

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, April 29, 2019

6:00 PM

1. Call to Order
2. Recognition of Quorum
3. Approval of Agenda
4. Approval of Minutes of Previous Meetings (March 25, 2019)
5. Public Comment Period
6. Planning and Zoning Board Cases

ANX 2019-01, REZ 2019-01, SUB 2019-01 Walker Road Subdivision (Recommendation)

Requests for voluntary noncontiguous annexation, map amendment (rezoning), and major subdivision preliminary plat approval for 97 single-family residential lots. These requests are also accompanied by a development agreement in order to facilitate the location of an emergency services substation and increased sewer line size. Area: approximately 38 acres. Location: 777-941 Walker Road (east side near schools). Cabarrus County PINs: 5650-95-6345, 5660-05-0225, 5650-95-8958, 5650-96-8496 Current Zoning: Cabarrus County Countryside Residential (CR). Proposed Zoning: Town of Mount Pleasant Conditional Zoning Residential Medium Density (CZ RM) with associated plan and development agreement.

7. Board of Adjustment Cases
None
8. Other
9. Reports
 - Planning Report for April (to date)
10. Planning and Zoning Board Comment Period
11. Adjourn

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, April 29, 2019 at 6:00 PM

To: Chairman Murdock and Planning & Zoning Board
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: Monday, April 29, 2019
Subject: REZ 2019-01 and SUB 2019-01 Walker Road Subdivision
(Associated with ANX 2019-01 and a Development Agreement)

A. BACKGROUND

Applicant: Earl Coulston (and Tim Seagraves)
S&C Carolina Group LLC
8332 Regent Parkway
Fort Mill, SC 29715

Property Owner(s): Wayne Collins, Sue Collins, Alice Lane, and Jeff
Helmintoller

Property Location: 777-941 Walker Road

Property Parcel Number(s): 5650-95-6345, 5660-05-0225, 5650-95-8958,
5650-96-8496

Zoning Area: approximately 38 acres

Existing Zoning District: Cabarrus County Countryside Residential (CR)

Proposed Zoning District: Mount Pleasant Residential Medium Density Conditional
Zoning (RM CZ) with associated development agreement

The applicant proposes annexing the approximately 38-acre subject property into the Town of Mount Pleasant and applying Residential Medium Density Conditional Zoning in order to construct a 97-lot single-family residential subdivision with a reserved 1.7-acre site for a future emergency services substation. The applicant has provided a Preliminary Plat for concurrent review and approval. Due to the reservation of a site for public use and the need to coordinate utility line construction, a development agreement pursuant to North Carolina General Statutes Article 19 Part 3D (160A-400.20-32) is also proposed. The draft agreement is included as an attachment to this report. The site-specific plan has been provided to members of the Technical Review Committee for review including the Town Engineer, Public Works Director, Fire Marshal, Fire Chief, NCDOT, Cabarrus County Schools, and the Water and Sewer Authority of Cabarrus County (WSACC).

Since both the annexation and development agreement are required by state statute to be approved by the elected Town Board of Commissioners, the Planning and Zoning Board is being requested to make a recommendation on the approval of the proposed zoning district and its associated Preliminary Plat. Final approval of the zoning district, major subdivision preliminary plat, and associated development agreement, subject to annexation of the property, will be the duty of the Town Board of Commissioners.

B. REVIEW CRITERIA

Comprehensive Plan

The subject property is located in a transitional area between the “Low Intensity” and “Medium Intensity” land use classifications on the future land use map of the Town’s Comprehensive Plan. These classifications are described below:

“This land use classification is intended primarily for low density single-family residential development of greater one dwelling unit per acres and less than 2 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.”

“This land use classification is intended for a variety of medium density residential uses of 2 to 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.”

Additionally, the following *Comprehensive Plan* strategy is addressed by this request:

“IS6: Work collaboratively with local fire stations to provide adequate facilities, equipment, and technology to keep response times and insurance rates low while ensuring the safety of the community’s citizens, businesses, and visitors.”

This property is currently located within Cabarrus County’s zoning jurisdiction. The *Cabarrus County Eastern Area Plan* identifies the area of the subject property as Suburban Residential which has the following description:

“This district is the area plan’s single-family designation. The district is located both in the Town of Mount Pleasant and the extra-territorial jurisdiction. Housing densities of one (1) to four (4) units per acre are appropriate in the Suburban Residential district. It is recommended that the higher densities (three and four units per acre) be permitted in areas with access to existing public utility service. Areas without access to public utility infrastructure should develop at a density of one unit per acre. Once public investment in utility services is made then these areas may also develop at two to four units per acre. Developments in the Suburban Residential district should include park and open space in accordance with the Livable Community Blueprint, sidewalks, road connectivity with the existing and planned road network, garages that are recessed, detached, or oriented toward the side yard, and bike paths/lanes. This district includes portions of the existing Residential-Medium Density (RM) and Residential-Low Density (RL) Districts.”

