition of Quorum**
3. **Conflict of Interest**
The Chairman and Board Members are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under NCGS 160A-175, NCGS 14-234, and NCGS 160D-109)
4. **Approval of Agenda**
5. **Approval of Minutes of Previous Meetings** (April 25, 2022)
6. **Public Comment Period**
7. **Board of Adjustment Cases (Quasi-judicial hearing)**
SUP 2022-01 North Carolina Masonry Contractors Association Office
Applicant requests a Special Use Permit to open an office in the RL zoning district under the "civic, social, and fraternal organization" category. Applicant: Ryan Shaver, North Carolina Masonry Contractors Association. Property Owner: Thyra Eagle Dry. Area: 0.61 acre. Location: 8030 NC Highway 49 N (ETJ). Cabarrus County Parcel Number: 5670-07-4558. Zoning: RL Residential Low Density.
8. **Planning Board Cases**
TA 2022-03 Infrastructure Amendments
Continue discussing amendments to infrastructure standards. Amendments regarding street frontage, adequate public facilities, plan submittal requirements, and standards & specifications. Affected Sections of the MPDO: Article 3, Table 4.6-2, Article 10, Article 14, Appendix B, Appendix C, Appendix D. (Draft amendments to be provided at meeting)
9. **Reports**
Planning Report and Zoning Permits for April & May (to date)
10. **Planning & Zoning Board Comment Period**
11. **Adjourn**

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

Members Present: Chairman - Whit Moose (arrived at 6:10 p.m.)

Vice Chairman - Mike Steiner

Member - Bridget Fowler

Member - Shirley Freeman (arrived at 6:30 p.m.)

Member - Rick Burleyson

Alternate – Warren Love

P&Z Clerk to the Board - Jennifer Blake

Planning & Economic Development Director - Erin Burris

Also Present: Sam King, Jr., Applicant; Bob Byrd, and Thomas Moss

1. Call to Order:

Vice Chairman Mike Steiner called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:02 p.m.

2. Recognition of Quorum:

Vice Chairman Mike Steiner stated a quorum was present with Warren Love as a voting member with Shirley Freeman's absence.

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 Rick Burleyson with a second by Bridget Fowler. All members were in favor. (4-0, Chairman Whit Moose and Shirley Freeman late)

5. Approval of Minutes of Previous Meeting:

A motion to approve the previous minutes for March 28, 2022, was made by Bridget Fowler with a second made by Rick Burleyson. All members were in favor. (4-0, Chairman Whit Moose and Shirley Freeman late)

6. Public Comment:

None

7. Planning and Zoning Board Cases:

TA 2022-04 Mini-Warehouse/Self-Storage Requirements

Applicant requests text amendment to increase maximum size of mini warehouse/self-storage site from current maximum of three (3) acres to ten (10) acres. Applicant also requests removal of the requirement for an on-site manager. Additional clarification amendments proposed by staff. Affected Sections of the MPDO: Section 5.9.3.

Erin Burris presented the updates on the text amendment for Section 5.9.3

Erin Burris and the engineer, Sam King, Jr., answered the following questions:

- Site Location is on Highway 49
- Rezoning request for next step if this is done
- The 10 acres is the size of the mini-warehouse including the parking, and not the lot size
- Outdoor parking would be required to be screened with landscaping and/or fencing
- The building can have more than one (1) story

Ms. Burris reminded the board that text amendments do not apply to specific sites, but broadly apply to the use anywhere it is permitted in the Town's jurisdiction.

A **motion** to recommend with approval and is consistent was made by Mike Steiner with a second made by Bridget Fowler. All were in favor (5-0, Chariman Whit Moose was present and Warren Love voting member, since Shirley Freeman was late)

The Public Hearing will be held at the Town Board Meeting on May 9, 2022, and the Town Board will make the final recommendation on the mini-warehouses/self-storage.

