



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, June 22, 2026, 6pm

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 27, 2026)

6. **Public Comment Period**

7. **Planning Board Business**

REZ 2026-03 PLEASANT SPRINGS (front portion of property)

Property was initially annexed into the Town limits in 2019 and zoned RH and C-2. Applicant proposes rezoning front 7.3 acres of C-2 zoning to RH zoning to match the rest of the parcel. Location: 5122 & 5130 NC Highway 49 N (near intersection of Hwy. 49 and Cold Springs Rd.). Cabarrus PIN: 5559-69-1561. Current Zoning: RH Residential High Density (approx. 31.5 acres) & C-2 General Commercial (approx. 7.3 acres). Proposed Zoning: Zoning to remain same (RH) for 31.5 acres with request to rezone front 7.3 acres from C-2 to RH. Property Area: 38.8 acres total (7.3 acre portion proposed for rezoning)

SUB 2026-01 PLEASANT SPRINGS SUBDIVISION

Proposed Major Subdivision Preliminary Plat for 89 lot single-family residential subdivision. Location: 5122 & 5130 NC Highway 49 N (near intersection of Hwy. 49 and Cold Springs Rd. Cabarrus PIN: 5559-69-1561 Current Zoning: RH Residential High Density (approx. 31.5 acres) & C-2 General Commercial (approx. 7.3 acres). Proposed Zoning: Request to rezone 7.3 acres of C-2 to RH. All other zoning to remain the same. Area: 38.8 acres. Proposed Density: 2.3 dwelling units per acre. Estimated Sewer Capacity Usage: 20,025 gpd (Town Board approval required for allocation).

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION

Proposed Major Subdivision Preliminary Plat Preliminary plat for 17-lot infill subdivision on N. Main Street. Location: 816 N. Main Street. Cabarrus PINs: 5670-16-603 1& 5670-15-9883. Current Zoning: RM Residential Medium Density. Area: 7.93 acres. Proposed Density: 2.14 dwelling units per acre. Estimated Sewer Capacity Usage: 3,825 gpd

8. **Board of Adjustment Business**
None

- ~~9.~~ **~~Planning & Zoning Board Training Session~~**

10. **Reports**
Planning Report and Zoning Permits April, May, and June Reports (to date)

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

12. **Adjourn**
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Planning and Zoning Board Meeting Minutes
Monday, June 22, 2026

Members Present:

Chairman - Whit Moose
Vice Chairman - Rick Burleyson
Member - Bridget Fowler
Member – Kiesha Garrido
Member – Jonathan Helms
Alternate – Bernie Edwards
P&Z Clerk to the Board – Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Present: Jason Gaddis, Michael Gaddis, Brian Seagraves, Tim Seagraves, Mayor Tony Laphis, Trevor Martineau, and Joe Burleson.

1. Call to Order

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:00 p.m.

2. Recognition of Quorum

Chairman Whit Moose stated a quorum was present.

3. Conflict of Interest

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

No one had a conflict.

4. Approval of Agenda

A **motion** was made by Rick Burleyson to approve the amended agenda with # 9 Planning & Zoning Board Training Session removed and a second motion made by Bridget Fowler. All were in favor. (5-0)

5. Approval of Minutes of Previous Meetings (April 27, 2026)

8590 Park Drive ♦ PO Box 787 ♦ Mount Pleasant, North Carolina 28124 ♦ 704-436-9800

mtpleasantnc.gov ♦ townhall@mtpleasantnc.us

A **motion** was made by Bridget Fowler to approve the minutes for the previous meeting (April 27, 2026) and a second motion was made by Bernie Edwards. All were in favor. (5-0)

6. Public Comment Period:

None

7. Planning Board Cases:

REZ 2026-03 PLEASANT SPRINGS (front portion of property)

~~Property was initially annexed into the Town limits in 2019 and zoned RH and C-2.~~
Applicant proposes rezoning front 7.3 acres of C-2 zoning to RH zoning to match the rest of the parcel. Location: 5122 & 5130 NC Highway 49 N (near intersection of Hwy. 49 and Cold Springs Rd.). Cabarrus PIN: 5559-69-1561. Current Zoning: RH Residential High Density (approx. 31.5 acres) & C-2 General Commercial (approx. 7.3 acres). Proposed Zoning: Zoning to remain same (RH) for 31.5 acres with request to rezone front 7.3 acres from C-2 to RH. Property Area: 38.8 acres total (7.3-acre portion proposed for rezoning)

Erin Burris reviewed the staff report in the packet as presented (*included in the Minute Book*).