Based on the land use classification description, the proposed development is consistent with both the *Comprehensive Plan* and the *Cabarrus County Eastern Area Land Use Plan* in that the proposed overall density is 2.55 dwelling units per acre. With the close proximity of existing utilities, the proposed development further meets the intent of both designations. The proposed development also supports *Comprehensive Plan* strategy IS6 that encourages adequate fire facilities to keep response times and insurance rates low.

Zoning District Intent

The Unified Development Ordinance states that the intent of the RM district is:

“To provide areas for medium density, single-family residential uses, with a maximum of four (4) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. Residential Medium Density provides flexible minimum lot size and density 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.”

The proposed development is consistent with the RM zoning district for the following reasons:

- It is less than four (4) dwelling units per acre at 2.55 dwelling units per acre;
- It does leverage existing public facilities and services
- Single-family residential is a use permitted by right in the RM district and government buildings are permitted as a conditional use.

Existing Zoning and Development Patterns

	Zoning District(s)	Land Use(s)
North	Cabarrus County Countryside Residential (CR)	Single-family residential
East	Cabarrus County Countryside Residential (CR)	Vacant, Forested
South	Cabarrus County Countryside Residential (CR)	Vacant, Forested, Agriculture
West	Cabarrus County Countryside Residential (CR) and Mount Pleasant Office & Institutional (O-I)	Single-family residential, High School, Middle School

The current use of the subject property is for single-family residential and agriculture. The Mount Pleasant High School and Mount Pleasant Middle School are located just northwest of the subject property.

Utility Availability and Capacity

Water and sewer service are available near the site and serve the existing schools located to the northwest of the property. An existing 12-inch water line is located at the High School, 360 feet from the development. The developer would extend this line to the development. Adequate fire flow will have to be demonstrated during construction drawing review. A preliminary hydrant

flow test indicates adequate flow. Gravity sewer is proposed from the site along a tributary stream to the Upper Adams Creek interceptor that serves both schools on Walker Road. WSACC has provided a statement of sewer capacity availability. This project would be served through the Upper Adams Creek interceptor and then the WSACC Mt. Pleasant Pump Station #3. There is adequate capacity in both facilities to serve this development.

School Capacity

Cabarrus County Schools provided comment regarding school capacity. The schools currently serving this area are Mount Pleasant Elementary School, Mount Pleasant Middle School, and Mount Pleasant High School. If this property is annexed into the Town of Mount Pleasant and receives final plat approval it is projected to add approximately 81 students to the three schools serving this area. Mount Pleasant Elementary School is currently at 105.10% program capacity. Mount Pleasant Middle School is currently at 99.57% program capacity while Mount Pleasant High School is at 84.04% program capacity. These percentages do not reflect already approved lots in the Adequate Public Facilities Schools Inventory maintained by the County. Already approved projects plus this proposed development would increase the Elementary School to 110.99% program capacity. The middle school is expected to increase to 112.21% program capacity. The high school is projected to increase to 95.40% program capacity. The percentages for the middle and high school include already approved lots from the county inventory and the impact of the Walker Road project. These numbers indicate that Cabarrus County Schools constructed Mount Pleasant Middle School in 2016 without additional capacity for future growth.

Road Capacity and Cross Section

The development will be accessed via two separate entrances from Walker Road, state road with signalized intersections on NC Highway 73 to the north and NC Highway 49 to the south. NCDOT has provided preliminary comment that they will at least be requesting a turn lane for the northern entrance, are evaluating the need for one at the south entrance, and are coordinating with Cabarrus County Schools on a potential cost share for a turn lane into the High School. Since the project will produce less than 1000 average daily trips, NCDOT does not require a traffic impact analysis. Final NCDOT requirements will be determined upon construction drawing review.

There are no existing pedestrian walkways on Walker Road. Walker Road was not addressed in previous adopted Comprehensive Transportation Plan Indices. The Town of Mount Pleasant recently requested that Walker Road be added to the CTP Index. The draft CTP index indicates that Walker Roads future cross section will be 2 lanes with a parallel multi-use path (preferred on the school side of the road). Therefore, sidewalks are not indicated for the east side of Walker Road and are not proposed on the Preliminary Plat.

