

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, October 24, 2022 at 6:00 PM

To: Planning & Zoning Board
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: February 28, 2022
Subject: REZ 2022-05 Craver-James Lot

A. BACKGROUND

Applicant(s): Todd Eury
2009 Cline School Road
Concord, NC 28025

Property Owner: Craver-James Properties LLC
PO Box 68
Mount Pleasant, NC 28124

Location: 8150 W. Franklin St.

PIN(s): 5670-04-7258

Property Size: 0.785 acres

Current Zoning: C-1 Light Commercial

Proposed Zoning: RH Residential High Density

The subject property is located in the Town of Mount Pleasant town limits. The property is currently vacant and zoned C-1 Light Commercial. The requested RH Residential High Density District reflects the surrounding zoning to the south and west of the property and is the extension of an existing zoning district. Also, the RH district is classified as a less intense district and the C-1 district, therefore the request is a reduction in intensity. Due to the lot dimensions, location of an existing sewer line, and stream buffer, it is anticipated that no more than two dwelling units could be constructed on the property within the district requested.

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

The subject property is located in the “Medium Intensity” land use classifications on the Future Land use Map of the Town’s Comprehensive Plan. This classification is described below:

“This land use classification is intended for a variety of medium density residential uses of two (2) to four (4) dwelling units per acre and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.”

Based on Table 4.3-1 in the Mount Pleasant Development Ordinance (MPDO), the RH district is not consistent with this land use designation, but with its physical limitations is limited to less than 2.5 dwelling units an acre, below the maximum of 4 dwelling units an acre for the Medium Intensity designation. A Conditional Zoning district is not being proposed with this request, since the proposed district is consistent with surrounding zoning and the proposed residential use is consistent with the surrounding development pattern.

Zoning District Intent

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

“The RH district is established to provide areas for detached and attached single family homes, and, as a special use, multi-family residential. A maximum of eight (8) dwelling units per acre is permitted in areas where adequate public facilities and services exist with capacity to serve development. This designation is intended for limited use in areas close to the Town’s core and at major nodes identified in the Comprehensive Plan for ‘High Intensity’.”

Existing Zoning and Development Patterns

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	I-1	Light Industrial/Warehouse
<i>East</i>	RH	Single-family residential
<i>South</i>	RH	Single-family residential
<i>West</i>	C-1, RH	Vacant, single-family residential

The requested zoning district of RH is the the extension of an existing zoning district.

Utility Availability

The property is in the Town limits and has access to both water and sewer. A 20-foot sanitary sewer easement runs through the northern third of the property as shown on Lot 2 of Plat Book 92, Page 42 at the Cabarrus County Register of Deeds (included in packet).

Transportation Capacity

The property is located at the southeast corner of NC Highway 73 and S. Halifax Street. The NCDOT Traffic Count for NC Highway 73 is 10,500 Annual Average Daily Traffic (AADT). The NCDOT Traffic County for S. Halifax Street is 490 AADT. There is no anticipated increase in traffic from this rezoning since the requested zoning district is less intensive than the current zoning district. Due to the physical constraints of the property, no more than two dwelling units could be constructed. The estimated number of new trips is 20 trips per day if the site is developed. NCDOT would not permit direct access to NC Highway 73. All access would be taken from S. Halifax Street, subject to driveway distance requirements from the intersection.

Environment

There is an intermittent stream on the property as shown on Lot 2 of Plat Book 92, Page 42 at the Cabarrus County Register of Deeds (included in packet). A 25-foot buffer is required from the top of the stream bank on each side. The topography of most of the property is flat with a slight slope towards the stream. The site is less than one acre and would not be subject to soil and erosion control review by the North Carolina Department of Environmental Quality. The Town MPDO does require the installation of silt fence and gravel construction entrances at active construction sites.

C. STAFF COMMENTS

Staff finds that the standard RH district is not consistent with the current land use designations of “Medium Intensity” on the *Town of Mount Pleasant Comprehensive Plan Future Land Use Map*, but is consistent with the surrounding zoning districts and land use. Staff finds that it is reasonable to zone the property in accordance with surrounding zoning and the physical constraints of the site limiting to no more than two dwelling units.

Any further development of the property would still be subject to the review procedures set forth in the Mount Pleasant Development Ordinance (MPDO).