A copy of Article 5.9.3 Mini-Warehouse/Self Storage is enclosed in the minutes handbook

TA 2022-03 Infrastructure Amendments

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

Erin Burris previewed the updates and/or changes to Article 10.4 Stormwater Management and Article 10.5 Water and Sewer Standards.

No motion was required by the Board Members
(Shirley Freeman arrived late for the meeting at 6:30 p.m.)

A copy of the handout on Article 10.4 Stormwater Management and Article 10.5 Water and Sewer Standards is enclosed in the minute book

8. Board of Adjustment Cases

None

9. Reports

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

Erin Burris reviewed the Reports and Zoning Permits to the Board.

Code of Ordinances

Proposed amendments will be presented as they are completed.

Part 7: Motor Vehicle Traffic – Will be presented at the Town Board meeting on May 9th.

Part 8: Offences (Nuisances) – Will be presented at the Town Board meeting on June 13th.

A copy of the Reports has been enclosed in the minute book

Planning & Zoning Board Comment Period:

- Break-ins happened in the area
- New owner of the Old Theater has not closed yet, but the awning has been removed
- 600-acre park at St. Stephen’s Church Road is going to be more for equestrian trails and mountain bikes (not ballfields)

11. Adjournment:

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

Chairman, Whit Moose

Clerk to Board Jennifer Blake

Board of Adjustment Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, May 23, 2022 at 6:00 PM

To: Board of Adjustment
From: Erin S. Burris, AICP – Town Planner
Date: May 23, 2022
Subject: SUP 2022-01 Drye Property-North Carolina Masonry Contractors Association Office

A. SITE INFORMATION

Applicant: Ryan Shaver, Workforce Development & Training Coordinator
North Carolina Masonry Contractor's Association
Property Owner(s): Thyra Drye
PO Box 192
Mount Pleasant, NC 28124
Tax PIN: 5670-07-4558
Location: 8030 NC Highway 49 N
Zoning: RL Residential Low Density
Area: Approx. 0.60 acre

B. SPECIAL USE PERMIT REQUEST

The subject property is zoned Residential Low Density (RL) and has been a single-family residential use since constructed. The applicant requests a Special Use Permit for an office for a "civic, social, fraternal organization", under the "Civic, Governmental, & Institutional Uses" category in the Permitted Uses Table (Table 4.6-1 of the Mount Pleasant Development Ordinance). This use is permitted with at Special Use Permit in the RL district. If approved the Special Use Permit would only permit an office for a similar non-profit use, and would not allow for the use of the property for commercial purposes.

The intent of the RL district from Section 4.3.2.3 of the MPDO is as follows:

"The RL district is established to provide areas for low density single family uses, with a maximum of two (2) dwelling units per acre, which may provide buffers between the agricultural and RE classifications and the higher density areas of the Town. It includes flexible density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas."

Surrounding Area / Existing Conditions

Zoning and land uses within 1,000 feet of the property include:

Direction	Zoning	Land Use
North	RL Residential Low Density	Single-family residential
East	RL Residential Low Density, C-2 General Commercial, C-1 Light Commercial, RM Residential Medium Density	Single-family residential, unused athletic field, bank, retail
South	RL Residential Low Density	Single-family residential, agriculture
West	RL Residential Low Density, C-1 Light Commercial, CZ C-2 Conditional Zoning C-2	Single-family residential, manufactured homes, retail

The property is located on Highway 49 at the intersection with North Drive across from N. Skyland Drive, with a mixture of zoning districts and land uses in the vicinity.

Comprehensive Plan & Other Relevant Plans

The Future Land Use Map in the adopted Comprehensive Plan designates the subject property and surrounding area for “Medium Intensity” development. This designation is intended primarily for a variety of medium density residential uses of two-four dwelling units per acre and low to medium intensity civic, institutional, office, service and retail uses designed to keep impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.

Utilities

The property is currently served by Town water, but does not have public sewer. It has an on-site septic system associated with the existing residential use.