Brian Seagraves (Landowner)

6022 Sisk Carter Rd., Rockwell, NC 28138

Back in 2019 when we were looking at this property we had planned on doing Commercial out to the road but due to some of the water and sewer restrictions the project was put on hold for a while. Now that we have reviewed everything, we decided it would be better to have all the property go to Residential with the side closest to Highway 49 having a wet pond since it is the lowest area of the property and a large amount of open space in the back. Maybe we can have Commercial on the property across the street.

Rick Burleyson asked if there were any comments from any of the notices.

Erin Burris shared that she received one call from the sign posted and sent her a copy of the preliminary plat of the subdivision.

John Scarborough asked the Board to include a statement regarding if the request is reasonable and in the public interest when adopting or rejecting petitions for a zoning map amendment.

Rick Burleyson made a **motion** to approve the proposed "RH Residential High Density" district for 7.3 acres of property is consistent and is reasonable with the High Intensity land use designation on the "Future Land Use Map" in the Town of the Mount Pleasant Comprehensive Plan and that the amendment is reasonable and in the public interest. A second motion was made by Jonathan Helms. All were in favor. (5-0)

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Erin Burris reviewed the Staff Report in the packet as presented (*included in the Minute Book*).

Several Board members asked about concerns such as schools being at maximum capacity, if sewer allocation was a concern, and when the construction would begin.

Ms. Burris and Mr. Seagraves answered as follows:

School Capacity:

Ms. Burris said when the project was originally approved the schools did provide comment back in 2019. If the property was developed with the maximum density allowed, which is what the school commented on, it would have been about 200 units, and this is 89 units. The primary purpose for the ordinance requiring a statement of school capacity is to help decide on phasing for larger developments. State Law does not permit school capacity to be a sole consideration in approving subdivisions if they are allowed by right in the current zoning district.

Sewer Capacity a Concern:

The initial amount of 65,000 gallons per day was allocated to the Town in 2021 by WSACC. An agreement was made regarding distribution through the plans for expansion which gave the Town an additional 100,000 gallons. Every six (6) months, the Town gets new distribution based on WSACC's tracking of the numbers. There will be another expansion soon. Ms. Burris keeps track of all sewer allocations and puts back 10% for Strategic Reserve and Economic Development so the Town can account for all sewer allocations to prevent sewer from being unavailable.

If approved when will construction begin?

Mr. Seagraves said it could take about 6 to 8 months for all approvals for the permit process or more likely 8 months to a year. Then it could take another 8 months to a year before they get to start construction. It would be around a year and a half before they start using some of the sewer allocation.

How long after Phase 1 will Phase 2 start?

Mr. Seagraves said right behind it, as soon as we get Phase 1 done, we will be right on it.

Mr. Seagraves plans to have all plans completed and drawn by the end of this year. So, by the end of the year we can put it out to a few builders to talk about building it. Then after we decide on who to go with, we could be pushing dirt by March or April 2027. The first Phase will start in a year and a half to two years and the second Phase will not take that long after that. It should be a 3-year project start to finish.

Whit Moose asked based on lot size, what size houses are you thinking of and what kind of price range?

Mr. Seagraves also shared that the homes would be around 2200 to 2600 square feet depending on the builder and the homes would have a garage. The homes will be something like Green Acres but on smaller lots. Guessing the price, it may be around the \$400,000 to \$500,000 range.

Rick Burleyson asked how far is to the U-turn lanes to the north and south on Highway 49.

Ms. Burris looked it up on the map to show 1200 feet, which is about a quarter of a mile either way.