D. PROCEDURES & ACTIONS

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

- **Approve and consistent:** The Planning & Zoning Board finds that the proposed RH zoning district is consistent with the “Low Intensity” land use designation on the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan*.
- **Approve and not consistent:** The Planning & Zoning Board finds that the proposed RH zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendment to be reasonable and in the public interest

due surrounding RH zoning and residential use of property. Furthermore, the Planning & Zoning Board determines that:

- a. The Future Land Use Map is hereby amended to “Medium Intensity” for the subject property to establish consistency.

OR

- b. It is not necessary to amend the Future Land Use Map as the proposed rezoning is intended to extend an existing zoning district consistent with the surrounding development pattern.
- **Deny and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.

E. ATTACHMENTS

1. Application
2. Zoning Map
3. Aerial Map
4. Recorded Plat/Survey-Plat Book 92, Page 42 (Lot 2)
5. Notice of Public Hearing Letter
6. Notice of Public Hearing Advertisement
7. Included in packet-Section 4.6-1 of the MPDO to show permitted use in the RH district and Comprehensive Plan Future Land Use Map



MOUNT PLEASANT

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9803 • Fax 704-436-2921

Map & Text Amendment Application

Case #: REZ 2022-05

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning

Conditional District Rezoning

Text Amendment:

Date of Application 9 26 22

2. Amendment Information

For All Rezoning

Name of Rezoning Todd Eury

Location 8150 West Franklin

Tax Parcel Number(s) 5670040635

Property Size (acres) .785

Current Zoning C1

Proposed Zoning RH

Current Land Use Vacant

For CD Rezoning Proposed Use(s) _____

For Text Amendments Affected Section(s) of the UDO _____

3. Contact Information

Applicant Todd Eury

Applicant Address 2009 Cline School Rd Concord NC 28025

Telephone 980 521 2027

Signature Todd Eury

Print Name Todd Eury

Date 9 26 22

Agent (Engineer, Surveyor, etc. if applicable)

Address

City, State Zip

Telephone

Signature

Fax

Date

Craver James Propertors LLC
Property Owner (if applicable)

PO Box 68
Address

Mt. Pleasant 28124
City, State Zip

Telephone

John D. Craver
Signature

Fax

10-5-2022
Date

4. Description of Request

a) Briefly explain the nature of this request.

To Be Able To Build Single Family homes

b) For All Rezoning & Text Amendments: Provide a statement regarding the consistency of this request with Town Plans and the surrounding land uses.

asking to Rezone to RH which is the surrounding zoning

c. For Conditional District Rezoning: Provide a statement regarding the reasonableness of the rezoning request and any proposed conditions of approval.

Staff Use Only:

Date Application Received: 9-27-2022

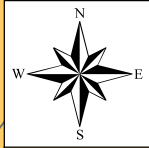
Received By: Jennifer Blake | Eburris

Fee Paid: \$ 750 CK # 2890

Case #: REZ 2022-05

Date Neighborhood Meeting Held (for rezonings):

Notes:

