



Regular Board Meeting
Tuesday, September 9, 2025
6:00 PM- Town Hall Commissioners Room

Call to Order- Mayor Tony Lapish
Invocation- Pastor Todd Davis of St. James Reformed Church
Pledge of Allegiance- Mayor Tony Lapish

1. Public Forum

(Please state name, address and limit comments to 3 minutes or less)

2. Conflict of Interest

The Mayor and Commissioners 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 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)

3. Approve Agenda (Pages 1-2)

4. Consent Agenda (Pages 3-9)

- A. Minutes August 12, 2025 (pages 3-8)
- B. Special Called Meeting Minutes August 20, 2025 (pages 9)

5. Staff Reports (Pages 10-31)

- A. Town Manager-Randy Holloway (page 10)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 11-14)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 15-16)
- D. Human Resources/Events- Crystal Smith (page 17)
- E. Code Enforcement - Jim Sells (pages 18-21)
- F. Public Works- Derek Linker (page 22)
- G. Fire Department-Dustin Sneed (page 23)
- H. Cabarrus County Sheriff's Department (pages 24-31)

6. Public Hearing

- A. TA 2025-01 Accessory Uses & Temporary Uses (pages 32-54)

7. New Business (Page 55-67)

- A. ANX 2025-02 Byrd Property (pages 55-66)
- B. Discussion on Christmas Parade and Tree Lighting (page 67)

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8. Old Business (Page 68)

A. Receive update on the status of:

- Lower Adams Creek Sewer Outfall Project
- Water Distribution Improvements Project
- Water Treatment Plant Renovation Project
 - Consider loaning funds from General Fund to Water Treatment Plant Renovation Project

9. Closed Session 143-318.11.(a)(#4) Economic Development *To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.*

10. Adjournment

All agenda items and attachments are considered public records.

If you would like a copy of the Agenda Packet, which includes all documents related to the Board meeting, please visit <https://mtpleasantnc.gov> and look under the Government Tab to see the packet, agenda, and prior Board Minutes

Closed Session minutes are unavailable until released by the Board and/or the Town Attorney.



NORTH CAROLINA
Board of Commissioners
Town Board Meeting Minutes
Tuesday, August 12, 2025 at 6:00 P.M.

Attendance: Mayor Tony Lapis
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter
Commissioner Steven Dixon
Commissioner William Meadows
Commissioner Justin Simpson (absent)
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Fire Chief Dustin Sneed, Ally Schueneman, Rodney Schueneman, Deputy T Beverly, Ashley Starnes, Lucas Starnes, State Representative Brian Echevarria, Cynthia Echevarria, Olivia Echevarria, and Pastor Nile Sandeen.

CALL TO ORDER

Mayor Tony Lapis called the meeting to order.

INVOCATION

Pastor Nile Sadeen from Lutheran Church of the Holy Trinity led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapis led the Pledge of Allegiance.

1. Public Forum

No one spoke.

2. Conflict of Interest

The Mayor and Commissioners 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 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)

No one had a conflict of interest.

3. Approve Agenda

Mayor Lapis added an item to the Agenda: Old Business B. PFAS Settlement Update

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A motion to approve the amended Agenda was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Simpson absent)

4. Consent Agenda

- A. Minutes July 8, 2025
- B. Minutes July 15, 2025 from joint ABC Board meeting
- C. Budget Amendment #1 Repair Pump #2 Cold Springs Pump Station
- D. Budget Amendment #3 Helical Piers at water intake building

Commissioner Furr made a motion to approve the Consent Agenda as presented with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Simpson absent)

5. Staff Reports

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager- Planning & Economic Development Director -
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Human Resources/Events- Crystal Smith
- E. Code Enforcement/Grant Writer- Jim Sells
- F. Public Works- Daniel Crowell
- G. Fire Department-Dustin Sneed
- H. Cabarrus County Sheriff's Department

6. Presentation by State Representative Brian Echevarria

State Representative Brian Echevarria thanked the Board for allowing him to speak tonight. A flag that previously flew over the North Carolina State Legislative Building on June 22nd in Raleigh was presented to Fire Chief Dustin Sneed for the challenges firefighters endure to keep people and property safe. State Legislators increased firefighter's retirement by \$5 and benefit coverage for more specific types of cancer.

7. Old Business

A. Receive Project updates

Randy Holloway and Erin Burris provided updates to each of the projects:

Lower Adams Creek Sewer Outfall:

On Wednesday, July 30 the Town held its monthly project meeting with Elite Infrastructure to receive updates on the Lower Adams Creek Sewer Outfall project. Here is a summary of the work that has been completed since last month and work that is currently underway. The Town has been providing the information it has been given by contractors and engineers working on the project:

- Subcontractor Young Construction is diligently working to bore under Mt. Pleasant Road and has completed 25 linear feet as of July 28, 2025. This bore is approximately 75 linear feet in total, and completion is anticipated in 10-15 working days.
- Subcontractor Palmetto is currently blasting rock on both sides of Mt. Pleasant Road, preparing for Elite Infrastructure to return and finish those sections.
- Elite Infrastructure is nearly finished with the installation of 8-inch line of the branches to the Summer Street Pump Station location and the Pasture Pump Station location (these pump stations will be decommissioned after the line is complete).
- Catawba Lands Conservancy has reopened the portion of the Buffalo Creek Preserve Trail that had been closed on the north side of Adams Creek. Seeding of this area will take place toward the end of September.
- Roughly 90% of what has been installed has been tested and has not encountered any issues so far.
- Elite Infrastructure is working on ordering gates to install where the easement meets Mt. Pleasant Road S.

Water Distribution Improvements:

State Utility reported that the new 12-inch N. Main Street waterline between Cook Street and Hwy. 49 and up to North Drive is completely installed, pressure tested, and chlorinated. They also installed a new 6-inch line on Crestwood at the Whiteowl Antique Mall to complete a loop and improve fire flow. They are working on completing pavement restoration in these areas and have started service tie-ins. Work on tie-ins in this section will continue for the next two weeks. They are notifying individual residents as each tie-in is made, and brief service interruptions may occur as each tie-in is completed. The plan is to have N. Main Street from Cook Street to Highway 49 accessible by the third week of August.

The contractor made some adjustments to the original project schedule. State Utility informed the Town that rather than moving to Franklin Street and coming back to N. Main Street later, they would continue to work on the southern end of N. Main Street between Cook Street to Franklin Street. This week a crew began to work southward on N. Main Street from Cook Street to Park Drive. A second crew will join them in August to speed up the completion of this section, which is planned to be completed around the end of September. The overall N. Main Street through traffic detour will remain in place.

Crews have nearly completed the Highway 49 waterline installation between Main Street and Highway 73. A subcontractor will be boring under Highway 73 to connect to the existing 12-inch waterline at that location. Affected sidewalk will be replaced before the end of the project.

A 2-inch waterline that was originally scheduled to begin in June is being installed on Empire Drive this week. They encountered rock, which caused delays, and necessitated blasting. The work on Empire Drive should be completed by mid-August.

Beginning in mid-August, a crew will be working on the new 12-inch waterline on E. Franklin Street. This section of road has a wider cross section to work in and will utilize lane closures and flagging. This will cause some delays in travelling on the east side of town, so please plan accordingly. Work on E. Franklin Street is currently scheduled from mid-August to mid-October.

An open cut across Highway 73 is planned for the square at Main Street. An open cut is necessary due to the complexity of the infrastructure at this location and the high cost of a directional bore. As crews approach this area, the contractor is going to work closely with NCDOT on timing and logistics to reduce disruption as much as possible. Every effort is being made to avoid this area during the holiday season.

The contractor currently has the 12-inch waterline on W. Franklin Street scheduled from September to early November. The waterline will be located along the southern shoulder of W. Franklin Street from Skyland Drive to S. Halifax Street. The waterline is located along the northern edge of pavement of W. Franklin Street from S. Halifax Street to Main Street. The original NCDOT approved encroachment allowed for lane closures and flaggers on W. Franklin St. section of the project. However, NCDOT is now requiring a detour with moving closures along W. Franklin Street. The project engineers, utility contractors, and NCDOT are discussing which sections of W. Franklin Street would be required to be closed during this portion of the project. Access to businesses and residents will be maintained, while through traffic will be detoured where closure is required by NCDOT. N. Main Street will be completely reopened before any closures would occur on W. Franklin St.

Water Treatment Plant Improvements:

The Plant has been shut down for several weeks. The connection with Concord water is working well. Randy Holloway reached out to the City Manager in Concord to see if Concord would reduce the water rate Concord is charging the Town. The difference is \$2.00 more than what the Town is charging the residents. The City Manager planned to put it on the agenda for the City

Board meeting on August 14th. The City Manager did not think it would be a problem to reduce the rate. If it works out, it would save the Town \$30,000-\$40,000.

Work at the plant performed by WesTech is going well and the water basin repairs should be completed by the end of next week. Utility Services was contracted to inspect and provide any needed maintenance to the ground storage tank which was constructed in 1970 and has never been inspected as far as the Town can tell. Cost for Utility Services was approximately \$174,000. Payment for the service was set up for 4 payments over the next 4 years to make it more affordable for the Town. While the crew was sandblasting the inside of the tank, one gentle pass over the piping caused the pipe to crumble. Gopher Utilities will provide a quote this week to replace just the piping and another quote to replace the piping and the pumps, since everything is from 1970.

This project will exceed the \$985,000 State Grant the Town received. Originally, the funds were to be used for South Skyland water lines. Because of the water quality issues, DEQ allowed the Town to redirect the funds to the Water Treatment Plant Renovation. With the installation of the PAC System and the building to house it, expenses are expected to exceed the grant by approximately \$300,000. Since the Town has not received a quote for the piping, the estimated overage will increase. The Town has fund balance to cover the overage, but Staff has also reached out to the State for additional funding sources to help cover the project, if available. The ground storage tank is a key piece of the water system and must be repaired before the plant can be back online.

Mr. Holloway submitted a request for the permitting of the PAC System to DEQ. Jar testing of the PAC appears to significantly reduce the total carbons and the dissolved organics. There is no reason DEQ should not approve permitting. Payment for the PAC System will be sent out tomorrow and when DEQ permitting is issued, Public Works will be able to install and activate the PAC System quickly. Waiting will affect the October test results which affect the 12-month rolling average. The sooner testing results come down to within allowable limits, the sooner Town Staff can stop sending out the Notice of Violation letters to water customers.

Motions to approve the Resolution to purchase a portion of 225 Jackson St. and to contract with LCJ Construction were not made until after the Closed Session since Staff forgot to bring up for approval at this time.

B. ADD-ON PFAS Settlement Update

Amy Schueneman informed the Board the first payment for the PFAS ("forever chemicals") Class Action Lawsuit came in this week in the amount of \$11,714.68. In June 2023 the Town Board agreed to become part of the lawsuit since it would require no funds from the Town unless a settlement was reached. The attorney's office will deduct 33% for attorney's fees plus expenses from each distribution made to the Town. This check was for 20% of the 3M portion of the settlement. Based on the paperwork received with the check, the gross award amount will be \$175,473.43 from 3M, DuPont, BASF, and Tyco. Funds resulting from this lawsuit will be deposited into the Water & Sewer enterprise fund.

Town Attorney John Scarbrough reminded the Town Board that no strings were attached to the settlement proceeds and the money can be used any way that the Town chooses.

Information only.

8. New Business

A. Discuss revising the Town of Mount Pleasant's Golf Cart Policy to include Golf Cart Renewal information. There have been questions recently about the renewal process. Erin Burris stated that a simple adjustment was made to the Golf Cart Policy to clarify the renewal

process due to questions from residents.

"13. Renewal: Golf Carts must be renewed and inspected each year. A renewal letter will be sent a month in advance of expiration. Once the letter is received, the applicant is to call 704-436-9800 to set up an inspection appointment. Renewal fee is \$30."

A copy of the modified Golf Cart Application is included in the Minute book.

A motion to approve the addition of "Renewal" information to the current Golf Cart Policy was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Simpson absent)

B. Discuss revising the Town of Mount Pleasant's Personnel Policy approved December 9, 2024, to include full-time Firefighter Vacation, Sick, and Holiday leave accruals. Also further clarify the definition of full-time non-fire department employee to 40 hours (pages 7, 14, 26, and 27). All recommended additions are listed in red, and changes are crossed out with a blue mark.