Internal Circulation

The applicant proposes 50-foot wide street rights-of-way. The UDO requires that a minimum of three on-site parking spaces for each lot be provided if a 50-foot right-of-way is proposed. The applicant is proposing 4 spaces per lot with 2 in the garage and 2 in the driveway. Sidewalks are proposed on both sides of all streets with fronting residential lots.

Environment and Open Space

There is an intermittent stream with a small area of 100-year floodplain located along the eastern boundary of the subject property. A 75-foot stream buffer is also required by Section 9.2.4 of the UDO. These have both been addressed on the preliminary plat. No structures are proposed within these areas.

The UDO requires dedication of 5.7 acres of open space for the density proposed (15% open space). The applicant is proposing 8.05 acres of qualifying open space in buffers, and a common open space with proposed playground, and walking trail along the stream. The walking trail is exempt from stream buffer standards.

C. STAFF COMMENTS

If the property is annexed by the Town Board of Commissioners, staff finds the requested *Residential Medium Density Conditional Zoning (RM CZ)* to be appropriate given the land use designations on the *Comprehensive Plan Future Land Use Map* and *Cabarrus County Eastern Area Land Use Plan* and the availability of utilities.

This Conditional Zoning district and its associated development agreement would only permit the use of the property for up to 97 single-family residential dwelling units on individual lots, generally arranged as shown on the Preliminary Plat provided, and a 1.7-acre site for a future emergency services substation. Any other use of the property would be subject to revision of the Conditional Zoning district and development agreement through the same process. Following approval of the map amendment and associated Preliminary Plat, the site would still be subject to the remainder of the subdivision review process and must meet the minimum development standards of the Unified Development Ordinance.

In conjunction with the requirements of the associated development agreement, staff recommends the following conditions for Conditional Zoning District approval:

1. No parking shall take place on the street, since the cross section is only of sufficient width for circulation and not on-street parking. "No Parking on Street" signs shall be placed a minimum of every 100 feet along the new streets.
2. Lighting shall be installed by the developer in accordance with Section 11.9.6.
3. A minimum 15-foot, Type B buffer (in accordance with Section 7.4 of the Town of Mount Pleasant Unified Development Ordinance) with a landscaped berm shall be provided along Walker Road frontage.
4. Building elevations are subject to review for compliance with these design conditions prior to the issuance of Zoning Permits by the Town of Mount Pleasant:
 - a. Exterior wall materials may include brick, stone, stucco and/or wood, wood composite, or vinyl horizontal, board-and-batten, or shake siding. Materials similar in appearance or durability to those listed may also be used. A minimum of two (2) and maximum of three (3) materials shall be mixed on the front facade. Brick, stone or similar heavy materials shall be located below lighter materials such as wood or vinyl. The front wall shall incorporate at least twenty-five percent (25%) of the primary material used on the side walls of the building.

- b. Visible front and side foundation walls shall be clad in brick, stone, a material similar in appearance and durability.
 - c. Roof materials shall be asphalt shingles, standing seam metal, slate, tile, or similar materials.
 - d. The primary roofs of residential structures shall be pitched and shall have a slope of between 4:12 and 12:12.
 - e. Architectural elements such as height variations, gables, dormers, cupolas, towers, and other similar elements shall be incorporated into the roof design at a minimum of every 26 linear feet on the primary/front façade.
 - f. Façade articulation in the form of gables, projections, recesses, and/or porches of a minimum of one (1) foot in depth shall be located a minimum of every 26 feet along the front and corner side façades.
 - g. Roofs have a minimum overhang of seven (7) inches to facilitate proper water run-off and provide visual depth at the transition between the wall and the roof.
 - h. Front-loaded garage door openings shall not have visual prominence on the front façade and shall not compose more than fifty percent (50%) of the total length of the front elevation. Front-loaded garages and carports shall be flush with or recessed behind the front wall or porch of the principal structure.
 - i. Attached garages for more than two (2) cars shall not face the primary street. Such garages on corner lots may face the non-fronting street.
 - j. Decks and patios shall only be installed on the side or rear of the house. This does not apply to handicap accessible ramps.
 - k. Accessory structures shall be constructed of materials and colors that match that of the principal structure.
5. Any fences installed shall be uniform in appearance among all units and shall be white vinyl, neutral composite wood, black wrought iron, or black aluminum.

Staff recommends the following conditions for Major Subdivision Preliminary Plat Approval:

- 1. Provide all bearings and distances for proposed lots.
- 2. Road names are subject to Cabarrus County E-911 Addressing approval.
- 3. Access points on Walker Road are subject to NCDOT approval.

D. NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on Thursday, April 25. Twelve people, including the applicants attended. The following comments were provided at the meeting:

- Concerned about 97 lots on 38 acres, number of houses, density (2.55 dwelling units per acre), and small lot sizes
- Number of houses “absolutely ridiculous”
- Prefer development at one dwelling unit per acre
- Proposed development does not fit Mount Pleasant
- Concerned about “cookie cutter” homes
- Market is not yet ready, houses will not sell
- Concerned about soil conditions

- Ms. White, the adjacent property owner to the north requests some type of buffer with a physical barrier (i.e. fence) to keep people from coming on to her 10 acre property.

E. PROCEDURES & ACTIONS

The following actions are requested of the Planning & Zoning Board:

1. Following review and a courtesy hearing, the Planning & Zoning Board is requested to take action one of the following items regarding the requested revision to the Conditional Zoning District:
 - **Recommend Approval with conditions and consistent:** The Planning & Zoning Board finds that the proposed 97-lot single-family residential subdivision and future emergency services substation is consistent with the Town Comprehensive Plan and Cabarrus County Eastern Area Plan in that the proposed density is 2.55 dwelling units per acre and existing utilities are in close proximity. The proposed development supports Infrastructure Strategy #6 that encourages adequate fire protection facilities. Additionally, the proposed district and uses are reasonable in that the approximately 38-acre site is located in close proximity to two existing schools on a minor state-maintained thoroughfare that has signalized intersections on two North Carolina highways.
 - **Recommend approval with conditions 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.
2. Vote on one of the following actions for the proposed Major Subdivision Preliminary Plat (subject to the approval of the Annexation, Rezoning, and Associated Development Agreement by the Town Board of Commissioners):
 - Approve with conditions (as proposed by staff and/or additional conditions)
 - Deny
 - Defer

F. ATTACHMENTS

1. Draft Development Agreement
2. Site Specific Plan (Preliminary Plat)
3. Applications
4. Aerial Map
5. Zoning Map

Development Agreement for Walker Road Subdivision

This Development Agreement (the "Agreement") is made and entered into this ___ day of _____, 2019 by and between S & C Carolina Group, LLC and the Town of Mount Pleasant, North Carolina (the "Town"), a municipal corporation of the State of North Carolina.

Article 1: Statutory Framework

- (A) Development Agreements are permitted by North Carolina General Statute Article 19 Part 3D (160A-400.20-32).
- (B) Pursuant to the purposes set forth in G.S. 160A-400.20, this Development Agreement is intended to better structure and manage a development approval for a large-scale development, as relative to the Town of Mount Pleasant's size, and to ensure its proper integration into local capital facilities programs, and provide flexibility in negotiating such a development while permitting nontraditional development standards in order to accommodate the reservation of property for a public safety facility.
- (C) The definitions established in G.S. 160A-400.21 are incorporated herein for this agreement.

Article 2: Legal Description of Property

The subject property is approximately 37.98 acres located at 777-941 Walker Road, Mount Pleasant, North Carolina and is identified by Cabarrus County Property Identification Numbers (PINs) 5650-96-8496, 5650-95-8958, 5660-05-0225, 5650-95-6345. The property is described as follows:

Beginning at a point located in the centerline of Walker Road, located in Mt. Pleasant, Number 8 Township of Cabarrus County, North Carolina and being the common corner between tract 1 and 2 as shown on Map Book 75, page 1 and being the north westerly most corner of the tract described herein; thence with a bearing of N 76°26'48" E and a distance of 31.09' to a point; thence with a bearing of N 76°26'48" E and a distance of 710.18' to a point; thence with a bearing of N 76°26'48" E and a distance of 29.99' to a point; thence with a bearing of S 6°39'10" W and a distance of 330.00' to a point; thence with a bearing of S 0°24'10" W and a distance of 200.00' to a point; thence with a bearing of S 0°24'10" W and a distance of 89.60' to a point; thence with a bearing of S 0°24'10" W and a distance of 128.39' to a point; thence with a bearing of S 15°35'50" E and a distance of 351.13' to a point; thence with a bearing of S 15°35'50" E and a distance of 52.89' to a point; thence with a bearing of S 32°21'50" E and a distance of 330.00' to a point; thence with a bearing of S 13°50'50" E and a distance of 165.00' to a point; thence with a bearing of S 4°45'19" E and a distance of 555.93' to a point; thence with a bearing of N 76°59'41" W and a distance of 735.24' to a point; thence with a bearing of N 57°06'00" W and a