Site Plan

The applicant provided a “site plan” showing that the only proposed improvement to the site was a 24x24 concrete pad. Staff has included a site plan in the packet showing the Mount Pleasant Development Ordinance requirements for parking and landscaping for an institutional use in accordance with Articles 7 & 8. The “plans” were provided to NCDOT, the Town Engineer, the Town Public Works Director. Their comments are provided below:

Town Engineer (Richard McMillan) comments:

- “Currently, property has a circular gravel driveway. The lower end needs to be closed and only driveway connection will be to the north of the drop inlet with a concrete apron.
- The driveway may be 24’ wide max, allowing a two-car width.
- The driveway would be required to be paved (2” asphalt on 6” stone min), or 6” concrete
- NCDOT can make the call if the C&G needs to be extended to the mailbox as part of the driveway closure. I want to make sure that once the drive and parking area is paved, the lower gravel driveway does not come back as a “convenience”.
- Does the sidewalk need to be extended past the new driveway? If it needs to be, now is the time.
- Are three (3) parking spaces going to be enough for staff and any visitors?”

NCDOT (Jason Faulkner) comments:

“Your drives will need to be paved. There are two options will approve:

- 1) Pave with either asphalt or concrete both entrances 14 foot wide by 15 long into the property and create a circular drive around the drop inlet basin.
- 2) Pave with either asphalt or concrete one side 24 foot wide by 20 foot long into the property that creates an entrance/exit scenario on one side and close off the other side completely.

We will allow these to be done under an encroachment permit which does not have a fee.”

“I informed Ryan Shaver of the requirements for the driveway to this parcel. I also told him over the phone that DOT does not allow trees to be planted in the right of way or sight triangle and they cannot obstruct sight distance if they are planted outside the right of way.

Following Town Engineer’s comments:

“The NCDOT agrees the curb does need to be extended. The sidewalk is the town’s call since they will maintain it. If they go with asphalt it will need to be on 8” of stone. As I mentioned in the earlier email, I informed Ryan Shaver that no trees can be planted in the right of way or sight triangle and the canopies can’t grow over these lines that would restrict any sight distance. If there is to be new sidewalk, no trees can grow over the sidewalk that will interfere with the ADA requirements. “

Town Public Works Director (Darrell Layton) comments:

Looks like a good time to continue the sidewalk from where DOT left it while going from residential to business.

County Building Inspections (Matt Love) comments:

1. “Make sure the ADA parking is Van Accessible
2. Is there an ADA compliant restroom there now? If not, we will require a upfit permit to make restroom accessible”

County Asst. Fire Marshall (Doug Steele) comments:

“I have already conducted a code consultation with the new Owner NC Masonry Contractors group. I have given the property manager a couple of fire code issues to correct prior to occupying the building, I do not have any additional fire concerns.”

Landscaping

Section 7.4 of the MPDO requires a 15-foot opaque buffer yard between the institutional use and the adjacent residential uses. Existing vegetation satisfies this requirement along the rear property. However, existing vegetation on the eastern property line is limited and needs to be supplemented with fencing and/or landscaping to meet the standards of Section 7.4.

Section 7.5 of the MPDO requires a 6-foot building yard in front of the building. This is achieved with existing landscaping.

Section 7.6 of the MPDO requires a parking lot yard. This is achieved with existing landscaping and proximity to required street yard.

Section 7.7 of the MPDO requires an 8-foot street yard for an institutional use. Existing trees satisfy the requirements for trees, but small to medium size shrubs need to be installed along the Highway 49 and North Drive frontages to meet the requirements of Section 7.7.