HR Director Crystal Smith reviewed the changes made to the Personnel Policy to include the accrual schedules for the Full-Time Firefighters which will be hired soon with a start date of September 14th. Because firefighters work a 48 hours on and 96 hours off schedule, the accrual rate is 40% higher than a 40-hour week full-time employee of the Town. The policy was modified to reflect the differences between a regular full-time employee and a firefighter full-time employee. Also, discrepancies in the number of hours worked by a Town employee to be considered full-time was changed to 40 hours per week. Previously, 30, 32, and 35 hours were stated as full-time in different areas of the policy.

A motion to approve the recommended additions and revisions to the current Personnel Policy was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Simpson absent)

9. Closed Session 143-318.11.(a)(#3)-Consult with Town Attorney

To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged...

A motion to go into Closed Session was made by Commissioner Meadows with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Simpson absent)

A motion to come out of Closed Session was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Simpson absent)

Motions concerning the Water Treatment Project overlooked earlier in the meeting:

A motion to approve Resolution to Purchase the rear portion of Property Located at 225 Jackson St with road frontage on Circle Drive was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Simpson absent)

A motion to approve contract with LCJ Construction to construct building for the PAC System at the northern end of the lagoon using funds from the \$985,000 State Grant for Water Treatment Plant improvements was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Simpson absent)

10. Adjournment

With nothing else to come before the Board, Commissioner Meadows made a motion to adjourn. Commissioner Furr seconded the motion. All Board Members were in favor. (4-0, Commissioner Simpson absent)

By our signatures, the following minutes were approved as submitted on Tuesday, September 9, 2025 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor Tony Lapiash



NORTH CAROLINA

**Board of Commissioners
Special Called Meeting Minutes
Tuesday, August 20, 2025 at 6:00 P.M.**

Attendance: Mayor Tony Lapis
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter
Commissioner Steven Dixon
Commissioner William Meadows
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris and Crystal Smith

CALL TO ORDER

Mayor Tony Lapis called the meeting to order.

Closed Session 143-318.11.(a)(#3)-Consult with Attorney

To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged...

A motion to go into Closed Session was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

A motion to come out of Closed Session was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

A motion to approve NORIT as a "Sole Source" supplier for the purchase of a PAC System, with the adoption of this motion being retroactive and effective as of May 13, 2025 when the motion to allow the Town Manager to authorize a Purchase Order and sign all related documents for the purchase of a Powdered Activated Carbon (PAC) system was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Dixon seconded the motion. All Board Members were in favor. (5-0)

By our signatures, the following minutes were approved as submitted on Tuesday, September 9, 2025 in the Regular Meeting.

Amy Schueneman, Town Clerk

Mayor Tony Lapis

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MEMORANDUM

To: Mayor and Town Board

From: Randy Holloway, Town Manager

Date: September 9, 2025

RE: Manager's report for August 2025

Please find listed below an update / overview for the month of August 2025

- Continued working with Staff, Graver Engineering, and NCDEQ to keep the PAC project plans moving forward. Worked with LCJ Construction to move forward with the building for the PAC system. The building is 90% complete and should be 100% complete by September 12, 2025. The PAC system is scheduled to be shipped later this month and ready to place in service by early to mid-October.
- Worked with Staff, LKC and State Utility to get the water line repaired on Main Street at the intersection with Walnut. As of September 2, the line is repaired, and the storm drain line is scheduled to be repaired by September 5th.
- Worked with Staff, LKC and State Utility to review and approve items for a change orders for the water line project.
- Worked with Staff and helped continue the water plant renovations to include the smooth transition of switching over to the Concord water supply for approximately 8 - 12 weeks. Reached out to the City Manager in Concord to request consideration of a rate reduction for the water we use during the water plant renovation. That request was approved and will save the Town thousands of dollars. Unfortunately, the contractor doing the repairs at the plant did not have enough materials fabricated and will not be able to return to finish the repairs by early to mid-October.
- Continued working with Utility Services to continue the repairs and maintenance to the 200,000-gallon ground storage tank at the water treatment plant. The piping in the tank is in bad shape and we are getting quotes to replace everything. We have also determined that the piping and pumps in the clear well are in bad shape, and we are getting quotes to have everything replaced. These repairs are significant and may take 8-12 weeks to complete. During that time the plant will remain out of service with the Concord water line connection providing water for our customers. The Water Plant employees have been assigned additional duties and responsibilities to assist Public Works with various projects.
- Continued worked with Staff to keep the State funded sidewalk project and the North Washington Drive projects moving forward.
- Continued worked with Staff to keep the comprehensive planning update moving forward.
- Participated in the monthly water and sewer project update meetings.



Planning, Economic Development, & Infrastructure Projects
September 9, 2025

Active Planning & Zoning Cases

ANX 2025-02 Byrd Property

Description: Request for voluntary non-contiguous annexation

Location: 9450 NC Highway 73 E

Cabarrus PIN: 5670-71-5906

Zoning: RL Residential Low Density

Area: 3.446 acres

Estimated Sewer Capacity Usage: 675gpd (three single-family residential homes)

Current Status: Petition submitted. Investigation of sufficiency and resolution to set hearing scheduled for September 9 Town Board meeting. Public hearing tentatively scheduled for October 14.

SITE 2025-01 Harris Mustang Supply

Description: Request construct a 12,000 square foot building with office, retail, and warehouse space

Location: 6705 NC Highway 49 N

Cabarrus PIN: 5660-34-5579

Zoning: CZ I-1 Light Industrial

Area: approx. 4.93 acres

Estimated Sewer Capacity Usage: 0 gpd (project to utilize well and septic)

Current Status: Construction underway.

SUB 2025-01 N. Main Street Infill Subdivision

Description: Preliminary plat for proposed 15-lot infill subdivision on N. Main Street.

Location: 800 & 826 N. Main Street

Cabarrus PINs: 5670-16-6055 & 5670-15-7981

Current Zoning: RM Residential Medium Density

Area: approx. 7.5 acres

Estimated Sewer Capacity Usage: 3,375 gpd

Current Status: Preliminary Plat reviewed by Technical Review Committee (TRC). Engineer working on revisions. No revised plan received. Has not been scheduled for Planning & Zoning Board review.

SITE 2024-01 Uwharrie Bank (SUP 2024-01 and ADP 2024-01-Revised)

Description: Construction of new approximately 6,000sf bank building

Location: 8320 W. Franklin St.

Cabarrus County Parcel Number(s): 5670-13-6357

Current Zoning: CC Center City

Area: 3.707 acres (approximately 1 acre portion of site to be used)

Estimated Sewer Capacity Usage: existing tap for previous building

Current Status: Construction plans received for distribution to TRC and review.

SUB 2020-03 Brighton Park

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

Applicant: Niblock Homes

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

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

Zoning: RM Residential Medium Density

Area: approx. 86.77 acres

Density: 2.05 dwelling units per acre

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

Current Status: Phase 1 Final Plat (58 lots) recorded. Bonded improvements being completed. Zoning Permits being issued (12 issued to date).

SUB 2017-01 Green Acres

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

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

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

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

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

Current Status: Final Plat recorded. Bonded improvements being completed. Zoning Permits being issued (18 issued to date).

Code of Ordinances

Later during 2025, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

Infrastructure

- The WSACC Wastewater Capacity Distribution #1 Memo dated July 22, 2025 shows that Mount Pleasant has a total of 123,864gpd of allocation. Distribution #13 added 3,709gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 21,994 of non-strategic reserve (equivalent of 97 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.
- The Town's Water Distribution Line project being installed by State Utility began in February 2025 with an estimated completion by March 2026. The Lower Adams Creek Sewer Outfall project being installed by Elite Infrastructure Group began in March 2025 with an estimated completion by March 2026. Project updates will be posted on www.mpncfuture.com. Information about road closures and service interruptions will be posted on social media.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is nearing completion and under review by NCDOT. House at the corner of N. Washington Street and Hwy. 73 to be removed. Engineer is preparing right-of-way acquisition exhibits.
- Staff submitted Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan. The two W. Franklin Street segments and E. Franklin Street segment were included in front-loaded funding requested for CMAQ/CRP funding by the MPO and the Town received a \$2.7 million directed grant from the state for sidewalk installation. Due to updated cost

estimates staff is currently working with NCDOT to design and administer sidewalk, curb & gutter improvements on E. Franklin Street, which will also help with stormwater issues in that area.

- McAdams Engineering completed a draft conceptual plan for parking and streetscape improvements in the southwest quadrant of downtown. This will facilitate coordination with adjacent property owners and businesses and provide the information needed to apply for funding. McAdams Engineering has prepared scope of work for engineering that the staff has reviewed and proposed some revisions.
- McAdams Engineering is 100% complete on downtown stormwater improvement plans. Cost estimates are being prepared.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%. Staff provided an updated Benefit Cost Analysis as requested by FEMA and was awaiting FEMA's response. **However, a press release was issued by FEMA in April stating that the BRIC program had been cancelled by the current administration, including the grant cycle years that included Mount Pleasant's project.** <https://www.fema.gov/press-release/20250404/fema-ends-wasteful-politicized-grant-program-returning-agency-core-mission>
At the request of the North Carolina Department of Public Safety, the Town has submitted the project for FEMA Hazard Mitigation Grant funding.

Permits

August permits attached.

August 2025 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2025-65	8/1/2025	5660-34-5579	6705	NC Hwy 49 N.	Town	New	12,000sf building	Harris Mustang Supply	
Z-2025-66	8/1/2025	5651-70-8348	45	Wendall Ln.	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-67	8/1/2025	5670-32-2661	8648	E. Franklin St.	Town	Sign	Electronic changeable copy	Mt. Pleasant Hardware	Conditions
Z-2025-68	8/1/2025	5670-06-4387	8125	Wood Street	Town	Accessory	Carport	Doug Steadman	
Z-2025-69	8/1/2025	5670-06-7147	8165	Wood Street	Town	Accessory	Carport	Doug Steadman	
Z-2025-70	8/1/2025	5670-05-9966	8189	Wood Street	Town	Accessory	Carport	Doug Steadman	
Z-2025-71	8/1/2025	5670-05-9966	8185	Wood Street	Town	Accessory	Carport	Doug Steadman	
Z-2025-72	8/1/2025	5660-95-5953	844	N. Skyland Dr.	Town	Accessory	Carport	Doug Steadman	
Z-2025-73	8/1/2025	5671-81-3971	9650	NC Hwy 49 N.	ETJ	Accessory	Swimming pool	Southern Showplace	
Z-2025-74	8/4/2025	5670-38-0068	8510	Circle Dr.	Town	Accessory	Equipment Building	Town of Mount Pleasant	
Z-2025-75	8/5/2025	5670-27-0257	520	N. Main St.	Town	Demolition	Demo. of Delap. Building	Common Grounds Manage.	
Z-2025-76	8/6/2025	5670-23-0511	8341	W. Franklin	Town	Sign	Historic Replica/Wall Sign	Zeb Bost	
Z-2025-77	8/8/2025	5670-17-7936	430	N. Main St.	Town	Temp. Use	Sweet Sippers Caffeine Club	Kayla Hickman	
Z-2025-78	8/13/2025	5670-26-8428	665	Jackson St.	Town	New	Single-family home	Steve Blackwelder	
Z-2025-79	8/15/2025	5651-70-7315	5614	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	
Z-2025-80	8/15/2025	5670-32-6525	8750	E. Franklin St.	Town	CoC	Jewelry Sales	Sheila Miller	CoC-Suite D2
Z-2025-81	8/21/2025	5660-56-7407	533	Oleander St.	Town	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-82	8/21/2025	5660-56-3539	7117	Hallmark Ln.	Town	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-83	8/21/2025	5660-46-2779	6811	Glen Abbey Ln.	Town	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-84	8/21/2025	5651-70-7663	108	Kimble Ct.	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-85	8/21/2025	5670-32-6525	8750	E. Franklin St.	Town	CoC	Blazing Saddles Tack	Joy Pinto	CoC-Suite B4
Z-2025-86	8/21/2025	5670-41-7979	8930	E. Franklin St.	Town	Sign	Wall Signs-Temp. ABC Store	Mt. Pleasant ABC	
Z-2025-87	8/22/2025	5651-70-7594	5625	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-88	8/25/2025	5651-70-4300	5535	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-89	8/25/2025	5651-70-3366	5543	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-90	8/26/2205	5660-76-4957	621	Radcliff Rd.	ETJ	New	Single-family home	American Home Builders	A. McDonald