distance of 499.45' to a point; thence with a bearing of N 57°06'00" W and a distance of 33.38' to a point; thence with a bearing of N 4°14'46" E and a distance of 230.37' to a point; thence with a bearing of N 4°15'55" E and a distance of 196.02' to a point; thence with a bearing of N 3°46'39" E and a distance of 258.06' to a point; thence with a bearing of N 3°41'16" E and a distance of 453.82' to a point; thence with a bearing of N 3°41'16" E and a distance of 181.47' to a point; thence with a bearing of N 0°27'26" E and a distance of 125.87' to a point; thence with a bearing of N 7°08'04" W and a distance of 50.06' to a point; being the point of beginning and containing or 37.995 Acres, more or less.

Article 3: Duration of Agreement

The term of this Agreement shall commence upon the Effective Date and it shall expire ten (10) years thereafter unless sooner terminated by the mutual consent of the Parties or their successors in interest or is otherwise terminated pursuant to the terms of this Agreement. However, the covenants and restrictions set forth in this Agreement shall continue as herein provided and shall run with the land.

Article 4: Development Standards

The laws in effect at the time of the Agreement shall be applicable to the development. Except for grounds specified in G.S. 160A-385.1(e), the Town may not apply subsequently adopted ordinances or development policies to this Development. In addition to the requirements of the Town of Mount Pleasant Unified Development Ordinance, the following standards shall apply to the development of the Property:

- (A) The permitted uses on the property include single-family residential uses and their customary accessory structures and uses as set forth in the Town of Mount Pleasant Unified Development Ordinance (UDO), parks and open space, government buildings, required stormwater detention, and any infrastructure necessary to serve such uses. The residential density shall not exceed 2.6 dwelling units per acre or 97 lots total and shall generally be arranged in the manner shown in Exhibit 1, the associated Major Subdivision Preliminary Plat.
- (B) The property shall be annexed into the Town Limits of Mount Pleasant.
- (C) The property shall be zoned Conditional District Zoning Residential Medium Density (CZ RM). Since the Developer is setting aside a 1.71 acre tract to be reserved for use by the Town of Mount Pleasant to provide a public safety facility government building, the lots may be reduced to a size necessary to accommodate the 97 lot yield that the property could have accommodated in the Residential Medium Density (RM) district had such reservation not been made. Therefore, the minimum dimensional standards shall apply for this district specific to this property:

1. Minimum Lot Size: 7,800 square feet
2. Minimum Lot Width: 65 feet
3. Minimum Front Setback: 25 feet
4. Minimum Corner Side Setback: 18 feet
5. Minimum Interior Side Setback for Principal Structures: 10 feet
6. Minimum Rear Setback for Principal Structures: 25 feet
7. Minimum Interior Side Setback for Accessory Structures: 5 feet
8. Minimum Rear Setback for Accessory Structures: 5 feet

- (D) This agreement shall include any and all conditions approved and agreed upon by the Developer during the course the Town Board of Commissioners Public Hearing and approval of the Conditional Zoning district as recorded into the minutes of said meeting.
- (E) The Developer shall be responsible for making any necessary extensions of utilities to the site to facilitate the development. The Town agrees to pay the difference in the sewer line size necessary to accommodate this development versus the line size necessary to accommodate development within the entire drainage basin. This amount shall be calculated during the review of construction drawings, but shall not exceed \$21,000.00, the pre-development per acre tax value of the 1.7 acres to be set aside for use by the Town of Mount Pleasant for a public safety facility.
- (F) The Town of Mount Pleasant agrees to assume maintenance of the publicly dedicated rights-of-way and the infrastructure within them when the development has reached seventy-five percent (75%) build-out of lots (73 of the 97 lots have completed houses) and such infrastructure has been certified to meet all Town and State regulations.
- (G) If the public safety facility has not been constructed within 10 years, then the Town may, at its discretion, choose to install a park or donate the property to the Homeowners Association for the development of community recreation facilities.
- (H) The Developer shall set aside the open space shown on the Preliminary Plat in Exhibit 1 and shall provide a playground amenity and active open space meeting the minimum standards of the Section 6.5.6.7 of the Town of Mount Pleasant Unified Development Ordinance.
- (I) The Developer shall provide a natural surface, gravel, or asphalt walking trail a minimum of five (5) feet wide along the stream on the eastern boundary of the property as shown on the Preliminary Plat in Exhibit 1. The Developer shall also attempt to secure trail rights within any easement obtained for the sewer line.
- (J) The following is a description or list of the local development permits approved or needed to be approved for the Project. The failure of this Agreement to address a particular permit, condition, term or restriction does not relieve the Developer of the necessity of complying with permitting requirements, conditions, terms or restrictions. The Town shall

exercise reasonable diligence to expedite the processing of each and every required permit(s) and approval applications that the Town is authorized to issue or approve for the Development of the Project.