Access, Parking, & Infrastructure

There is an existing gravel driveway into the property from North Drive that appears to be used as a circular drive, with one side primarily used for ingress and the other primarily used for egress. In accordance with Appendix D-8 of the MPDO, non-residential two-way driveways shall be a minimum of 24 feet and maximum of 36 feet. The gravel driveway currently spans approximately 75 feet. NCDOT will allow two 14-foot-wide, one-way driveways or one 24-foot wide two-way driveway. The Town Engineer recommends one 24-foot-wide, two-way driveway. NCDOT concurred with this recommendation and that the curb be extended to the driveway entrance. Furthermore, Strategy IS7 of the Town's Comprehensive Plan recommends the reduction of curb cuts and driveway access points and driveway widths in pursuit of access management and aesthetic improvements.

Section 8.1.3 of the MPDO requires paved parking for all non-residential and multi-family residential uses. Only single-family and two-family residential uses are excluded from this requirement. In accordance with Table 8-1.6, a minimum of one parking space per 300 square feet of floor area is required for institutional uses. The building is approximately 1,000 square feet, therefore three (3) regular parking spaces and one (1) ADA van space are required. Minimum parking space size for regular spaces is 9'x18'. ADA Van space size is 11 feet wide with a five (5) accessible aisle.

In accordance with Section 10.2.4, sidewalks are only required for new streets and new development, not for a change of use in which no new structures are proposed. The Town Engineer and Town Public Works director recommend sidewalk extension along North Drive, but this is not a requirement of the MPDO.

Solid Waste Storage Areas

Solid waste disposal method has not been identified on the site plan. Roll out storage containers shall be stored out of site. A dumpster would require screening in accordance with Section 10.7.

Lighting

No additional site lighting is proposed.

Signs

Signs shall be permitted separately and shall meet the requirements of Article 12.

C. BOARD OF ADJUSTMENT ACTION

In order to determine whether a Special Use Permit is warranted, the Board must decide that each of the findings-of-fact as set forth in the MPDO and outlined below has been met and that the additional approval criteria have been satisfactorily addressed. Staff has provided draft findings-of-fact based on the application and site analysis. If the Board concurs completely with the draft findings provided by staff, the findings may be approved by the Board. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be provided by the Board.

Each of the findings should be voted on individually. If all findings are found in the affirmative (yes), then the Board of Adjustment should vote to approve the Special Use Permit with applicable conditions. If any of the findings are found in the negative (no), then the Board of Adjustment should vote to deny the Special Use Permit. Should a Special Use Permit be approved, the Board may impose such reasonable conditions as will ensure that the use of the property to which the Special Use Permit applies will be as compatible as practicable with the surrounding properties and all local, state, and federal requirements are met. Staff has also proposed conditions to be considered by the Board of Adjustment in the proposed findings below:

1. The proposed special use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

“Civic, social, and fraternal organizations” are permitted with a Special Use Permit in the RL Residential Low Density district. The surrounding area has a mixture of residential and commercial uses and has frontage on North Carolina Highway 49, a major thoroughfare. The medium intensity nature of the proposed use is compatible with the Future Land Use Map designation in the Comprehensive Plan and is no more intense than other retail and service uses located within 1,000 feet of the property.

Proposed condition:

- **An opaque fence and/or landscaping shall be installed where the minimum 15-foot buffer is not met along the eastern property line in accordance with Section 7.4 of the MPDO.**

2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Ingress and egress are provided to the site via an access point on North Drive. Comments from NCDOT and the Town Engineer as well as the requirements of the Mount Pleasant Development Ordinance and Town Comprehensive Plan identify a 24-foot-wide, two-way paved driveway with a curb extension up to the driveway entrance along North Drive for optimum traffic and access management.

Proposed condition:

- **Close the portion of the driveway closest to NC Highway 49 and pave a 24-foot-wide, two-way driveway with 2” asphalt on 8” compacted stone base or 6” concrete.**

3. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The proposed use is an office under the “civic, social, and fraternal organization” category and will not be noxious or offensive.

4. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed use is located on a state highway in close proximity to medium intensity commercial uses. The Future Land Use Map in the Town’s Adopted Comprehensive Plan classifies this area for medium intensity uses. Therefore, the proposed use does not impede orderly development.

5. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

All NC Fire Code, Building Code, and NCDOT regulations are required to be met. Inspections will be conducted by each entity prior to the issuance of a Certificate of Compliance to ensure health, safety, and general welfare.

Proposed Condition:

- **Provide written documentation that all applicable NC Fire Code, Building Code, and NCDOT requirements are met prior to the issuance of a Certificate of Compliance for occupancy.**

6. Compliance with any other applicable Sections of the Mount Pleasant Development Ordinance.

The following conditions are proposed to meet the access, parking and landscaping requirements of the Mount Pleasant Development Ordinance:

- **Provide a 24-foot-wide, two-way paved driveway in accordance with Appendix D-8 of the MPDO.**
- **Provide a parking area with a minimum of three (3) standard 9'x18' parking spaces and one ADA accessible van space (11'x18' with 5' aisle), paved with concrete or bituminous asphalt over a compacted base course, constructed to industry standards in accordance with Section 8.1.3 and Table 8.1-6 of the MPDO**
- **Supplement existing landscaping with large shrubs and/or opaque fencing on the eastern property boundary achieve a minimum 15-foot Type B Buffer Yard in accordance with Section 7.4.**
- **Supplement existing landscaping along the NC Highway 49 and North Drive frontages with small to medium shrubs to achieve the minimum 8-foot Type 2 street yard in accordance with Section 7.7 of the MPDO. No landscaping that exceeds two (2) feet in height may be placed in the sight triangle, as identified by NCDOT and Section 10.2.7.4 of the MPDO.**

All other applicable sections of the Mount Pleasant Development Ordinance are met.

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

1. Mailed notice to adjoining owners on May 12, 2022.
2. Posted signs on subject property on May 12, 2022.

E. ATTACHMENTS

1. Application
2. Applicant 'site plan'
3. Labeled Aerial Map/Site Plan reflecting MPDO requirements
4. Zoning Map
5. Property Photos



MOUNT PLEASANT

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

Special Use Permit Application Board of Adjustment

Case #: SUP 2022-01

1. Property Information

Date of Application 4-6-2022 Name of Project Drye / NCMCA
 Location 8030 NC Hwy 49 N Property Size (acres) 1 LT
 Current Land Use RL (SFR) Proposed Land Use RL / Special Use (office for organization)
 Parcel Identification Number(s) 56700745580000 Zoning District Mt. Pleasant
RL

2. Contact Information

Thyra Eagle Drye
 Property Owner
P.O. Box 192 Mt. Pleasant, NC 28124
 Mailing Address City, State Zip
704-436-6557
 Telephone Fax

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Thyra Eagle Drye Thyra Eagle Drye 4-6-2022
 Signature Print Name Date

3. Findings of Fact

The Board of Adjustment may approve the Special Use Permit if all of the findings-of-fact are met. Please describe the following:

A. The proposed use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

No Changes are Needed. Natural Buffers are already in place.
Current Fire Hydrant does not need to be impeded by adding buffers.

B. The proposed use is so designed as to minimize traffic hazards and to minimize traffic congestion on public roads.

Current drive was planned and approved by NCDOT when NC Hwy 49 was widened and medians were included at entrance to North Drive.

C. The proposed use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The proposed use WILL NOT be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas because the facility will only be occupied by one person, week days from 8am - 5pm.

D. The proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed use will create much less foot and vehicular traffic as opposed to being used as a full-time residence.

E. The proposed use will not be detrimental to or endanger public health, safety, or general welfare.

The proposed use will not be detrimental to or endanger public health, safety or general welfare because of its Nonprofit status and purpose of existing to support the Masonry Industry in improving the quality of construction.

F. The proposed plan conforms to specific standards of the Development Ordinance (if applicable).

The proposed plan conforms to specific standards with existing vegetation allowing access to fire hydrant as well as not impeding clear sight of traffic between HWY 49 and North Drive, NCDOT had several large trees and vegetation removed to clear line of sight from North Dr. down HWY 49.