Financial Report as of August 31, 2024

	Bank Acct Name	Balance
<u>General Fund Accts</u>	General Checking	\$150,833.90
	General Fund MM at First Bank	\$87,247.12
	General Fund MM (NCCMT)	\$1,183,838.55
	General Fund 42% MM at First Bank	\$3,355.71
	General Fund 42% MM (NCCMT)	\$1,297,975.12
	Façade Grant	\$26,129.26
	Park Development (Uwharrie)	\$1,224.86
	Payroll Checking	
	Powell Bill	\$43,937.93
	Retiree Insurance	\$2,580.29
	Retiree Insurance (NCCMT)	\$25,753.46
Water/Sewer accts	WS Checking	\$118,906.86
	WS Money Market	\$187,327.58
	WS Money Market (NCCMT)	\$280,001.10
	Debt Setoff (NCCMT)	\$1,119.18
	Dredging Fund (Uwharrie)	\$175.21
	USDA- Debt Service Reserve Fund (DSRF)	\$5,000.64
	USDA- (DSRF)Payment Reserve (NCCMT)	\$277,258.69
	USDA- (SLARF) Short Lived Asset Rep (NCCMT)	\$126,040.91
	USDA Capital Project (SLARF)	
Capital Reserve Accts	Infrastructure & Streets	\$48,970.25
	Police Vehicles	\$24,160.51
Capital Projects	CMAQ Capital Project	\$127,612.32
	SCIF funds	
	USDA Capital Project	\$142,917.25
	State Funded-Sewer Project	\$26,224.25
	State Funded Water Projects	\$918,625.24
	USDA (Uwharrie-Loan funds-savings)	\$495,997.31
	State Grant-WTP Grant	\$25,748.45
	State Grant- \$100,000 capital/equipment	\$99,152.43
	State Grant- \$2.7M for Sidewalks	\$204,246.78
	State Grant- \$2.7M for Sidewalks(NCCMT)	\$2,514,364.94
	Downtown Storm Drainage Improvement	\$26,217.62
	Parking Lot- S Main Cap Proj	\$3,001.00
Fire Dept.	Fire & Rescue Relief Fund	\$3,416.83
	Fire & Rescue Relief Fund (NCCMT)	\$44,773.14
	FD-Radio Reserves	\$11,568.58
	FD Capital Reserve -Vehicles	\$20,743.30
TOTAL		\$8,556,446.57

FY2024-2025		General Fund			
	APPROVED	MONTH	YEAR		
	FY2025-2026	TO DATE	TO DATE	REMAINING	PERCENT
		(Encumbered)			
Revenues	\$3,073,588.00		\$177,054.07	\$2,896,533.93	6%
Expenditures	\$3,073,588.00	\$18,297.47	\$490,715.73	\$2,582,872.27	17%
	APPROVED	MONTH	YEAR		
	FY2025-2026	TO DATE	TO DATE	REMAINING	PERCENT
		(Encumbered)			
Revenues	\$1,620,751.00		\$289,142.66	\$1,331,608.34	18%
Expenditures	\$1,620,751.00	\$26,055.48	\$460,170.40	\$1,160,580.60	30%

TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -August 2025

	CURRENT BUDGET	YTD ACTUAL	DIFFERENCE
GENERAL GOVERNMENT			
Town Hall	114,973.00	62,467.92	52,505.08
Governing Body	40,068.00	5,923.12	34,144.88
Admin	328,155.00	45,345.87	282,809.13
Planning & Zoning	122,556.00	18,449.46	104,106.54
	<u>605,752.00</u>		<u>473,565.63</u>
PUBLIC SAFETY			
Law Enforcement	247,339.00	421.41	246,917.59
Fire Department	1,208,662.00	174,519.08	1,034,142.92
	<u>1,456,001.00</u>		<u>1,281,060.51</u>
PUBLIC WORKS			
Operations Center	61,840.00	10,891.07	50,948.93
Streets	240,029.00	15,482.00	224,547.00
Sanitation	173,586.00	14,290.65	159,295.35
Buildings & Grounds	95,475.00	14,780.97	80,694.03
	<u>570,930.00</u>		<u>515,485.31</u>
CULTURE/REC	<u>94,571.00</u>	<u>16,384.97</u>	<u>78,186.03</u>
DEBT SERVICE			
Debt Service Principal	230,543.00	56,580.25	173,962.75
Debt Service Interest	109,032.00	28,751.34	80,280.66
	<u>339,575.00</u>		<u>339,575.00</u>
TOTAL	3,066,829.00	16,384.97	2,687,872.48
WATER/SEWER			
Admin	275,515.00	45,408.33	230,106.67
Operations Center	24,140.00	5,930.93	18,209.07
Water	193,215.00	43,661.06	149,553.94
Sewer	441,279.00	59,542.87	381,736.13
Water Treatment Plant	438,177.00	137,194.72	300,982.28
	<u>1,372,326.00</u>		<u>1,372,326.00</u>
DEBT SERVICE			
Debt Service Principal	109,671.00	3,105.18	106,565.82
Debt Service Interest	138,753.00	1,271.02	137,481.98
	<u>248,424.00</u>	<u>4,376.20</u>	<u>244,047.80</u>
TOTAL	1,620,750.00	8,752.40	1,611,997.60
COMBINED	4,687,579.00	25,137.37	4,662,441.63



Date: September 2025
To: Mayor and Town Board of Commissioners
From: Crystal Smith, Human Resources Director / Events Coordinator

A handwritten signature, likely "Crystal Smith", enclosed in a hand-drawn oval.

Listed below are activities for the month of August 2025.

Customer Service Area:

- Generated 1292 bills (which includes 599 ebills) totaling \$126,766.92. Only 6% (33 customers) read the Notice of Violation Letter.
- Fourteen (14) customers were disconnected for non-payment.
- Bill reminder notification to customers on Constant Contact: 88 customers received either email/text notification with 64 opening the notification.
- LEAD Line Surveys: Holding until completion of the water line project.

Human Resources Area:

- Participated in interviews for the three full-time Fire Department Lieutenant positions. Recommendations were made and Conditional Offers of Employment were sent. We will be working with the new hires to get them set up in the State Retirement System, 401k, and medical, dental, and vision benefits.
- Revised the Personnel Policy, which was approved at the August 12, 2025 Board meeting
- Responded to a Request for Public Information from Commissioner Meadows.

Events Area:

- Staff have been discussing the upcoming Christmas events and how they might look based on the Water Line Project, and Staff will have as an agenda item for consideration at the September 9 meeting.

CODE ENFORCEMENT/EMERGENCY MANAGEMENT

Monthly report

**The following case load was managed by Code Enforcement/Emergency
Management for the month of:
August 2025**

Case Status

New Cases	24
Cases Cleared	12
Monitoring	4
Referred	01

New Cases

Case #	Location	Reference	Status
025-088-C	1550 South Main Street	Livestock	C
025-089-C	1625 South Main Street	Grass/weeds	C
025-090-C	1530 Crowell Street	Grass/weeds	O
025-091-GCI	1325 North Main Street	Golf Cart non-payment for insp. LOI	C
025-092-EM	N. Main at Walnut	Water line rupture	O
025-093-GCI	5801 NC 49-N	Golf Cart – new	O
025-094-C	1596 Barringer Street	Rocks in ROW – referred to NCDOT	R
025-095-C	1415 N. Main Street	Utility/Construction companies blocked fire department access	C
025-096-C	8534 E. Franklin Street	Minimum housing	C
025-097-GCI	850 North Drive	Golf Cart – renewal	C
025-098-C	8590 Park Drive – Town Hall	Handicap parking	C
025-099-GCI	763 North Main Street	Golf Cart – renewal	C
025-100-C	1415 North Main Street MPFD	Grass/weeds	C
025-101-GCI	8615 Circle Drive	GCI – renewal	C
025-102-GCI	8370 Oldenburg Drive	GCI – new	C
025-103-C	8510 Walnut Street	Skunks – Developed PSA on preventing skunks.	C
025-104-C	1874 Rhineland Court	Commercial vehicle parking	C
025-105-C	7913 W. Franklin Street	Denial of zoning permit see 025- 061-C	O
025-106-C	Ordinance change	Container Storage (PODs)	O
025-107-C	Ordinance revision	Abandoned/junk vehicles	O

025-108-C	1325 – 1337 Hillside Drive	Grass/weeds	O
025-109-C	8625 NC 49 N.	Sign	O
025-110-C	1101 North Main Street	Storm culvert separated	O
025-111-C	8603 Lee Street	Improper control of animal waste	O

Route Card Summary

Action	Number
Code Enforcement	40
Emergency Management	1
Golf Cart Inspection	10
Grants	0
Investigation	0
Meeting	3
Other	0
Recheck	25
Sign Sweep	0
Training	0
TOTAL	79

Daily Operations

MONTH August 2025

Day	Address	Case #	Code	Notes
04	Steve Allen Property	025-061-C	M	Met with the Planning Director and a letter has been mailed to the property owner that the permit application was not approved.
04	1550 South Main Street	025-088-C	C	Livestock reported on property.
04	225 Pine Street	025-021-C	C	Requested update on the condition of the vehicles on the property.
04	9047 Jay Ruth Street	025-054-C	C	Requested update on the condition of the vehicles on the property.
04	735 North Main Street	025-089-C	C	Owner's golf cart has been inspected though no registration fees have been paid.
04	1530 Crowell Street	025-090-C	C	High grass. Issued LOI.
04	1625 S. Main Street	024-089-C	C	High Grass.
05	N. Main @ Walnut	025-092-EM	EM	Waterline break
05	8530 Walnut Street	025-021-C	R	Storm drain as originally found.
05	1370 C Street	025-028-C	R	One vehicle has been removed.
05	1539 S. Washington St.	025-077-C	R	Improper debris – Removed
05	8661 Wood Street	025-073-C	R	Grass has been mowed
07	5801 NC Hwy 49-N	025-093-GCI	GCI	Golf cart inspection – failed.
07	1596 Barringer St	025-094-C	C	Rocks in the ROW – Referred to NCDOT
07	1415 N. Main Street	025-095-C	C	Utility companies blocked fire department.

11	Ordinance revision	025-037-C	C	Developed revisions to junk/abandoned vehicle ordinance (MDO and Town Ordinance). Submitted for review
11	8380 N. Drive	025-074-C	R	Accessory building – POD Building has been moved
11	850 N. Drive	025-097-GCI	GCI	New golf cart inspection. FAILED
11	1539 S. Washington St.	025-077-C	R	Improper debris – Removed
12	Ordinance revision	025-106-C	C	Developed ordinance for addressing the use of POD's in the Town. Submitted for review.
12	Washington @ Park	025-079-C	R	Storm drain is still blocked – work order
12	8424 Hwy 49, N.	025-031-C	R	Building has been demolished and site cleaned.
12	7894 Hwy 49, N.	025-014-C	R	Permit was paid though excavation still remains. Referred to NC DOT.
14	1550 South Main Street	025-083-C	C	No permit has been applied for regarding 2 possible businesses operating at this address. NOV reference home occupancy mailed.
14	8648 West Franklin Street	025-076-C	R	Recked status of the sign.
14	Lee Street	025-080-C	R	Debris in roadway – cleared
14	735 N. Main Street	025-082-C	GCI	Permit has been paid
14	1625 S. Main Street	025-089-C	R	High grass. Mowed.
14	8327 W. Franklin Street	025-013-C	R	Parking lot still not painted
18	763 N. Main Street	025-099-C	GCI	Annual golf cart inspection
18	8590 Park Drive	025-098-C	C	Handicap parking at Townhall complaint
18	1415 N. Main Street	025-100-C	C	High grass at the Fire Department complaint
18	8590 Park Drive	025-098-C	C	Complaint handicap parking at Town Hall
18	7894 NC 49, North	025-014-C	R	Junk/brush piled behind business - monitoring
19	8615 Circle Drive	025-101-GCI	GCI	Annual golf cart inspection
19	8730 Oldenburg Drive	025-102-GCI	GCI	New golf cart inspection
19	POD Ordinance	025-106-C	C	Reviewed changes to submitted ordinance.
19	Abandoned/Junk Vehicle	025-037-C	C	Reviewed changes to submitted ordinance.
19	Park Drive	025-098-C	C	Called complainant back about handicap parking.
21	Rechecks	N/A	C	Reviewed rechecks.
21	8851 Walnut Street	025-103-C	C	Skunk complaint. Researched and developed a PSA to address the issue.
23	1874 Rhineland Court	025-104-C	C	Complaint reference commercial vehicle parking in Oldenburg
24	Downtown area	025-103-C	C	Additional complaints of skunks around Walnut Street
25	8338 Fisher Road	025-018-C	R	Vehicle still has not been moved.
25	8338 Fisher Road	025-018-C	C	Issued NOV.
25	9047 Jay Ruth Street	025-054-C	R	Several vehicles have been removed. At least three remain.
25	7913 W. Franklin	025-061-C	R	Accessory building – POD
25	8691 Wood Street	025-065-C	R	Grass has been mowed. Addressing pending.
25	8648 E. Franklin	025-076-C	C	Sign permit needed
25	8623 E. Franklin Street	025-078-C	R	Accessory building – POD Building not removed