1. North Carolina Department of Environmental Quality Permits (Soil and Erosion, Post-Construction Stormwater Design)
2. Water and Sewer System Approvals
3. North Carolina Department of Transportation Permits
4. Cabarrus County Fire Marshal Approval
5. Town of Mount Pleasant Zoning Permits
6. Cabarrus County Building Permits.
7. All other local, state or federal permits required for this development.

(K) The following additional conditions shall be met in furtherance of implementation of the Town's adopted Comprehensive Plan, meeting the requirements of the Town's Unified Development Ordinance, and/or protecting the public health, safety, and welfare:

1. A minimum 15-foot, Type B buffer (in accordance with Section 7.4 of the Town of Mount Pleasant Unified Development Ordinance) with a landscaped berm shall be provided along Walker Road frontage.
2. Building elevations are subject to review for compliance with these design conditions prior to the issuance of Zoning Permits by the Town of Mount Pleasant:
 - a. Exterior wall materials may include brick, stone, stucco and/or wood, wood composite, or vinyl horizontal, board-and-batten, or shake siding. Materials similar in appearance or durability to those listed may also be used. A minimum of two (2) and maximum of three (3) materials shall be mixed on the front facade. Brick, stone or similar heavy materials shall be located below lighter materials such as wood or vinyl. The front wall shall incorporate at least twenty-five percent (25%) of the primary material used on the side walls of the building.
 - b. Visible front and side foundation walls shall be clad in brick, stone, a material similar in appearance and durability.
 - c. Roof materials shall be asphalt shingles, standing seam metal, slate, tile, or similar materials.
 - d. The primary roofs of residential structures shall be pitched and shall have a slope of between 4:12 and 12:12.
 - e. Architectural elements such as height variations, gables, dormers, cupolas, towers, and other similar elements shall be incorporated into the roof design at a minimum of every 26 linear feet on the primary/front façade.
 - f. Façade articulation in the form of gables, projections, recesses, and/or porches of a minimum of one (1) foot in depth shall be located a minimum of every 26 feet along the front and corner side façades.
 - g. Roofs have a minimum overhang of seven (7) inches to facilitate proper water run-off and provide visual depth at the transition between the wall and the roof.

- h. Front-loaded garage door openings shall not have visual prominence on the front façade and shall not compose more than fifty percent (50%) of the total length of the front elevation. Front-loaded garages and carports shall be flush with or recessed behind the front wall or porch of the principal structure.
 - i. Attached garages for more than two (2) cars shall not face the primary street. Such garages on corner lots may face the non-fronting street.
 - j. Decks and patios shall only be installed on the side or rear of the house. This does not apply to handicap accessible ramps.
 - k. Accessory structures shall be constructed of materials and colors that match that of the principal structure.
3. Any fences installed shall be uniform in appearance among all units and shall be white vinyl, neutral composite wood, black wrought iron, or black aluminum.
- (L) Additional conditions agreed to by both the Town of Mount Pleasant and the Developer as part of the zoning district approval shall also be incorporated as part of this development agreement, in furtherance of implementation of the Town's adopted Comprehensive Plan, meeting the requirements of the Town's Unified Development Ordinance, and/or protecting the public health, safety, and welfare.

Article 5: Development Schedule and Period Review

- (A) Improvements may be installed and the Final Plats may be recorded in phases at the Developer's discretion, not to exceed four (4) phases. All open space shall be improved and dedicated within the phase it is located in prior to recordation of the subject Final Plat.
- (B) The Development Schedule below shall be followed to both ensure timely completion of the project and the opportunity for public facilities to adequately meet demand created by the new Development:
- 1. By December 31, 2020: A minimum of 10 houses and a maximum of 50 houses shall obtain Certificates of Occupancy.
 - 2. By December 31, 2021: A minimum of 10 additional houses and a maximum of the 47 remaining houses (97 total) shall obtain Certificates of Occupancy.
 - 3. By June 30, 2029: A minimum of 10 houses shall obtain Certificates of Occupancy each year for the duration of this agreement until all 97 houses are completed.
- (C) The Planning and Economic Development Director shall review the status of the development on an annual basis to ensure that the agreement is being followed and the schedule is being adhered to, subject to the requirements of G.S. 160A-400.27.