- Prior to the filing of a Special Use Permit request, the applicant must have a pre-application meeting with Planning Staff.
- Requests for a Special Use Permit shall be accompanied by a Major Site Plan in accordance Section B-4 in Appendix B of the UDO, if applicable.
- Special Use Permit Fee is \$500.00 plus \$5.00 per acre.

Staff Use Only:

Date Application Received: 4-8-2022

Received By: E8B

Fee Paid: \$ 500.00

Case #: SUP 2022-01

Scheduled Date of Public Hearing: 5-23-2022

Adjacent Property Letter Date: 5-11-22 Sign Posting Adjacent Property Letter Date: 5-11-22

Notes:



Existing Septic Area
 New Tank and Lines Installed
 in 2008

Trees and vegetation
 were removed by
 NCDOT to have clear
 line of sight

Existing
 Fire Hydrant

NCDOT Approved Driveway
 Access when NC HWY 49
 was widened

Proposed 24' x 24' Concrete
 Parking

SUP 2022-01 NCMCA/Drye Property Site Plan

Zoning: RL Residential Low Density

Proposed Land Use: Office for "civic, social, fraternal organization" (permitted in RL with Special Use Permit)

Lot Area: approx. 0.6 ac

Min. Parking Required (Section 8.4 of MPDO): 1 space per 250sf GFA=4 spaces - 3 standard (9'x18') spaces and 1 ADA space. Paved driveway and parking required (Section 8.1.3)