25	1550 S. Main Street	025-083-C	C	No home occupancy permit met with owner's wife
25	75 Brackenbury	025-084-C	C	Grass/weeds. Kudzu behind PW building. Owner called back. Requested a work order.
25	1550 S. Main Street	025-085-C	R	Livestock. Owner stated goat has been removed.
25	North Main Street	025-086-C	C	Missing hydrant.
25	8330 W. Franklin	025-087-C	R	Sinkhole. Reported to owner.
25	1550 S. Main Street	025-088-C	R	Livestock. Owner stated it has been removed.
25	1530 Crowell Street	025-090-C	C	High grass – not mowed – NOV
25	1325 N. Main Street	025-091-C	C	GCI Permit has been paid for.
25	N. Main at Walnut	025-092-C	R	Waterline break. Check reported roadway falling into excavation.
25	5801 NC 49, N	025-093-GCI	GCI	Golf cart inspection
25	Barringer Street	025-094-C	C	Rocks in ROW. Referred to NCDOT – Cleared
25	Park and North Main	025-095-C	C	Utility crews blocked fire department response.
25	8524 E. Franklin Street	025-096-C	C	Minimum housing
25	850 N. Drive	025-097-GCI	GCI	Annual renewal golf cart inspection
25	Town Hall	025-098-C	C	Handicapped parking
25	763 N. Main Street	025-099-GCI	GCI	Annual renewal golf cart inspection
25	1415 N. Main Street	025-100-C	C	High grass
25	8615 Circle Drive	025-101-GCI	GCI	Annual renewal golf cart inspection
25	1874 Rhineland Ct.	025-102-C	C	Commercial vehicle parking in residential area LOI
25	8510 S. Walnut Street	025-103-C	C	Skunk complaint
25	225 Pine Street	025-051-C	R	Abandoned vehicle – corrected.
25	W. Franklin Street	025-061-C	M	Phone conversation with Steve Allen regarding accessory building on property.
26	1325-1337 Hillside Dr.	025-108-C	C	High grass in ROW created work order
26	1325-1337 Hillside Dr.	025-108-C	M	Phone conversation with complainant regarding situation.
26	8265 Hwy 49-N	025-109-C	C	Improper sign, no permit
26	1101 N. Main Street	025-110-C	C	Separating storm water pipe beneath Cook Street. Work order
26	8534 E. Frankin St/.	025-096-C	R	Property has been boarded.
27	8320 W. Franklin St.	Pending	C	High Grass
27	8603 Lee Street	Pending	C	Dog is defecating in yards.

MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: September 9, 2025

Please find listed below an update / overview for the month of August 2025

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 0 pump station alarm calls
- Responded to 0 after hour customer calls
- Picked up 15 dump truck loads of brush which equals 180 cubic yards of brush
- Completed work orders for various issues
- Started clearing the raw water line from the water intake

Ongoing:

- Public works mows and maintains approximately 18 acres each week to biweekly depending on conditions as well as ground maintenance at all 8 of our sewer pump stations
- 8 pump stations are checked once a week which included a visit to each station checking dialer status and recording run times. Alarm floats are pulled and checked and stations cleaned monthly in accordance to NC DWQ standards
- Weekly Chlorine monitoring is done on Mondays and consists of pulling samples from 5 different sites which change every other week
- Due to the volume of brush/yard debris collection typically takes 1 to 1.5 days of the week especially during leaf season

Mayor and Commissioner's,

- We responded to 108 calls in the month of August. Several times we had multiple calls at once and these were handled by other members.
- E19's electrical issues have been addressed, and everything seems to be working properly.
- E2 is currently in the shop having the pressure gauges replaced and its yearly preventative maintenance completed.
- Tower 19 passed the yearly aerial testing and was recertified.
- We attended the CCMP back to school bash with the fire safety smoke house.
- Chief McDonald, Crystal Smith, Myself and two outside assessor's held interviews and fire scene scenarios for the full-time candidates. After a thorough process three candidates were selected and offered a full-time Lieutenant position. They are Scott O'Loughlin, Jerry Taylor, and Brian Padgett. They will start the week of Monday Sept 15th and will be working 48hrs on and 96hrs off. This is an exciting time for us, and we look forward to working with them in the near future! As they are available, I will introduce them to you in the near future.

As always thank you for your continued support!

Dustin Sneed
Fire Chief

Cabarrus County Sheriff's Office

253 / Mt. Pleasant

Law Calls for Service

06/01/2025 - 08/31/2025

DISPATCHED		Jun-2025	Jul-2025	Aug-2025
	Total	65	46	45
	ALL ANIMAL CONTROL CALLS	6	6	5
	ASSAULT	0	2	0
	ASSIST EMS	2	0	0
	ATTEMPT TO LOCATE	0	1	1
	BREAKING AND ENTERING OF RESD	1	0	0
	BREAKING AND ENTERING OTHER	1	0	0
	BREAKING ENTER OF VEHICLE	0	0	1
	BURGLAR ALARM	5	7	2
	CAC BITE	1	0	0
	CAC WELFARE CHECK	0	1	0
	CARELESS RECKLESS DRIVING	3	2	2
	DISCHARGE FIREARMS	1	0	0
	DISPUTE (ANYONE)	5	2	1
	DOMESTIC DISTURBANCE	0	4	2
	DOT NOTIFICATION	0	1	0
	ESCORT	0	0	1
	FIGHT	1	0	0
	FRAUD / FORGERY	1	1	0
	IMPROPERLY PARKED VEH	0	0	1
	INFORMATION	1	0	2
	INTOXICATED DRIVER	1	0	2
	LARCENY	1	1	2
	OVERDOSE / POISONING	0	1	0
	PROPERTY DAMAGE	1	0	1
	RECOVERED PROPERTY	1	0	0
	ROAD HAZARD	1	0	0
	SEE SOMETHING_GAGGLE	0	0	1
	SERVICE CALL LAW	4	5	3
	STRANDED MOTORIST	0	0	2
	STRUCTURE FIRE	1	0	1
	SUSPICIOUS SUBJECT	4	3	8
	SUSPICIOUS VEHICLE	1	2	0
	TRAFFIC ACC PROPERTY DAMAGE	10	3	7

		Jun-2025	Jul-2025	Aug-2025
DISPATCHED	TRAFFIC ACCIDENT PI	0	2	0
	TRESPASSING	1	0	0
	WARRANT	0	1	0
	WELFARE CHECK (PERSON)	11	1	0
OFFICER-INITIATED	Total	380	328	670
	50 B OR C	0	0	2
	ALL ANIMAL CONTROL CALLS	0	2	0
	ANIMAL CONTROL FOLLOW UP	2	0	0
	ASSIST SHP	1	0	0
	ATTEMPT TO LOCATE	0	0	1
	CIVIL PROCESS	9	1	4
	COMMUNITY CONTACT	6	6	5
	DIRECT TRAFFIC	0	0	1
	DISPUTE (ANYONE)	0	1	0
	FOLLOW UP	1	5	1
	GOVT SECURITY CHECK	0	0	20
	IMPROPERLY PARKED VEH	1	0	0
	INVESTIGATION	1	0	0
	OPEN DOOR	0	0	1
	RECOVERED PROPERTY	1	0	0
	ROAD HAZARD	3	1	0
	SCHOOL INVEST	0	0	1
	SECURITY CHECK	290	265	245
	SERVICE CALL LAW	0	0	1
	SPECIAL EVENT	11	8	7
	SRO ASSIST ADMIN	0	0	80
	SRO CAMERA REVIEW	0	0	4
	SRO DARE	0	0	6
	SRO DRILL	0	0	6
	SRO INVESTIGATION	0	0	4
	SRO MENTOR/COUNSEL	0	0	87
	SRO PARENT MEETING	0	0	2
	SRO SAFETY CHECK	0	0	98
	SRO SECURITY CHECK	0	0	40
	SRO THREAT ASSESSMENT	0	0	4
	STRANDED MOTORIST	1	2	5
	SUSPICIOUS SUBJECT	0	1	1
	SUSPICIOUS VEHICLE	5	4	3
	TRAFFIC ACC PROPERTY DAMAGE	0	0	1

		Jun-2025	Jul-2025	Aug-2025
OFFICER-INITIATED	TRAFFIC STOP	48	30	40
	WARRANT	0	1	0
	WELFARE CHECK (PERSON)	0	1	0

Event #	Date Time	Street	Case #	callsource
ALL ANIMAL CONTROL CALLS 5				
25134636	Aug 1 12:23	W FRANKLIN ST		PHONE
25137944	Aug 7 11:15	MPCI ST		PHONE
25138133	Aug 7 16:00	LEE ST		PHONE
25141213	Aug 12 13:56	NEW ST	2508120010	PHONE
25142802	Aug 14 10:31	ENCHANTED LN		PHONE
ATTEMPT TO LOCATE 1				
25154874	Aug 29 21:40	WADE ST		PHONE
BURGLAR ALARM 2				
25141126	Aug 12 12:28	WALKER RD		PHONE
25152392	Aug 27 8:23	CIRCLE DR		PHONE
CARELESS RECKLESS DRIVING 1				
25145212	Aug 18 0:34	NC HWY 49 N/N MAIN ST		PHONE
DISPUTE (ANYONE) 1				
25135404	Aug 2 23:32	ROSS CIR		PHONE
DOMESTIC DISTURBANCE 2				
25137926	Aug 7 10:45	BARRINGER ST		PHONE
25148126	Aug 21 10:24	EASTOVER DR	2508210007	PHONE
ESCORT 1				
25149623	Aug 23 9:44	COOK ST		PHONE
IMPROPERLY PARKED VEH 1				
25148165	Aug 21 11:03	NC HWY 49 N		PHONE
INFORMATION 2				
25135370	Aug 2 21:11	E FRANKLIN ST/N MAIN ST		PHONE
25149861	Aug 23 19:54	S WASHINGTON ST		PHONE
INTOXICATED DRIVER 2				
25149967	Aug 24 0:05	W FRANKLIN ST		PHONE

25154405	Aug 29 11:24	NC HWY 73 E	PHONE
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LARCENY 2

25139758	Aug 10 18:12	NC HWY 49 N	2508100008	PHONE
25152907	Aug 27 15:01	N MAIN ST	2508270011	PHONE

PROPERTY DAMAGE 1

25145949	Aug 18 18:45	N SKYLAND DR	PHONE
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SEE SOMETHING GAGGLE 1

25143180	Aug 14 15:55	B ST	PHONE
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SERVICE CALL LAW 3

25137528	Aug 6 16:45	PARK DR	PHONE
25142789	Aug 14 10:21	CRESTWOOD DR	PHONE
25144944	Aug 17 12:41	PINE ST	PHONE

STRANDED MOTORIST 2

25152189	Aug 26 22:27	NC HWY 49 N/N MAIN ST	PHONE
25155707	Aug 31 20:11	N MAIN ST/NC HWY 49 N	PHONE

STRUCTURE FIRE 1

25152121	Aug 26 19:27	ARNOLD WAY	PHONE
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SUSPICIOUS SUBJECT 7

25135409	Aug 2 23:50	NC HWY 49 N	PHONE
25143922	Aug 15 14:53	NC HWY 73 E	PHONE
25144229	Aug 15 23:12	NC HWY 73 E	PHONE
25150296	Aug 24 19:50	NC HWY 73 E	PHONE
25153254	Aug 28 2:13	ROSS CIR	PHONE
25154885	Aug 29 22:08	NC HWY 49 N	PHONE
25155706	Aug 31 19:46	NC HWY 49 N	PHONE