IN WITNESS WHEREOF, the Parties hereby set their hands and seals, effective the date first above written, all pursuant to authority duly granted.

S & C Carolina Group, LLC

By: _____

Title: _____

_____ County, North Carolina

I certify that the person above personally appeared before me this day, acknowledging to me that he or she signed the foregoing document.

Date:

Official Signature of Notary Public:
(Official Seal)

Notary's printed or typed name:

My commission expires:

Town of Mount Pleasant, North Carolina

By: _____

Title: _____

_____ County, North Carolina

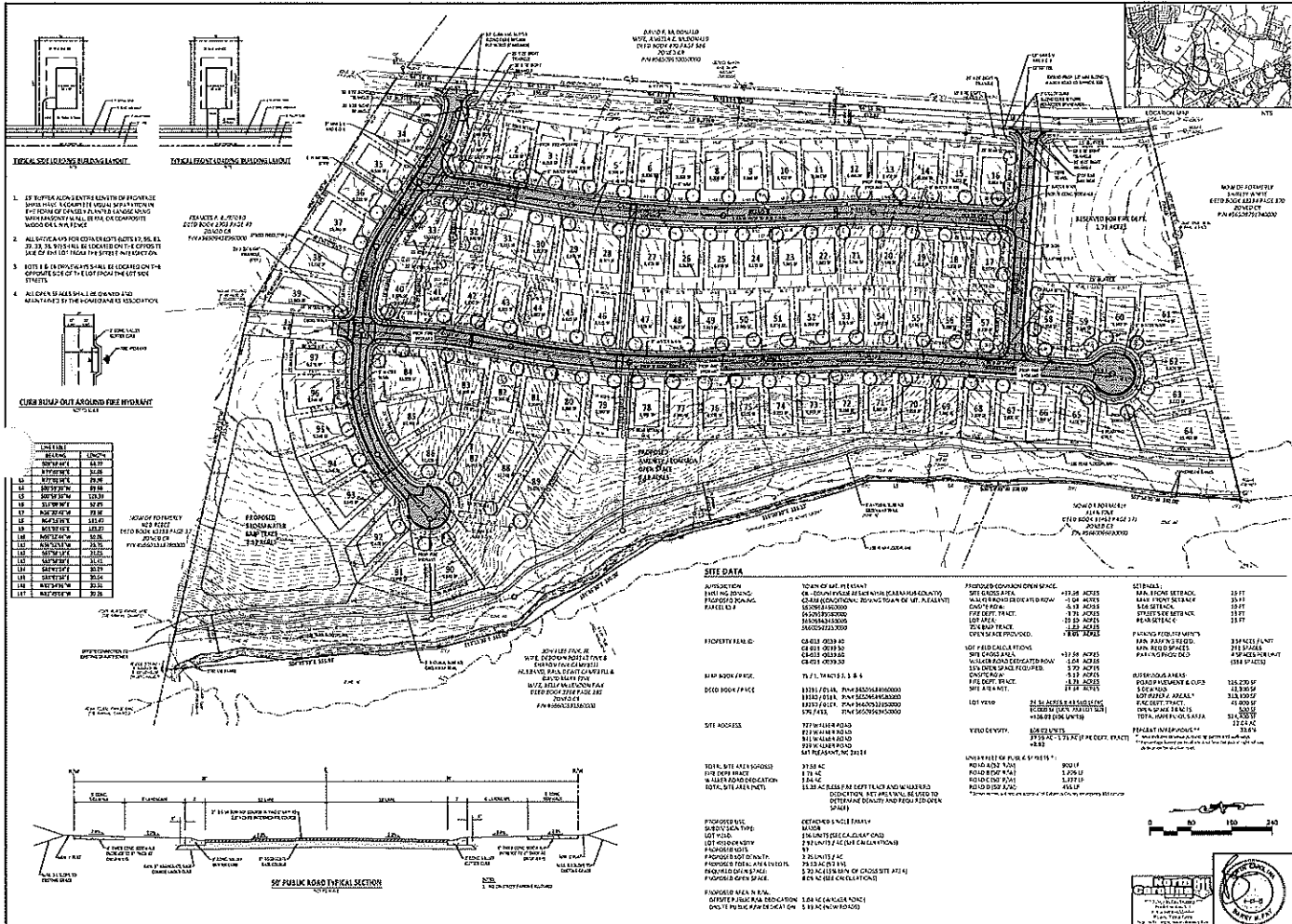
I certify that the person above personally appeared before me this day, acknowledging to me that he or she signed the foregoing document.