- Medium Shrub
- Large Shrub



SUP 2022-01
NCMCA/Drye Property

 Town Limits

ZONINGCODE

 AG

 CZ AG

 RE

 RL

 RM

 CZ R-M

 RH

 CZ RH

 OI

 CZ O-I

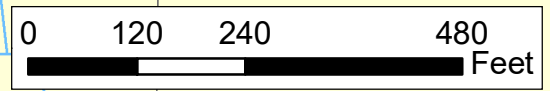
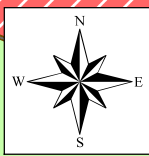
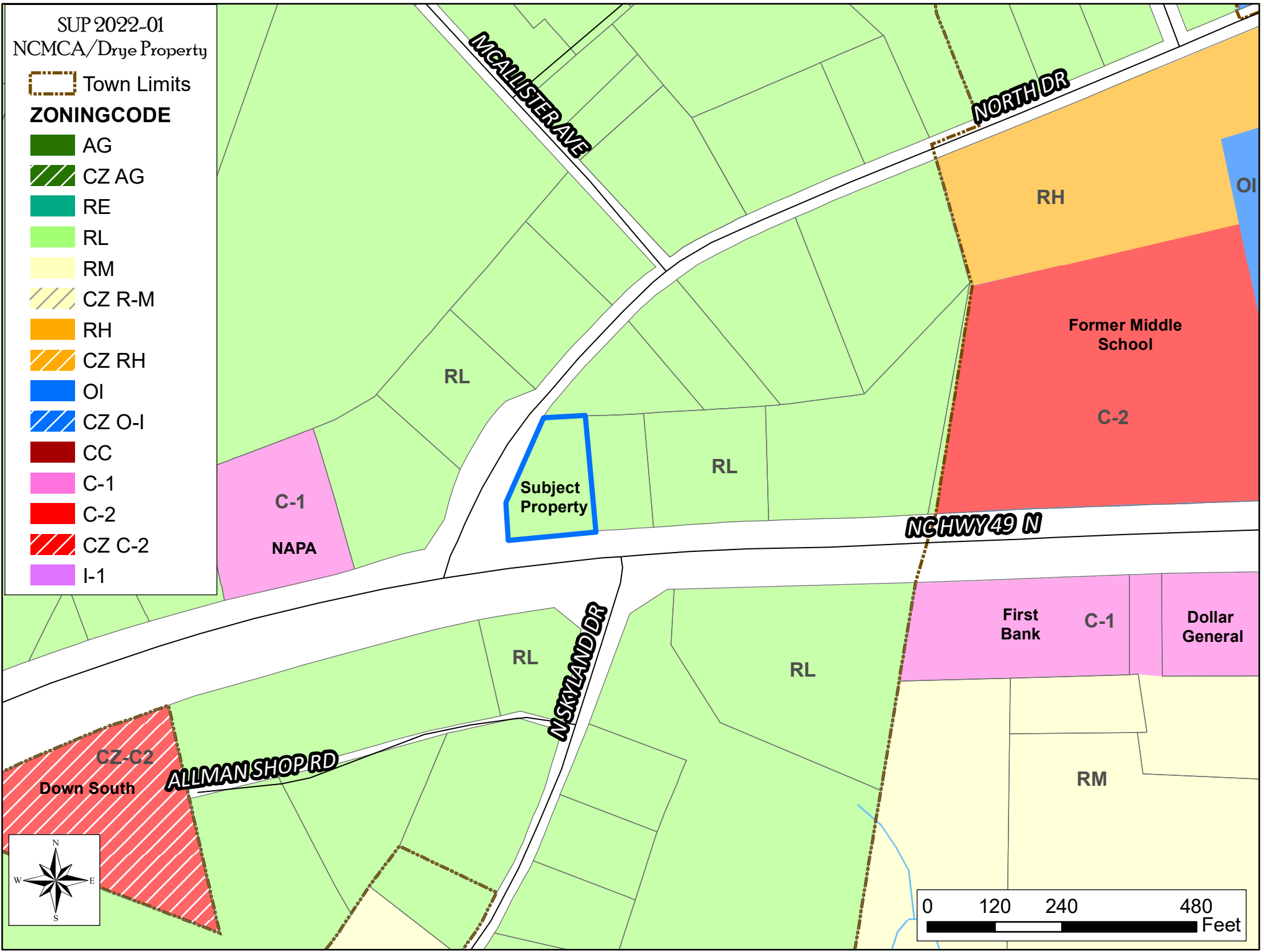
 CC

 C-1

 C-2

 CZ C-2

 I-1







Planning and Economic Development May 23, 2022

Planning & Zoning Cases

SUP 2022-01 North Carolina Masonry Contractors Association Office

Description: The applicant requests a Special Use Permit from the Board of Adjustment to open an office in the RL Residential Low Density zoning district under the “civic, social, and fraternal organization” category of the Permitted Uses Table. The property has previously been used as a residence.

Applicant: Ryan Shaver

Property Owner: Thyra Eagle Dry

Area: 0.61 acres

Location: 8030 NC Highway 49 N

Cabarrus County Parcel Number: 5670-07-4558

Current Status: Board of Adjustment Public Hearing Scheduled for May 23.

TA 2022-03 Mini-Warehouse/Self Storage Supplemental Requirements

Description: The proposed amendments would permit more than three (3) acres of self-storage buildings and would permit such uses to operate without an on-site manager.

Applicant: Sam King, Jr.

Current Status: Planning & Zoning Board recommended approval. Public Hearing scheduled for May 9 Town Board 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 June meeting.

Development Agreement for SUB 2017-01 Green Acres

Description: Subject to NCGS Chapter 160D, Article 10, the Town Board opened a public hearing to enter into a revised development agreement with the property owner and developer for the approximately 14.88-acre property, which was approved for 37 single-family residential lots in 2017. The proposed agreement sets forth responsibilities for the installation of utilities to the site and a development schedule. Location: NC Highway 73 E at Green Acres Circle. Cabarrus County Parcel Number: 5651-70-6355. Zoning: CZ RM Conditional Zoning Residential Medium Density. This request does not change the approved zoning, subdivision preliminary plat, or number of dwelling units. The proposed agreement sets forth responsibilities and expectations for the installation of utilities, provision of utilities, and development schedule. The original development agreement was approved in 2009. This revision reflects the 2017 approved plan and current standards for infrastructure installation.