TRAFFIC ACC PROPERTY DAMAGE 6

25140766	Aug 12 6:51	N MAIN ST/E FRANKLIN ST	2508120002	PHONE
25145340	Aug 18 7:58	NORTH DR	2508180002	PHONE
25145951	Aug 18 18:49	NC HWY 73 E	2508180024	PHONE
25148956	Aug 22 11:28	NC HWY 49 N	PHONE	
25154232	Aug 29 8:11	NORTH DR	2508290003	PHONE

25155126

Aug 30 12:09

E FRANKLIN ST

2508300008 PHONE

CARELESS RECKLESS DRIVING 1

25137632

Aug 6 20:03

NC HWY 49 N/N MAIN ST

RADIO

SUSPICIOUS SUBJECT 1

25139843

Aug 10 22:38

W FRANKLIN ST

RADIO

BREAKING ENTER OF VEHICLE 1

25149941

Aug 23 22:54

ROSS CIR

W911

TRAFFIC ACC PROPERTY DAMAGE 1

25148899

Aug 22 10:02

W FRANKLIN ST

W911

Total Disp. CFS: 45

Cabarrus County Sheriff's Office

Mt Pleasant

Traffic Stop, Citation, & Arrest Data

08/01/2025 - 08/31/2025

Traffic Stop Data with CAD Event Disposition (Zone 253)

TRAFFIC STOP	
CALL CLEARED-SEE NOTES	1
CITATION ISSUED	16
VERBAL WARNING	16
WRITTEN WARNING	7
Total	40

Citation Data (Mt Pleasant)

Total # of Citations: 29

Total # of Charges: 39

	Charges
DR/ALLOW REG PL NOT DISPLAY	3
DRIVE/ALLOW MV NO REG	2
DWLR IMPAIRED REV	1
DWLR NOT IMPAIRED REV	6
EXPIRED REGISTRATION CARD/TAG	6
FAIL CARRY REGISTRATION CARD	1
FAIL TO STOP-STEADY RED LIGHT	1
FAILURE TO REDUCE SPEED	1
FICT/CNCL/REV REG CARD/TAG	1
HIT/RUN-LEAVE SCENE/PROP DAM	1
NO OPERATORS LICENSE	2
SPEED VIOLATION	10
SPEEDING	2
UNLAWFULLY PASS EMERGENCY VEHI	1
UNSAFE LANE CHANGE	1
Total	39

Arrest Data (Mt Pleasant)

Case #	Charge	City
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Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

Arrest & Citation Data
LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

8/1/2025 - 8/31/2025

BUMGARNER, MATTHEW BRAYDEN - W/M 26

130625 08/04/25 8425 NC HWY 49 N

T - WARRANT FOR ARREST

PAT

CSO

90Z - ORDER FOR ARREST

F

90Z - ORDER FOR ARREST

M

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

Arrest & Citation Data
LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

8/1/2025 - 8/31/2025

Charge by Misdemeanor or Felony

	F	M	Total
ORDER FOR ARREST	1	1	2
Total	1	1	2



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Mayor & Board of Commissioners
From: Erin S. Burris, AICP, Planning Director
Date: September 9, 2025
Subject: TA 2025-01 Accessory Uses & Temporary Uses

A. BACKGROUND

Applicant: Town of Mount Pleasant
8590 Park Drive
Mount Pleasant, NC 28124

Affected Sections of MPDO: Section 5.2, 5.10.2, 8.1.3, and Appendix A (Definitions)
Affected Sections of Code of Ordinances: Part 8, Chapter 4

Development ordinance amendments are proposed to address organization of the Accessory Structure requirements, options for concealment of inoperable vehicles, the temporary use of shipping containers during moving or renovations, and the issuance of temporary use permits for gravel parking in the CC district. Below is a summary of proposed amendments:

Section 5.2

- Organization and clarification of Accessory Uses & Structures Section
- Consolidate location, setbacks, and height requirements into one subsection to reduce confusion.
- Provide additional standards for the use of shipping/cargo containers and reference permissible temporary uses of containers.
- Remove mounting types for antenna devices/satellite dishes (redundant and contradictory with Location of Device requirements).
- At the recommendation of the Code Enforcement Officer, providing additional options for the storage of junked/inoperable vehicles. (Definition added in Appendix A for definition of fitted automotive cover). This is also reflected in Code of Ordinances Part 8, Chapter 4.

Section 5.10.2

- Clarification of timeframes for temporary uses and section references.
- Add provisions for approval by the Fire Marshal of fireworks stands and promotional/special events.
- Extend the temporary sales of agricultural products from four (4) months to six (6) months.
- Add maximum area requirements for Food Vendors to match Agricultural Products.
- Add provisions for the temporary use of shipping/cargo containers (e.g. PODs) for moving and storage during construction.
- Add provisions for temporary gravel parking in the CC district to allow for construction timeframes and public parking improvements (reference added in Section 8.1.3).

B. RELATIONSHIP TO ADOPTED PLANS & POLICIES

The relevant goals/strategies in the Town's adopted Comprehensive Plan are listed below:

- Community Character Strategy #4: Continue with proactive code compliance and enforcement efforts by providing community education and a clear process for bringing properties into compliance.
- Downtown Strategy #2: Continue to improve downtown parking.

C. STAFF RECOMMENDATION

Staff recommends review and approval of the proposed amendments.

D. PLANNING & ZONING BOARD RECOMMENDATION

The Planning & Zoning Board voted at its August 25, 2025 meeting to **recommend approval and consistent:** The Planning & Zoning Board finds that proposed amendments are consistent with the Comprehensive Plan, specifically Community Charter Strategy #4 and Downtown Strategy #2.

E. ACTION REQUESTED

The Town Board of Commissioners is requested to hold a public hearing and take action on one of the following items:

- **Approve and consistent:** The Town Board of Commissioners finds that proposed amendments are consistent with the Comprehensive Plan.
- **Approve and not consistent:** The Town Board of Commissioners 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.
- **Deny and not consistent:** The Town Board of Commissioners 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 amendments need additional consideration.

F. ATTACHMENTS

Proposed amendments to:

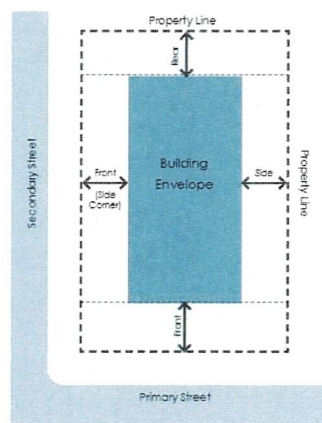
1. MPDO Sections 5.2, 5.10.2, 8.1.3, and Appendix A (affected definition)
2. Code of Ordinances Part 8, Chapter 4

5.2.2. ESTABLISHMENT AND USE

- A. Accessory buildings or uses shall not be constructed or established on a lot until construction of the principal building has commenced or the primary use is established, except as provided in Section 5.2.3.
- B. Accessory buildings shall not be used for dwelling purposes, except as provided in Section 5.3.
- C. Construction, installation, or establishment of accessory structures are subject to the issuance of a zoning permit in accordance with the procedures set forth in Section 3.2.

5.2.3. LOCATION, SETBACKS, & HEIGHT

- A. Accessory structures shall be required meet the setback standards for accessory structures as set forth in Table 4.7-1 Dimensional and Density Standards. Accessory structures that are 15 feet or less in height shall meet the accessory structure setbacks for the district. Accessory structures greater than 15 feet in height shall meet the principal structure setbacks for the district. No accessory structure shall exceed the height of the principal structure on the property or the maximum structure height for the zoning district in which it is located, whichever is less. Accessory structures may be located within a setback yard for principal structures and shall be regulated in accordance with the standards below.
- B. No accessory structure shall be located less than 36 inches from the exterior wall of the principal structure. Structures that are located closer than 36 inches shall be considered as additions to the principal structure and shall conform to all applicable setbacks.
- C. For residential lots not exceeding of less than two (2) acres, detached accessory structures shall not be located in the front yard and may only be located in the side or rear yard. Detached accessory structures may be built in the required rear yard but The total area of such accessory structure shall not occupy more than 30 percent of the total area of the rear yard or more than 50 percent of the total area of the side yard. Accessory structures shall not be located in a corner side yard unless the corner side setback for the district is met. required rear yard, and shall not be closer than five (5) feet to any side or rear lot line or setback line.

FIGURE 5.2-1

- D. For residential lots exceeding two (2) acres, detached accessory structures may be located in the front yard but not closer than 75 feet from the front property line/street right-of-way. Detached accessory structures may be closer than the distance specified above if they are not visible from a public street.

- E. ~~Enclosed~~ Nonresidential accessory structures may only be located in the rear yard of a lot, behind the rear building line of the principal structure.
- F. Accessory buildings on double frontage lots shall not be closer to either street than the required front yard setback.

HEIGHT

~~The height of accessory structures shall not exceed:~~

- ~~A. The standard height regulations of the zoning district as set forth in Table 4.7-1 where accessory structure is located within the buildable lot area;~~
- ~~B. 15 feet in height, where accessory structure is located within a principal structure setback yard; and~~
- ~~C. The height of the principal structure(s) on the lot.~~

5.2.4. LIGHTING

Exterior lighting for accessory uses and/or structures shall be placed so as to not direct or reflect light upon adjoining land.

5.2.5. SWIMMING POOLS

A private swimming pool along with incidental installations, such as pumps and filters, is permitted in any residential zoning district provided:

- A. The swimming pool and incidental installations are located in the side or rear ~~other than the front~~ yard.
- B. If any pool contains at least 450 square feet of water surface area or has a depth of 36 inches or greater at its shallowest point, the pool shall be enclosed from adjoining lots by the principal structure, an accessory structure, a solid wall, or a protective fence of not less than four (4) feet in height. In the alternative, a pool cover shall be provided and shall be installed whenever the pool is not in use.
- C. The swimming pool shall be set back from all lot lines a distance of not less than five (5) feet.

5.2.6. EXCLUDED FROM USE AS ACCESSORY STRUCTURE

- A. No vehicle, tractor trailer, shipping/cargo container, manufactured home, recreational vehicle, POD or similar container shall be used as an accessory structure. ~~on any property in any zoning district. However,~~ properties zoned I-1 and public recreational uses may utilize shipping/cargo containers for storage, provided that:
 - 1. Containers are located in the side or rear yard of a principal structure; and
 - 2. Containers are located more than 150 feet from any street right-of-way or adjacent property; and
 - 3. Containers are screened from view from any street right-of-way with an appropriate combination of fencing, landscaping, berming, or building placement; and
 - 4. Containers are not stacked on top of one another; and
 - 5. Containers storing more than 55 gallons or 500 pounds of hazardous materials (where permitted) require a NFPA 704 Placard.
- B. The temporary use of a shipping/cargo container or similar container during construction or relocation of a residence, business, or organization shall be subject to the requirements of Section 5.10.2.

5.2.7. ADDITIONAL STANDARDS FOR ~~NONRESIDENTIAL~~ ACCESSORY STRUCTURES IN NONRESIDENTIAL ZONING DISTRICTS

- A. Except in the I-1 zoning district, the size of ~~enclosed~~ nonresidential accessory structures is limited to 30 percent of the gross floor area of the principal structure, not to exceed 1,000 square feet.
- B. Except in the I-1 zoning district, only one (1) accessory structure may be established per nonresidential lot.
- C. Nonresidential accessory structures may not be used for retail sales or customer contact areas.
- D. No temporary or permanent signs may be placed on nonresidential accessory structures.
- E. Nonresidential accessory structures shall comply with all design standards set forth in the Ordinance, including the Nonresidential Building Design Standards in Section 11.3 and Landscaping and Buffering Standards in Article 7.

5.2.8. EXEMPTIONS TO ACCESSORY USE AND STRUCTURE REGULATIONS

The following uses/structures shall be exempt from the provisions of this Section:

- A. Fencing and retaining walls;
- B. Mailboxes;
- C. Plant and landscaping materials;
- D. Any structure or improvement, once installed, is at grade or less than one (1) feet above grade; and
- E. Incidental structures of 50 square feet or less.