Kiesha Garrido asked if Mr. Seagraves thought about doing less homes on the same acreage.

Mr. Seagraves said the land costs too much and where the land is located is what makes the numbers work. He is also proposing fewer homes than are permitted in the district.

Town Attorney John Scarbrough stated that looking at this plat, the Board is asking if it meets the ordinance requirements with the conditions proposed. If that is the finding, it shall be approved, it is very narrow and restricted to the letter of the Ordinance.

Whit Moose wanted to clarify that the conditions are already in the packet that need to be met.

Ms. Burris shared that there are conditions to ensure that the minimum standards of the Ordinance are met especially when going forward to construction plans and the conditions provides some type of bridge between the Preliminary Plat and construction plans.

Whit Moose made a **motion** to approve the Preliminary Plat with conditions to meet the minimum standards of the Development Ordinance as outlined in this report and a second motion was made by Rick Burleyson. All were in favor. (5-0)

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION

Proposed Major Subdivision Preliminary Plat Preliminary Plat for 17-lot infill subdivision on N. Main Street. Location: 816 N. Main Street. Cabarrus PINs: 5670-16-603 1& 5670-15-9883. Current Zoning: RM Residential Medium Density. Area: 7.93 acres. Proposed Density: 2.14 dwelling units per acre. Estimated Sewer Capacity Usage: 3,825 gpd

Rick Burleyson asked if Kluttz Street is one way.

Ms. Burris stated that it is one way to come out on N. Main St. and it was recently changed because it was so narrow.

Rick Burleyson also asked if there is room for confusion with fire, rescue, and other vehicles and wondered if it would be better to have it named something else even if it intersects.

Ms. Burris shared that she talked to Cabarrus County E-911 addressing and they preferred that the road be an extension of the street and the Fire Marshal agreed that it would be better that it be an extension of Kluttz Street. The confusion may come if Kluttz Street is ever connected to Wood Street at the end.

Whit Moose said there is a typical cross section of the road and sidewalks and wanted to know if there is drawing of what is proposed.

Erin Burris stated that NCDOT does not have a typical cross section specific to N. Main Street, unique cross section. The Town's Comprehensive Plan references that it is a modified 2H typical cross section which is the closest thing to what the Town has but it does not have bike lanes. The map shows it has parking on one side and sidewalks on both sides. The Preliminary Plat show this proposed subdivision has a 50- foot right-of-way with a 28-foot back-to-back (back of curb, back of curb), sidewalks, and a 5-foot utility easement with the conditions. Ms. Burris also shared that there is no on-street parking permitted with the 50-foot right-of-way and that is why the homes will have a minimum of three parking spaces in the driveway, outside of the right- just like Green Acres and Brighton Park had to do.

**Michael Gaddis (of Gaddis Brothers Property Holdings, LLC)
Harrisburg, NC 28075**

Michael Gaddis answered several questions from Board Members. Mr. Gaddis said that they plan to do all the building start to finish in the subdivision so they can control it all. Mr. Gaddis shared that he built other homes in Mount Pleasant area such as 1 home on Brackenberry Circle, 2 homes on Allman Road Extension, and 2 homes on Crestwood Drive. Mr. Gaddis said the homes for this subdivision will be around 1,600 to 2,200 square feet and looking at a timeline of about 8 months to a year for construction drawings and permits and then construction would start in a year and a half to two years. Obviously, that is variable.

Kiesha Garrido wanted to know if this subdivision had sewer allocation.

Erin Burris shared that the Gaddis Gardens subdivision had sewer allocation before the Pleasant Springs subdivision and it was accounted for. Allocations of less than 5,000gpd are administrative and issued on a first come-first served basis in accordance with the policy.