Date:

Official Signature of Notary Public:
(Official Seal)

Notary's printed or typed name:

My commission expires:



1. ALL SIDEWALKS SHALL BE 5 FEET WIDE MINIMUM. THE WIDTH OF SIDEWALK SHALL BE INCREASED TO 6 FEET MINIMUM AT ALL INTERSECTIONS AND AT ALL POINTS OF CROSSING OVER OR UNDER ANY OTHER PUBLIC OR PRIVATE UTILITY.
2. ALL SIDEWALKS SHALL BE CONCRETE OR EQUIVALENT MATERIAL. THE FINISH SHALL BE 1/4" BELOW THE FINISH GRADE OF THE ADJACENT SIDEWALK OR DRIVEWAY.
3. ALL SIDEWALKS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE LOT FROM THE LOT FRONT STREET.
4. ALL SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER IN ACCORDANCE WITH THE SUBDIVISION Covenants.

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE SIDEWALK	1,200	LINEAR FEET
2	ASPHALT DRIVEWAY	15,000	SQ. FEET
3	GRAVEL DRIVEWAY	10,000	SQ. FEET
4	GRAVEL DRIVEWAY	10,000	SQ. FEET
5	GRAVEL DRIVEWAY	10,000	SQ. FEET
6	GRAVEL DRIVEWAY	10,000	SQ. FEET
7	GRAVEL DRIVEWAY	10,000	SQ. FEET
8	GRAVEL DRIVEWAY	10,000	SQ. FEET
9	GRAVEL DRIVEWAY	10,000	SQ. FEET
10	GRAVEL DRIVEWAY	10,000	SQ. FEET
11	GRAVEL DRIVEWAY	10,000	SQ. FEET
12	GRAVEL DRIVEWAY	10,000	SQ. FEET
13	GRAVEL DRIVEWAY	10,000	SQ. FEET
14	GRAVEL DRIVEWAY	10,000	SQ. FEET
15	GRAVEL DRIVEWAY	10,000	SQ. FEET
16	GRAVEL DRIVEWAY	10,000	SQ. FEET
17	GRAVEL DRIVEWAY	10,000	SQ. FEET
18	GRAVEL DRIVEWAY	10,000	SQ. FEET
19	GRAVEL DRIVEWAY	10,000	SQ. FEET
20	GRAVEL DRIVEWAY	10,000	SQ. FEET

SITE DATA

TOTAL ACRES: 10.00
 TOTAL SQUARE FEET: 435,600
 TOTAL LOT AREA: 3,500,000
 TOTAL DRIVEWAY AREA: 150,000
 TOTAL SIDEWALK AREA: 1,200,000
 TOTAL GREEN SPACE: 1,000,000

PROPERTY INFO:
 PROJECT NAME: WALKER ROAD PROPERTIES
 PROJECT NO.: 12345
 DATE: 12/31/2023

PROPOSED VEHICLE CALCULATION:
 TOTAL VEHICLES: 1,000
 TOTAL TRUCKS: 100
 TOTAL BUSES: 50

PROPOSED SIDEWALK CALCULATION:
 TOTAL SIDEWALKS: 1,200
 TOTAL SIDEWALK AREA: 1,200,000

PROPOSED DRIVEWAY CALCULATION:
 TOTAL DRIVEWAYS: 150
 TOTAL DRIVEWAY AREA: 150,000

PROPOSED GREEN SPACE CALCULATION:
 TOTAL GREEN SPACE: 1,000,000

WALKER ROAD PROPERTIES
 WALKER ROAD
 MT. PLEASANT, NC 28056

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	12/31/2023
2	FINAL PLAT	12/31/2023
3	AS-BUILT	12/31/2023

AMERICAN Engineering
 12345 Main Street
 Charlotte, NC 28202
 TEL: 704.555.1234
 FAX: 704.555.5678
 WWW.AMERICANENGINEERING.COM

PRELIMINARY PLAT
 DATE: C-101

Cabarrus County Property Map



Property Real ID

Parcel PIN

Physical Address:

Land Units

Owner Name 1:

Land Units Type

Owner Name 2:

Land Value

Mailing Address:

Building Value

Mail City:

Assessed Value

Mail State:

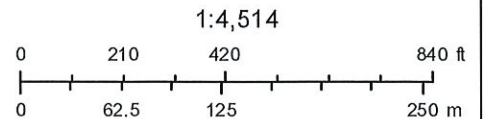
Market Value

Mail Zip:

Cabarrus County shall not be held liable for any errors in the information represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Map Created By Cabarrus County IT Department
Data Sources: Cabarrus County Land Records

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Print Date: April 16, 2019