5.2.9. STANDARDS FOR ANTENNA DEVICES/SATELLITE DISHES

The following rules shall apply to devices covered by Section 207 of the Telecommunications Act of 1996 in the interest of promoting the safety and welfare of the Town:

~~Type of Mountings Permitted/Prohibited~~

- ~~A. Free standing on patio or deck—prohibited~~
- ~~B. Fence/railing—prohibited~~
- ~~C. Siding mounted—permitted~~
- ~~D. Roof mounts—permitted~~
- ~~E. Fireplace chimney mounted—permitted on stone/brick chimneys or other materials approved by the zoning administrator~~
- ~~F. Balcony mounts on railing or deck—permitted~~
- ~~G. Pole mounted on detached footing—permitted (see #2 Height Restriction, E.)~~

5.2.9.1. Height Restrictions

- A. DBS (Direct Broadcast Satellite) – Not more than 12 feet above roof level.
- B. MMDS (Multichannel Multipoint Distribution Services) – Not more than 12 feet above roof level.
- C. TVBS (Television Broadcast Signals) – Not more than height limitations above roof level as specified in local IBC Code (International Building Code with North Carolina Amendments).
- D. Devices are to generally be mounted so they are not visible from front of unit.
- E. Mounted devices shall only be as high as necessary above a structure surface to give the device the required clear view of the transmitting signal antenna/satellite.

5.2.9.2. Size Restrictions

- A. DBS – Dish shall not exceed 1 meter (39.37 inches) in diameter.
- B. MMDS – Dish shall not exceed 1 meter (39.37 inches) in diameter or diagonally.
- C. TVBS – Antennas shall be limited in size pursuant to local IBC Code.

5.2.9.3. Location of Device

- A. Rear of dwelling unit unless signal would be impaired.
- B. Device may be mounted on owner's side of firewall toward rear of unit.
- C. If rear of unit is not suitable, device shall only then be permitted in front of dwelling unit in a location as inconspicuous as possible.

- D. If rear and side of dwelling is not suitable, device shall only then be permitted in front of dwelling unit in a location as inconspicuous as possible.
- E. Device shall not interfere nor obstruct the exterior maintenance responsibilities of the Town and/or utility providers.
- F. Device shall not be located near power lines or other utilities, e.g. gas, water, phone, etc.
- G. Device shall not extend beyond unit lot lines.
- H. Devices are prohibited on Town common property.

5.2.9.4. Installation

- A. Device shall be grounded in accordance with N.E.C. (National Electric Code) and local codes.
- B. Device shall be installed in complete accordance with local codes:
 - 1. Siding mounted devices shall be anchored securely to a wall with corrosive resistant fasteners.
 - 2. Mounting brackets and corrosive resistant fasteners (except those furnished with the antenna by its manufacturer) shall be painted to match the unit siding color. If desired the antenna and its factory furnished mounting materials (usually a medium gray color) may be painted to match the unit siding color.
 - 3. All devices shall be able to withstand 50 mph winds without failure.
 - 4. All devices shall exhibit UL (Underwriters Laboratory) label or equivalent.
 - 5. All devices shall comply with all ordinances, laws, regulations and industry standards.
 - 6. All energy needed to operate said device shall be at owner's expense.
 - 7. No device shall impair the signals of other devices or any other type of signal.
 - 8. Owner is responsible for maintaining the paint or other finishes on the device and its brackets, fasteners, or other associated hardware so they do not rust and weaken over time.
 - 9. For safety, all exterior wiring shall be neatly attached to the device and building structure and hidden from view as much as possible to prevent such wiring from coming loose and causing bodily injury or property damage. If practical, wiring shall be run internally to prevent U.V. (Ultra Violet) deterioration and wind damage.
 - 10. Any persons or individuals, who install antenna/satellite dishes, must contact the local service providers for that jurisdiction before installation begins. (i.e. Power, cable, sewer, water, gas, etc.)

5.2.9.5. Removal

Should the device be removed, owner shall restore premises to condition it was in prior to installation, wear and tear excepted.

5.2.9.6. Damage

Owner is responsible for any damage caused directly or indirectly by the device or installation or removal thereof.

5.2.9.7. Acronyms

The following acronyms apply to the is Section:

- DBS- Direct Broadcast Satellite
- MMDS- Multichannel Multipoint Distribution Services
- TVBS- Television Broadcast Signals (Commonly referred to as antennas)
- IBC- International Building Code with North Carolina Amendments
- N.E.C.- National Electric Code
- U.V. Ultra Violet

5.2.10. PARKING OF VEHICLES**5.2.10.1. Junked or Inoperable Vehicles**

- A. No more than one (1) junked or inoperable vehicle may be parked on a ~~residentially-zoned or used~~ property. In accordance with North Carolina General Statute 160A-303, junked vehicle shall mean a vehicle that is partially dismantled or wrecked, cannot be self-propelled or moved in a manner in which it was originally intended to move, or is more than five (5) years old and appears to be worth less than \$100.00. Such vehicle may be located on the property for up to 60 calendar days provided that a fitted automotive cover is placed on the vehicle.
- B. Any junked or inoperable vehicle that is located on a property for more than 60 calendar days shall be located in the rear yard and shall be screened by one (1) or more of the following methods:
1. Minimum six (6) foot tall opaque fence or by natural terrain and landscaping; or
 2. Covered with a maintained and fitted automotive cover in good repair and not allowed to deteriorate; or
 3. Inside a completely approved enclosed building, garage, or similar structure.

~~Such vehicles located on the premises for more than 60 calendar days shall be stored inside an approved completely enclosed accessory structure.~~

- C. Provisions for the removal of junked or inoperable vehicles are set forth in Chapter 4 of Part 8 of the Code of Ordinances.

5.2.10.2. Vehicle Parking on Residential Properties

All operable vehicles on residential properties shall be parked:

- A. On a paved or gravel driveway; or
- B. In the side or rear yard of the principal structure; or
- C. Inside of an approved accessory structure.

This excludes occasional gatherings of not more than one (1) day per month.

5.2.10.3. Commercial Vehicle Parking on Residential Properties

On any residentially-zoned or used lot of less than two (2) acres in size, no commercial vehicle with more than two (2) axles may be parked on the property for longer than is necessary to make deliveries or perform construction work on the property. No residentially-developed lot may be used as the base of operation for any freight hauling truck.

5.2.10.4. Recreational Vehicles and Boat Parking

- A. No more than one (1) recreational vehicle and no more than two (2) motorized boats may be parked on a property used for single-family or two-family residential purposes.
- B. Recreational vehicles and boats of greater than 30 feet in length shall not be parked on lots of less than 20,000 square feet which are residentially-zoned or used for single-family or two-family residential purposes. All recreational vehicles and boats shall be parked on a paved or gravel driveway, in the side or rear yard of the principal structure, or inside of an approved accessory structure.

- C. Recreational vehicles and boats shall not be parked on any multi-family residential or non-residential property for greater than 24 hours unless there is a designated area on an approved site plan for such storage that is screened in accordance with Section 11.7.
- D. Recreational vehicles shall only be used for recreational travel purposes. A recreational vehicle shall not be used as a dwelling at any time or for visiting guests for more than 14 days per calendar year. The usage of a recreational vehicle for living, sleeping, housekeeping, storage, or commercial purposes or the connection of such vehicle to electric or wastewater disposal (other than for periodic maintenance and/or repair purposes) shall be prohibited, except as permitted in Section 5.10.2.3.5 for temporary use. Any slide-outs shall not be extended for a period of greater than 24 hours for periodic maintenance, repair, loading and unloading.

5.10.2. TEMPORARY USES

5.10.2.1. General Provisions

- A. The Temporary Use Permit is a mechanism to allow a use on a short-term basis and certain seasonal or transient uses not otherwise allowed. Prior to conducting or establishing a temporary use or structure, approval of a Temporary Use Permit by the Planning Department is required pursuant to [the Administrative Approval procedures set forth in Section 3.2 of this Ordinance](#). Temporary Use Permits shall not be required for non-profit organization fundraisers or individual vendors at Town-sponsored special events or individual vendors for which a Temporary Use Permit has been issued under Section 5.10.2.8.
- ~~B.~~ All temporary uses listed in this Section require a Temporary Use Permit. The Administrator shall not approve or modify and approve an application for a Temporary Use Permit unless the ~~following~~ criteria [of this Section](#), specific regulations and time limitations are met in addition to criteria for any particular temporary use as specified [throughout Section 5.10, in sections 5.10.2.2 through 5.10.2.6 below](#).
- C. The allowance of such use shall not be detrimental to the public health, safety and general welfare, and the use shall be consistent with the purpose and intent of this Ordinance and the specific zoning district in which it will be located; and the use is compatible in intensity, characteristics and appearance with existing land uses in the immediate vicinity of the temporary use, and the use, value and qualities of the neighborhood surrounding the temporary use will not be adversely affected by the use or activities associated with it. In addition to those listed herein, factors such as location, noise, odor, light, dust control and hours of operation shall be considered.
- D. The use shall not be on publicly or privately-owned property unless the applicant first obtains written approval from the owner.
- E. The location of the temporary use or structure shall be such that adverse effects on surrounding properties will be minimal, particularly regarding any type of traffic generated or impacted by the temporary use or structure and impact upon traffic circulation in the area.
- F. Adequate off-street parking shall be provided to serve the use. The use shall not displace the required off-street parking spaces or loading areas of the principal permitted uses on the site. The entrance and exit drives shall be designed to prevent traffic hazards and nuisances.
- G. Structures and/or display of merchandise shall comply with the yard and property line setback requirements of the zone district within which it is located. Items shall be displayed so as not to interfere with the sight triangle of the intersection of the curb line of any two streets or a driveway and a street. In no case shall items be displayed, or business conducted within the public right-of-way, except ~~that this section shall not apply to~~ [displays on sidewalks for permitted promotional activities](#) in the CC district.
- H. Signage for temporary uses shall be permitted only within the time frame for which the temporary use is permitted. See Article 12 for specific standards for signs.
- I. Only one Temporary Use Permit shall be permitted for a single parcel of land at any given time.
- J. The period of time an expired Temporary Use Permit on a parcel and application for ~~another~~ [the same](#) Temporary Use Permit on that parcel shall be at least three (3) months. This restriction shall not apply to real estate development and constructed related temporary uses as set forth in section 5.10.2.3.

5.10.2.2. Temporary Retail Sales Uses**5.10.2.2.1. Fireworks Stands**

Limited to only non-residential zones for a period of time not to exceed 45 days. A maximum of one (1) structure, not to exceed 120 square feet in area, shall be allowed. The structure must be portable and completely removed at the end of the permit period. This temporary use shall also receive the approval of the Cabarrus County Fire Marshal's office.

5.10.2.2.2. Seasonal Sale of Agricultural Products (Including Christmas Trees)

Temporary Use Permits are required for all produce stands in non-residential zoning districts. Such sales are limited to a period of time not to exceed six (6) four (4) consecutive months per calendar year per lot of record. A maximum of one (1) building/display booth shall be allowed and may cover a maximum of 400 square feet. The structure must be portable and completely removed at the end of the period.

5.10.2.2.3. Food Vendors

The sale of food and/or beverages from a stand, motor vehicle, tent, cart, or person, not to exceed 400 square feet, may be allowed in the C-1, C-2, and I-1 zoning districts, and shall be limited to a period not to exceed to no more than 90 days per calendar year per lot of record for each vendor. Food vendors shall be subject to applicable Health Department requirements.

5.10.2.3. Real Estate ~~Development~~ and Construction-Related Temporary Uses**5.10.2.3.1. Contractors Office and Equipment/Storage Sheds**

Accessory to a construction project (Residential or Non-Residential), placement of such a temporary use is limited to the period of time that a valid building permit is in effect for the property, determined by an estimated project completion date with the option of an extension of up to one (1) year as and if approved by the Administrator. A construction trailer may be used for a contractor's office or for the contractor's storage of equipment or materials. All temporary buildings and trailers shall be completely removed from the site within 30 days of issuance of a Certificate of Occupancy or completion of the construction project, whichever occurs first.

5.10.2.3.2. Real Estate Office in a Construction Trailer or Temporary Modular Unit

Temporary structures, such as construction trailers or temporary modular units, may be used as real estate sales offices in any new construction project for the sale of units within that project only. Such a temporary use may be allowed in all zoning districts. The permit shall be valid until the project is completed (with all certificates of occupancy issued) or for a period of two (2) years from the time of the recording of the most recent final plat, whichever is sooner.