Rick Burleyson made a **motion** to approve the Preliminary Plat with conditions to meet the minimum standards of the Development Ordinance as outlined in this report and a second motion was made by Kiesha Garrido. All were in favor. (5-0)

9. Board of Adjustment Business

None

10. Reports

Erin Burris reviewed the reports as presented (*copy in the Minute Book*)

Ms. Burris shared that the Town will be able to add an additional waterline segment to the waterline project due to available funding. The line will run from the Water Treatment plant on Highway 49 up Jackson Street to North Drive. It will get done soon but the project was held up by NCDEQ. Ms. Burris also shared that on Hillside Drive they are putting in 215 feet of sewer line with available funds from the Lower Adam's Creek Sewer Project.

The Town is paving Waldeck Court, Oberhaus Street, and Erbach Lane this week. The paving cost more than anticipated due to a poor base, which is what happens when you do not have standards for subdivisions being done.

This wiped out our paving budget for this fiscal year and all the next fiscal year.

Ms. Burris shared that NCDOT will be paving North Main Street after they complete the stormwater pipe replacement on East Franklin Street and NJR finishes with the stormwater pipe at Cantina 73. NCDOT will be milling and paving

The Washington Street Project should be under construction by Fall and should be going out to bid in about a month to finalize the right-of-way acquisition.

11. Planning & Zoning Comment Period

Ms. Burris stated that Grumpy's Ice Cream moved locations and Tuscarora Tap House moved out, so Tiger's Gym will be moving in that space.

Whit Moose asked about the Water Treatment Plant and how things were going.

Ms. Burris shared the Town is waiting for one well test. The test takes longer than others, so the Town is still waiting for that number. The Town is still waiting on PAC System approval by NCDEQ and that will not be approved until the well is approved first.

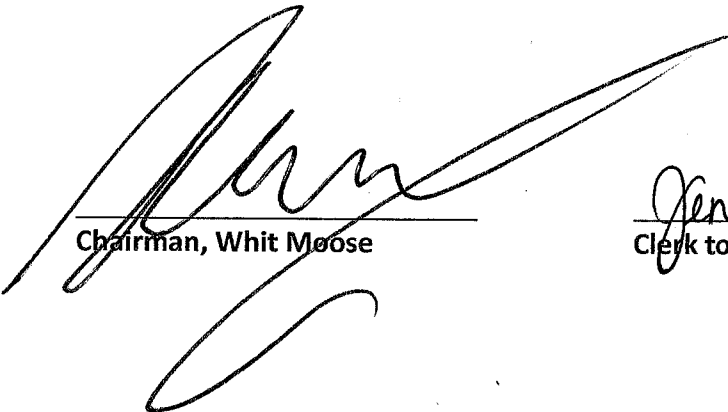
Bridget Fowler asked at what point do we put a hold allowing people to build subdivisions, especially like the one on Highway 49. The schools already do not have enough teachers, and Mount Pleasant Elementary school is very old, and the Town only has one grocery store. We have everybody in the County and the Town limits coming to one grocery store and the schools as well. When do we say we have to put a hold on more houses because we don't have the ability to support all that is coming in. That is my major concern.

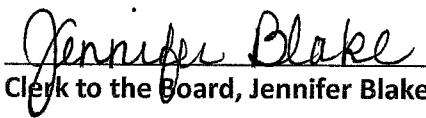
Ms. Burris stated that State Law is very restrictive on what Towns or Counties can do as far as making developers pay for school impacts. Local governments are not permitted by state law to charge impact fees. Cabarrus County used to charge an impact fee for schools, and then they were sued and had to pay money back. Until legislation changes at the General Assembly level, Towns have little recourse over school impact. Other legislation has passed over the last 10 years that further limits communities' ability to control growth in a manner that fits a community, including disallowing design regulations for single-family residential development and preventing downzoning by a local government. A municipality can choose not to annex property that has requested annexation to provide it with utilities for development, but if a property is already in the Town limits, the zoning district is already in place, the utilities are available, and the proposed development meets the requirements of the development ordinance, then development cannot really be denied with the state laws and case law that are in place, or the municipality would face legal recourse.

12. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Jonathan Helms made a **motion** to adjourn, and a second motion was made by Rick Burleyson.

All were in favor. (5-0)



Chairman, Whit Moose

Clerk to the Board, Jennifer Blake