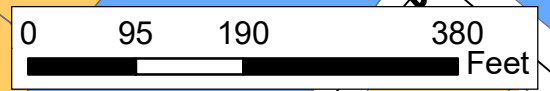
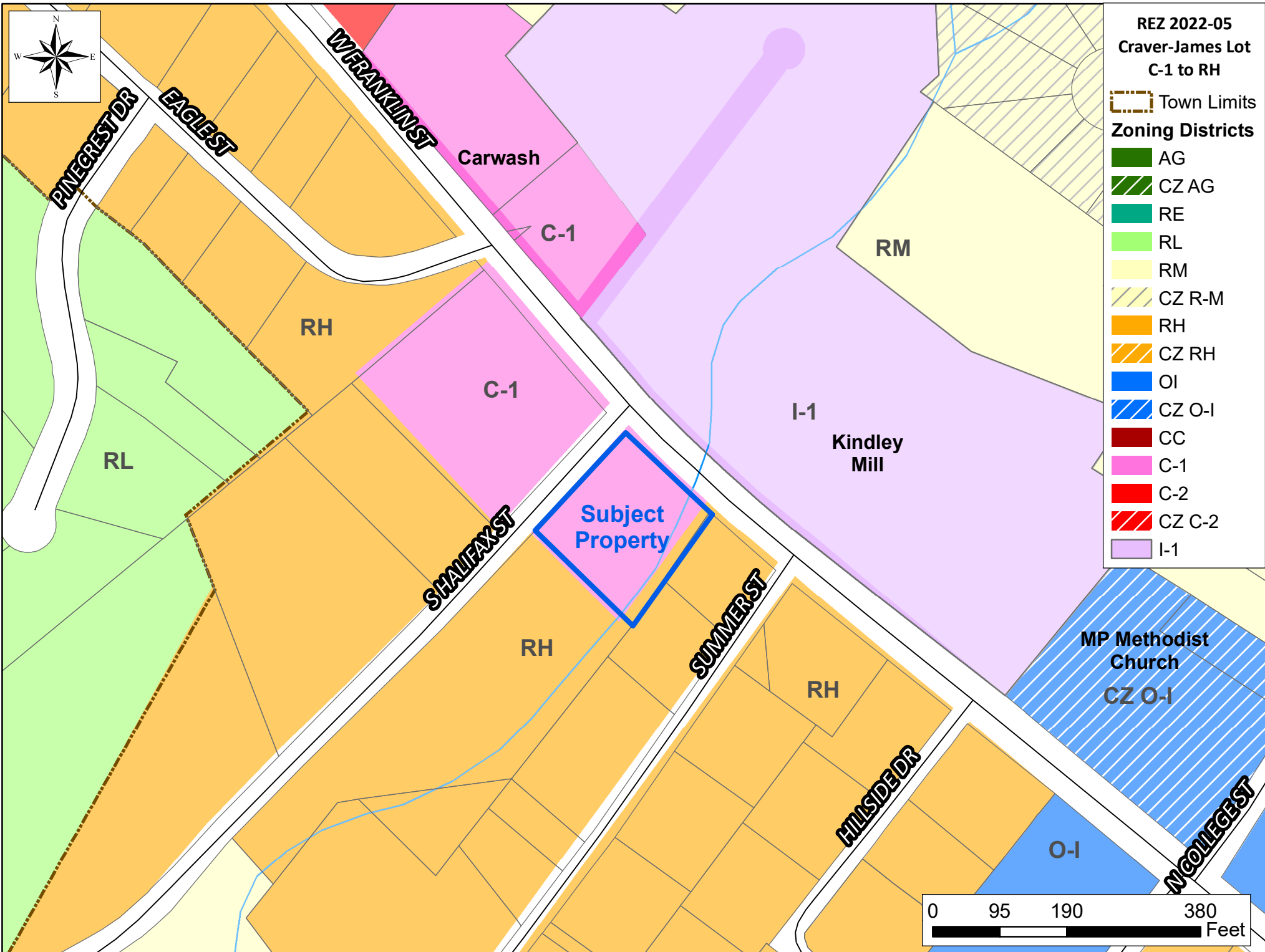


REZ 2022-05
Craver-James Lot
C-1 to RH

Town Limits

Zoning Districts

- 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





REZ 2022-05 CRAVER-JAMES PROPERTY

Founded in 1848

October 12, 2022

Dear Property Owner,

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

REZ 2022-05 Craver-James Lot

Description: Standard rezoning request to match surrounding zoning and facilitate construction of two homes

Location: 8150 W. Franklin Street (NC Highway 73) and 501 S. Halifax St.

Area: 0.785 acres

Cabarrus County Parcel Number: 5670-04-7258

Current Zoning: C-1 Light Commercial

Proposed Zoning: RH Residential High Density

The legislative **Public Hearing for this case will be held on Monday, October 24, 2022 at 6:00pm** by the Mount Pleasant Planning & Zoning Board in the Board Auditorium of Town Hall at 8590 Park Drive, Mount Pleasant, NC.

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

Sincerely,



Erin S. Burris, AICP
Planning Director

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

NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant Planning & Zoning Board will hold a public hearing on **Monday, October 24, 2022 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following item:

REZ 2022-05 Craver-James Lot

Standard rezoning request to facilitate construction of two dwelling units. Location: 8150 W. Franklin St. (southeast corner of NC Hwy. 73 and S. Halifax Street). Area: 0.785 acres. Cabarrus County Parcel Number: 5670-04-7258. Current Zoning: C-1 Light Commercial. Proposed Zoning: RH Residential High Density

Please call Mount Pleasant Town Hall at 704-436-9803 if you have questions or need special accommodations for the meeting. Those who are unable to attend the in-person meeting may submit comments or concerns in writing to be presented to the Planning & Zoning Board. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number (711 or 800-735-2962).

Publish dates: Fridays, October 14 and 21, 2022

TABLE 4.6-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

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

* All uses permitted in the CC, CD, and I-1 Districts are subject to supplemental design regulations in Article 11 of this Ordinance.