5.10.2.3.3. Real Estate Office in a Model Home

Accessory to construction of a new Residential development. The permit shall be valid until the project is completed (with all certificates of occupancy issued) or for a period of two (2) years from the time of the recording of the most recent final plat, whichever is sooner. Limited to a period of time not to exceed one (1) year with the option of an extension of up to one (1) year as and if approved by the Administrator. The number of employees utilizing the office at any one time may not exceed five (5). A real estate office may not contain sleeping or cooking accommodations unless located in a model dwelling.

5.10.2.3.4. Single Family Dwelling in Temporary Structure

During the active construction period (after a building or grading permit has been issued) of a construction project involving a non-residential use or a residential development with building permit(s) for more than 50 units at any one time, one (1) mobile home or trailer may be allowed on the same property to be used as a temporary residence by a night watchman for a period not to exceed 12 months or the active construction period, whichever is less. The temporary home shall be removed from the site within 14 days of issuance of the Certificate of Occupancy for a

non-residential structure or the first residential unit if within a residential development.

5.10.2.3.5. Temporary Recreational Vehicles

Recreational vehicles shall be permitted as a temporary use or structure for up to six (6) months for residential construction or repair projects that have a valid building permit. At the end of six (6) months the recreational vehicle shall be removed from the property or disconnected from utilities and parked in accordance with Section 5.2.10. This timeframe may receive a one-time extension of up to three (3) months due to extenuating circumstances.

5.10.2.3.6. Temporary Shipping/Cargo Containers

The use of shipping/cargo containers are prohibited except for storage on properties zoned I-1 or public recreation uses, subject to the requirements of Section 5.2.6, or as a temporary use associated with construction related-activities or moving the contents of a residence or business during relocation. The temporary container shall meet the following requirements:

- A. Shall be located outside of the public right-of-way and any utility, stormwater, or access easements; and
- B. Shall be setback a minimum of five (5) feet from the adjacent property lines; and
- C. Shall not exceed the maximum of 30 days for moving purposes or the duration of a valid building permit for construction purposes.

5.10.2.3.7. Temporary Gravel Parking within the CC District

- A. As set forth in Section 8.1.3, new or expanded gravel parking in the CC District is prohibited and any existing gravel parking lot within the CC District shall be closed or paved by December 31, 2025. However, a temporary use permit may be obtained by a property owner within the CC district to allow temporary gravel parking for up to one (1) year in the following circumstances:
 - 1. The property owner has an approved site plan on file with the Town for building or parking improvements on the site; or
 - 2. A temporary gravel parking lot provides temporary public parking to facilitate the completion of permanent public parking improvements by the Town within the CC district;
- B. A one-time extension of the temporary use permit for up to one (1) year may be granted by the Administrator to account for delays in construction.
- C. Once a temporary use permit for gravel parking has expired, the temporary lot shall be closed, paved in accordance with the standards of this Ordinance (subject to site plan approval), or have the gravel removed from the site.

5.10.2.4. Temporary Business Relocation

A business may be temporarily relocated to any location within the CC, O-I, C-1, C-2, or I-1 zoning districts, whether or not the use is allowed in that district, during the renovation of their permanent location for a period not to exceed six (6) months with the issuance of a Temporary Use Permit. A one-time extension of up to six (6) months may be issued due to delays in construction. Such business may display a temporary banner not to exceed 32 square feet at the temporary location.

5.10.2.5. Amusement Enterprises

Carnivals, circuses, fairs, and amusement rides may be allowed in any non-residential zoning district for a period not to exceed 21 days within any calendar year. This classification excludes events conducted in a permanent entertainment facility.

5.10.2.6. Religious Events

- A. Religious events in a tent or other temporary structure may be allowed in any non-residential zoning district for a period not to exceed 15 days.
- B. Religious events in a tent or other temporary structure may be allowed in any residential zoning district for a period not to exceed 15 days, provided that the property on which the temporary use is going to be operated is owned by the same religious institution requesting the temporary use.

5.10.2.7. Promotional Activities and Special Events in Commercial Zones ~~Involving the Display of Goods and Merchandise~~

Such activities may be conducted outside for a period of not more than two (2) consecutive days. If the private sidewalk or pedestrian way in front of the building is used for display of merchandise, a minimum width of four (4) feet must remain unobstructed for pedestrian use. A Temporary Use Permit for promotional activities may be issued up to 12 times during any calendar year, for a maximum of 24 days per calendar year. Tents, inflatables, and events expected to draw crowds of greater than 100 people at one time are subject to approval by the Cabarrus County Fire Marshal's Office.

5.10.2.8. Special Events and Activities on Public Property

Special events and activities conducted on public property such as school sites and public parks shall be exempt from the provisions of this Section of the Ordinance but must comply with any guidelines, regulations and permitting process required by the authorizing agency (e.g. School District or a Parks and Recreation Department).

5.10.2.9. Similar and Compatible Uses Not Specified

If a particular temporary use is listed in the Ordinance, the Administrator shall have the authority to grant a temporary use permit for a "similar and compatible use". Similar and compatible uses not specified are those uses which are similar and compatible to those allowed as temporary uses in this Section. Determination of what constitutes similar and compatible shall be made by the Administrator. In such instances, the applicant shall provide the following information such as type of use; number of employees; parking/circulation needs/hours of operation; and duration of operation. If the Administrator determines that the use is not similar and compatible, the applicant may appeal the decision to the Planning & Zoning Board in accordance with Section 3.8 of this Ordinance.

8.1.3. PARKING LOT DESIGN

8.1.3.1. Parking Surface

8.1.3.1.1. Paving Required

All required parking and vehicular traffic surfaces shall be graded for drainage in accordance with Section 10.3 Stormwater Management Standards and shall be surfaced with concrete or bituminous asphalt pavement on a compacted base course, constructed to industry standards, except as allowed by Section 8.1.3.1.2 and 8.1.3.1.3, below. Alternative materials, such as pervious pavement or pavers, may be approved by the Administrator, subject to the standards of Section 10.3.8, if such material(s) exhibits equivalent load bearing and wear characteristics as concrete or bituminous asphalt. In making such a determination, the Administrator may consult the Town Engineer, Director of Public Works, or their designee or other persons with knowledge of paving materials.

8.1.3.1.2. Exemptions to Paving Requirements

Overflow and event parking areas that are used more than four (4) times per year, public park and trailhead parking areas, and industrial parking/storage yards may use gravel instead of paved surface provided that the following conditions are met:

- The minimum number of parking spaces required for each use is paved;
- All parking areas within front and side yards are paved;
- Driveway aprons a minimum of 20 feet deep (or greater if required by NCDOT) are paved;
- Required ADA accessible parking spaces are paved;
- Gravel is spread four-inches deep on top of a compacted base course; and
- The property is not located in the CC zoning district, [or has obtained a temporary use permit for gravel parking subject to Section 5.10.2.3.7.](#)

All parking areas for which paving is waived shall meet the minimum requirements of Volumes I-C and V of the North Carolina State Building Code for Accessibility and for Fire Prevention.

8.1.3.1.3. Striping Required

Paved off-street parking areas, as required by this Ordinance, shall be striped in accordance with the dimensions as set forth in this Article 8.

8.1.3.1.4. CC City District Parking

All parking surfaces within the Center City district shall be paved. Any unpaved, dirt or gravel parking and vehicular circulation areas existing within the CC zoning district as of July 8, 2019 shall be closed or paved by December 31, 2025, [unless a temporary use permit has been issued subject to the requirements of Section 5.10.2.3.7.](#)

8.1.3.2. Curb & Gutter

All sites with more than 50 parking spaces shall be constructed with standard or valley curb and gutter as detailed in Appendix C. As an alternative, parking areas shall be designed in accordance with *Low Impact Development (LID): A Guidebook for North Carolina* published by the North Carolina Cooperative Extension.

8.1.3.3. Overhang Protection

Wheel stops, bumper guards, or curbing shall be provided, located and arranged so that no part of any parked vehicle will extend beyond the boundaries of the parking space and into a pedestrian crossing area or landscaping area.

8.1.3.4. Backing Movements Prohibited

Except for single- and two-family dwellings on individual lots, parking spaces and driveways shall be arranged to require ingress and egress from the lot to a public street by forward motion of the vehicle.

FINAL PLAT - A survey map of record which indicates the boundaries for streets, blocks, lots and other property divisions which is prepared pursuant to Article 6 of this Ordinance.

FINAL SITE PLAN OR FINAL PLAN - The map of a proposed development to be filed after approval by the decision-making authority and any accompanying material as described in this Ordinance.

FINANCIAL INSTITUTION - Any trust company, savings bank, industrial bank, savings and loan association, building and loan association, commercial bank, credit union, federal association, investment company, or other business association, which is chartered under federal or State law, solicits, receives or accepts money or its equivalent on deposit and loans money as a regular business. (Source: NCGS § 116B-10)

FIRE FLOW SURVEY - A testing of fire hydrants to determine capacity by volume and pressure for fire-fighting purposes.

FIRE PROTECTION FACILITIES - Fire stations and major pieces of fire-fighting apparatus, including, but not limited to pumpers, quick response vehicles, hook and ladder trucks, and similar equipment, owned and operated by the Town of Mount Pleasant Fire Department or other duly authorized volunteer fire districts.

FITTED AUTOMOTIVE COVER – A ready-fit cover made expressly for vehicles which will resist decay, mildew, and ultra-violet sunlight.

FLAG - Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

FLAG LOT - See "Lot, Flag."

FLEA MARKETS - A flea market, swap shop, or similar activity by whatever name, where the use involves the setting up of two (2) or more booths, tables, platforms, racks, or similar display areas for the purpose of selling, buying, or trading merchandise, goods, materials, products, or other items offered for sale outside an enclosed building. Flea markets shall not include any of the following activities which occur at the same location four (4) or fewer days in any calendar year: garage sales, produce stands, or fundraising activities done by a non-profit organization.

FLOOR AREA -The sum of the gross horizontal areas of the several stories of the building measured from the exterior faces of the exterior walls or from the center line of party walls. It shall exclude any basement floor, interior balconies and mezzanines, elevator shafts and stair wells and enclosed porches. The floor area of accessory uses and of accessory buildings on the same lot shall be included.

FLOOR AREA RATIO (FAR) - The ratio of the gross floor area of all structures on a parcel to the gross area of the parcel on which such structures are located.

FORESTLAND - Land that is a part of a forest unit that is actively engaged in the commercial growing of trees under a sound management program. Forestland includes wasteland that is a part of the forest unit, but the wasteland included in the unit shall be appraised under the use-value schedules as wasteland. A forest unit may consist of more than one tract of forestland, but at least one of the tracts must meet the requirements in NCGS 105-277.3(a)(3), and each tract must be under a sound management program.

FRONT - Any public street frontage, not including alleys.

FRONTAGE - The distance where a property line is in common with a public or private street right-of-way, or a recorded access easement. See section 6.6.5.3. for provisions regarding access easements.

FRONTAGE, DOUBLE - A lot which extends from one street frontage to another street.

CHAPTER 4: ABANDONED AND JUNK VEHICLES

Section 8-4.1 Definitions

For the purposes of this ordinance, certain words and terms are defined below

Abandoned Motor Vehicle. In accordance with N.C.G.S. 160A-303, a motor vehicle which:

1. Has been left upon a street or highway in violation of a law or ordinance prohibiting parking; or
2. Is left on property owned or operated by the Town for longer than 24 hours; or
3. Is left on private property without the consent of the owner, occupant, or lessee thereof for longer than two (2) hours; or
4. Is left on any public street or highway for longer than seven (7) days or is determined by law enforcement to be a hazard to the motoring public.

Approved Motor Vehicle Cover. A ready-fit cover made expressly for motor vehicles which will resist decay, mildew, and ultra-violet sunlight.

Authorizing Official. Any law enforcement officer on duty that day, the Town Manager or Code Enforcement Officer respectively, are designated to authorize the removal of vehicles under the provisions of this article.

Hazardous Vehicle. A vehicle on public or private property that is determined and declared to be a health or safety hazard, a public nuisance, and unlawful, and including a vehicle found to be:

1. A breeding ground or harbor for mosquitoes, other insects, rats or other pests; or
2. A point of heavy growth of weeds or other noxious vegetation over eight (8) inches in height; or
3. A point of collection of pools or ponds of water; or
4. A point of concentration of quantities of gasoline, oil or other flammable or explosive materials as evidenced by odor; or
5. One which has areas of confinement, such as trunks, hoods, etc., which cannot be operated from inside the area of confinement; or
6. One so situated or located that there is a danger of it falling or turning over; or
7. One which is a point of collection of garbage, food waste, animal waste, or any other rotten or putrescent matter of any kind; or
8. One which has sharp parts thereof which are jagged or contain sharp edges of metal or glass; or
9. Any other vehicle specifically declared a health and safety hazard and a public nuisance by the Town Board of Commissioners.