Current Status: The Town Board opened the public hearing and continued the public hearing until the developer can close on the property with property owner. Closing scheduled for May 4 has been delayed two weeks. It is anticipated that the hearing can be closed and item voted upon at the June 13 meeting.

SUB 2020-03 Brighton Park Preliminary Plat

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: Construction Plans have been reviewed and are under revision.

Code of Ordinances

Proposed amendments will be presented as they are completed.

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. Staff plans to present these amendments at the May 9 Town Board meeting and requests to schedule a public hearing at the June 13 meeting.

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 July 11 Town Board meeting.

Utilities

- Town received fifth allocation amount as part of the Interlocal Agreement for Wastewater Capacity Distribution. The Town has 65,430 gpd to allocate between now and 2024 when the Phase 1 Rocky River Regional Waste Water Treatment is completed. WSACC continues to work with state representatives on capturing more capacity through flow estimate reductions. Information regarding available sewer allocation will be presented to the Town Board at the June 13 meeting.
- LKC is currently working on engineering documents for water and sewer improvements to be completed with USDA loan funds. Additional water and sewer projects have been identified that could potentially be completed with the \$8 million state earmark. The Board approved a working Capital Improvements List at the April 11 meeting.
- Staff has applied for a \$950,000 Rural Transformation Downtown Revitalization Grant through the NC Department of Commerce to apply towards utility duct bank installation during the waterline project. 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. Spectrum visited the Town the last week of March to verify field conditions and will work with Duke to locate. Spectrum also reached out to help identify potential funding for their portion of the project. NCDOT is also coordinating to make stormwater improvements during construction.

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.
- McGill and Associates has completed plans for the next phase of the Municipal Complex Improvements, which focus on amenities at McAllister Field. Financing is under review. Construction is expected to begin after July 1.

- The Town has been awarded the Carolina Thread Trail Implementation Grant for trailhead expansion at the Buffalo Creek Preserve. The picnic shelter is scheduled for delivery the last week of May. Peterson Grading work will begin May 9 with the bulk of site work being completed by the end of May.
- 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. The RFQ for the stormwater study portion of the project was sent out.

Transportation

- CMAQ funding for sidewalks, curb & gutter, and widening to accommodate bike sharrows on N. Washington Street has been approved. Town Staff is working with NCDOT on project schedule. Property acquisition is underway ahead of entering into the project agreement.

Permits

April and May (to date) report attached.

April and May 2022 (to date) Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-12	4/14/2022	5670-48-2262	8889	NC Hwy. 49 N	Upfit	Roof-mounted solar panels	Power Home Solar	
Z-2022-13	4/27/2022	5569-97-2290	2660	Mount Pleasant Rd S.	Sign	Nonconforming electronic exchange	MP Pentecostal Church	
Z-2022-14	4/28/2022	5660-84-6512	1029	S. Skyland Dr.	Accessory	Greenhouse	Steve Wensil	

3 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-15	5/4/2022	5670-22-0332	1550	S. Main St.	Accessory	Backyard Pavilion	Chris Swofford	
Z-2022-16	5/4/2022	5660-95-9981	834	Page St.	New	Single-family residential home	Chris Smith	
Z-2022-17	5/18/2022	5670-17-6375	8352	NC Hwy. 49	Sign	Dollar General sign replacements	ETD-Angela Sears	
Z-2022-18	5/6/2022	5670-41-7979	8934	E. Franklin St.	Change/Sign	Industrial Pump Solutions		CoC
Z-2022-19	5/10/2022	5670-23-8628	8600	Park Dr.	Demolition	MP Park Restroom/Concession	Town of Mount Pleasant	

5 Zoning Permits