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

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

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

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

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

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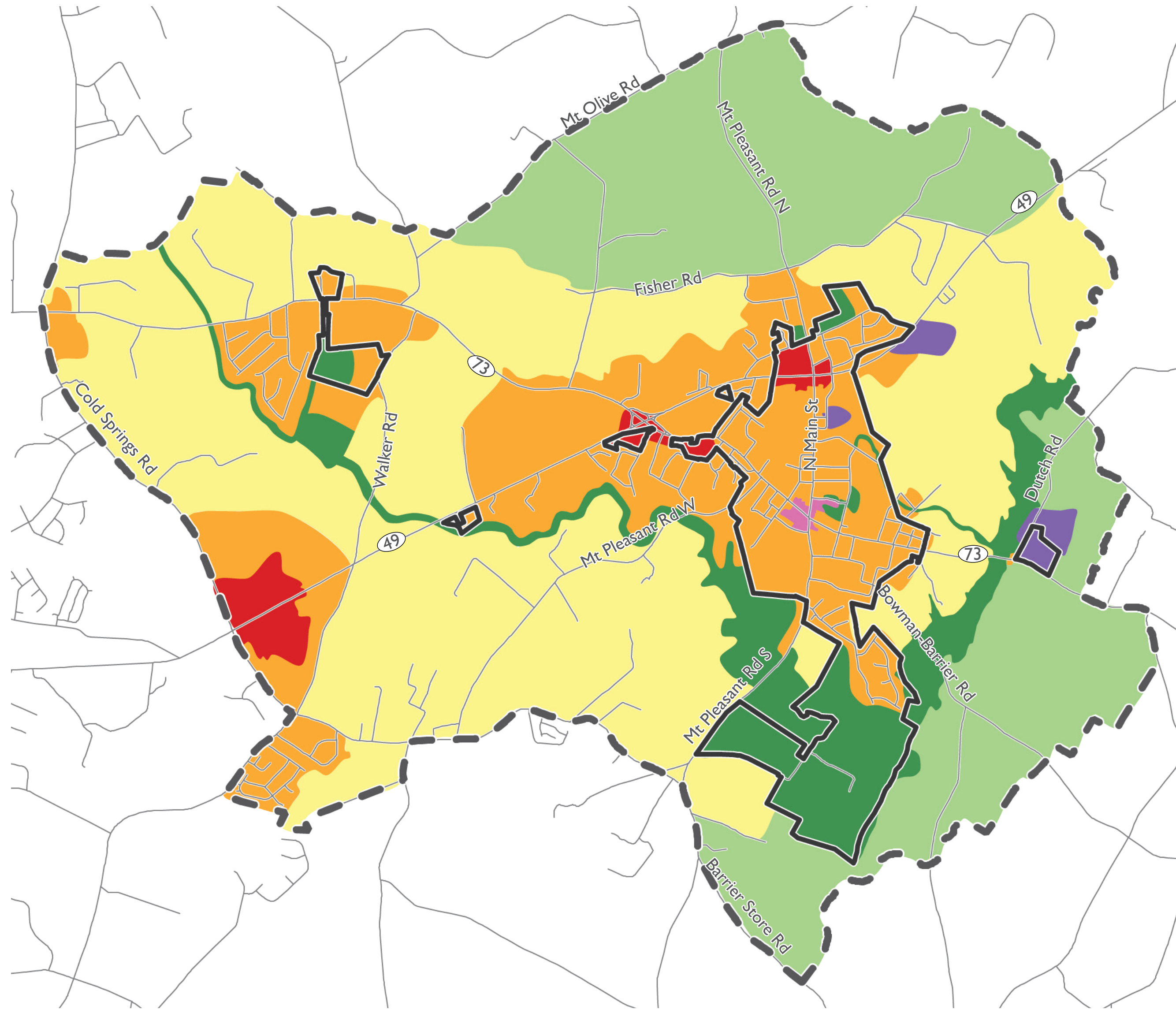
Section 11.7 shall apply to all outdoor storage or display associated with a permitted use

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

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

FUTURE LAND USE MAP


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



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

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

Planning Area Boundary
 Town Limits
 Roads


 NORTH
 1 MILE

* does not include R-O-W acreage

FUTURE LAND USE CLASSIFICATION



OPEN SPACE/RECREATION

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



RURAL

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



LOW INTENSITY

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



MEDIUM INTENSITY

This land use classification is intended for a variety of medium density residential uses of two to four dwelling units per acre and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.



HIGH INTENSITY

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



DOWNTOWN CORE

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



EMPLOYMENT CENTER

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



TOWN OF MOUNT PLEASANT
COMPREHENSIVE PLAN