Fitted Automotive Cover. A ready-fit cover made expressly for vehicles which will resist decay, mildew, and ultra-violet sunlight.

Junked Motor Vehicle. In accordance with N.C.G.S. 160A-303, a vehicle that does not display a current license plate upon that vehicle and that:

1. Is partially dismantled or wrecked; or
2. Cannot be self-propelled or moved in the manner in which it was originally intended to move; or
3. Is more than five (5) years old and worth less than one hundred dollars (\$100.00) or is more than five (5) years old and worth less than five hundred dollars (\$500.00); or
4. Does not display a current license plate.

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Motor Vehicle or Vehicle. All machines designed or intended to travel by self-propulsion or while attached to any self-propelled vehicle.

Section 8-4.2 Administration

- A. The Town Manager and/or Cabarrus County Sheriff's Department shall be responsible for administering the removal and disposition of vehicles determined to be "abandoned" on the public streets and highways within the Town and on property owned by the Town.
- B. The Code Enforcement Officer and/or the Town Manager shall be responsible for administering the removal and disposition of "abandoned," "hazardous" or "junked motor vehicles" located on private property. The Town may, on an annual basis, contract with private tow truck operators or towing businesses to remove, store, and dispose of abandoned vehicles, hazardous vehicles and junked motor vehicles in compliance with this Chapter and applicable state laws. [When the Town has contracted with or granted a franchise to any person or persons, such person or persons shall be authorized to enter upon public or private property to remove or cause the removal of a vehicle, or parts thereof, declared to be a nuisance pursuant to this Chapter.](#)
- C. Nothing in this Chapter shall be construed to limit the legal authority or powers of officers of the Cabarrus County Sheriff's Department and Mount Pleasant Fire Department in enforcing other laws or in otherwise carrying out their duties.

Section 8-4.3 Abandoned vehicle unlawful; removal authorized

- A. Upon investigation, the proper authorizing official of the town may determine and declare that a vehicle is an abandoned motor vehicle as defined above, and order the vehicle removed.
- B. It shall be unlawful for the registered owner or person entitled to possession of a motor vehicle, or for the owner of the real property upon which the vehicle is located to leave, cause or allow a motor vehicle to become an abandoned motor vehicle.

Section 8-4.4 Hazardous vehicle unlawful; removal authorized

- A. Upon investigation, the proper authorizing official of the Town may determine and declare that a vehicle is a health or safety hazard and a hazardous vehicle as defined above, and order the vehicle removed.
- B. It shall be unlawful for the registered owner or person entitled to possession of a motor vehicle, or for the owner of the real property upon which the vehicle is located to leave, cause or allow such vehicle to remain on the property after it has been declared a hazardous vehicle.

Section 8-4.5 Junked motor vehicle regulated; removal authorized

- A. It shall be unlawful for the registered owner or person entitled to the possession of a junked motor vehicle, or for the owner of the real property upon which a junked motor vehicle is located to leave or allow the junked motor vehicle to remain on the property after the vehicle has been ordered removed.

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- B. Subject to the provisions of division (A) of this section, upon investigation, the Town Manager or Code Enforcement Officer may order the removal of a junked motor vehicle as defined in this ordinance, from private property to a storage garage or storage area after finding in writing that the aesthetic benefits of removing the vehicle outweigh the burdens imposed on the private property owner. Such finding shall be based on a balancing of the monetary loss of the apparent owner against the corresponding gain to the public by promoting or enhancing community, neighborhood or area appearance. The following, among other relevant factors, may be considered:
1. Protection of property values;
 2. Promotion of tourism and other economic development opportunities;
 3. Indirect protection of public health and safety;
 4. Preservation of the character and integrity of the community; and
 5. Promotion of the comfort, happiness and emotional stability of area residents.
- C. It shall be unlawful and a misdemeanor for any person to fail or refuse to remove an abandoned, wrecked, dismantled, or inoperative, or part thereof, or refuse to abate such nuisance when ordered to do so in accordance with the abatement provisions of this Article or state law, where such law is applicable.
- D. Permitted concealment or enclosure of junked motor vehicle.

One (1) junked motor vehicle, in its entirety, may be located in the rear yard, as defined in the Town of Mount Pleasant Development Ordinance, provided the junked motor vehicle is entirely concealed from public view from a public street and/or abutting premises by an approved motor vehicle covering for not more than sixty (60) calendar days. Junked motor vehicles kept on the premises more than sixty (60) calendar days shall be kept inside a completely enclosed building located in the rear yard and shall be screened by one (1) or more of the following methods:

1. Minimum six (6) foot tall opaque fence or by natural terrain and landscaping; or
2. Covered with a maintained and fitted automotive cover in good repair and not allowed to deteriorate; or
3. Inside a completely approved enclosed building, garage, or similar structure.

The Code Enforcement Officer has the authority to determine whether any junked motor vehicle is adequately concealed as required by this provision. The covering must remain in good repair and not be allowed to deteriorate. The covering or enclosure must be compatible with the objectives stated in the preamble of this ordinance.

Any one (1) or more junked motor vehicles kept for a period exceeding sixty (60) calendar days shall be kept within a garage or similar structure that provides a complete enclosure so that the junked motor vehicle(s) cannot be seen from a public street or abutting property. Garages or similar structures mean either a lawful, nonconforming use or a structure erected pursuant to the lawful

~~issuance of a building permit and which has been constructed in accordance with all zoning and building code regulations.~~

Section 8-4.6 Removal of abandoned, hazardous or junked motor vehicles; notice requirements

- A. Except as set forth in Section 8-4.7 below, an abandoned, hazardous or junked vehicle which is to be removed shall be towed only after notice to the registered owner or person entitled to possession of the vehicle, or the owner, lessee, or occupant of real property upon which the vehicle is located, in accordance with N.C.G.S Chapter 20, Article 7A.
- B. In the case of a hazardous vehicle or a junked motor vehicle, if the names and mailing addresses of the registered owner or person entitled to the possession of the vehicle, or the owner of the real property upon which the vehicle is located can be ascertained in the exercise of reasonable diligence, the notice shall be given by first-class certified mail. Reasonable diligence shall include:
 - 1. Notice to the registered owner of the vehicle at his last known address according to the latest registration certificate or certificate of title on file with the North Carolina Division of Motor Vehicles; or
 - 2. Notice to the owner of real property as recorded in the Cabarrus County Register of Deeds Office; or
 - 3. Notice to the owner as contained in the records of the Town.
- C. The person who mails the notice(s) shall retain a written record to show the name(s) and address(es) to which mailed, and the date mailed. If such names and addresses cannot be ascertained or if the vehicle to be removed is an abandoned motor vehicle, notice shall be given by affixing on the windshield or some other conspicuous place on the vehicle a notice indicating that the vehicle will be removed by the Town on a specific date (no sooner than seven (7) days after the notice is affixed). The notice shall state that the vehicle will be removed by the Town on specified date, no sooner than seven (7) days after the notice is affixed or mailed, unless the vehicle is moved by the owner or legal possessor prior to that time.
- D. Following the towing of a vehicle, the procedures of N.C.G.S. Chapter 20, Article 7B shall be followed. Any abandoned, hazardous or junked vehicle which has been ordered removed may, as directed by the proper authorizing official of the town, be removed to a storage garage or area by the tow truck operator or towing business contracting to perform such services for the Town. Whenever such a vehicle is removed, the authorizing Town official shall immediately notify the last known registered owner of the vehicle, such notice to include the following:
 - 1. The description of the removed vehicle;
 - 2. The location where the vehicle is stored;
 - 3. The violation with which the owner is charged, if any;

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4. The procedure the owner must follow to redeem the vehicle; and
 5. The procedure the owner must follow to request a probable cause hearing on the removal.
- E. The Town shall attempt to verbally contact the vehicle owner while sending written notice. The verbal contact and written notice shall include the information set forth in subsections (D) (1) through (5) above. The written notice shall also be mailed to the registered owner's last known address, unless the notice is waived in writing by the vehicle owner or his agent. If the vehicle is registered in North Carolina, notice shall be given within twenty-four (24) hours. If the vehicle is not registered in the state, notice shall be given to the registered owner within seventy-two (72) hours of the removal of the vehicle.
- F. Whenever an abandoned, hazardous or junked motor vehicle is removed and such vehicle has no valid registration or registration plates, the authorizing Town official shall make reasonable efforts, including checking the vehicle identification number to determine the last known registered owner of the vehicle and to notify them of the information set forth in subsections (D) (1) through (5).

Section 8-4.7 Exceptions to prior notice requirement

- A. The requirement that notice be given prior to the removal of an abandoned, hazardous or junked motor vehicle may, as determined by the authorizing official be omitted in those circumstances where there is a special need for prompt action to eliminate traffic obstructions or to otherwise maintain and protect the public safety and welfare. Such findings shall in all cases be entered by the authorizing official in the appropriate daily records.
- B. Circumstances justifying the removal of vehicles without prior notice include:
1. *Vehicles abandoned on the public streets.* For vehicles left on the public streets and highways, the Sheriff's Department or Town Manager hereby determines that immediate removal of such vehicles may be warranted when they are:
 - a. Obstructing traffic;
 - b. Parking in violation of an ordinance prohibiting or restricting parking;
 - c. Parked in a no-stopping or standing zone;
 - d. Parked in loading zones;
 - e. Parked in bus zones; or
 - f. Parked in violation of temporary parking restrictions imposed under any town ordinance.
 2. *Other abandoned or hazardous vehicles.* With respect to abandoned or hazardous vehicles left on town-owned property other than the streets and highways and on private property, such vehicles may be removed without giving prior notice in those circumstances where the authorizing official finds a special need for prompt action to protect and maintain the public health, safety and welfare. By way of illustration and not of limitation, such circumstances include vehicles blocking or obstructing ingress or egress to businesses and residences; vehicles parked in such a location or manner as to pose a traffic hazard, or vehicles causing damage to public or private property.
 3. *Vehicles left on private property.* A vehicle may be removed that has been left on private property without the consent of the owner for longer than two (2) hours and the owner has complied with Section 8-4.12, or in those circumstances where there is a finding of a special need for prompt

action to eliminate traffic obstructions or to otherwise maintain and protect the public safety and welfare. Such findings shall, in all cases, be entered by the authorized official in the appropriate daily records.

Section 8-4.8 Appeals

- A. The registered owner or person entitled to possessing a vehicle which has been determined to be an abandoned vehicle on private property, hazardous vehicle or junked motor vehicle who has received a notice pursuant to Section 8-4.6, that the vehicle will be removed, may appeal the determination.
- B. In the case of notice for removal of a junked motor vehicle where the determination has been made that the benefits of removing the vehicle outweigh the burdens on the private property owner, the registered owner or person entitled to possession of the junked motor vehicle may appeal that determination.
- C. Any appeal shall be made within ten (10) days upon receipt of the notice. All appeals shall be made to the Town Board of Commissioners in writing. Appeals held pursuant to this section shall be conducted by the Board of Commissioners within forty-five (45) days after the receipt of a request for a hearing, and further proceedings to remove the vehicle shall be stayed until the appeal is heard and decided.

Section 8-4.9 Right to probable cause hearing before sale or final disposition of vehicle

After the removal of an abandoned vehicle, hazardous vehicle or junked motor vehicle, the owner or any other person entitled to possession is entitled to a hearing for the purpose of determining if probable cause existed for removing the vehicle. A request for hearing must be filed in writing with the County Magistrate designated by the Chief District Court Judge to receive such hearing requests. The Magistrate will set the hearing within seventy-two (72) hours of receipt of the request, and the hearing will be conducted in accordance with the provisions of North Carolina G.S. §20-219.11, as amended.

Section 8-4.10 Redemption of vehicle during proceedings

At any stage in the proceedings, including before the probable cause hearing, the owner may obtain possession of the removed vehicle by paying the towing fee, including any storage charges, or by posting a bond for double the amount of such fees and charges to the tow truck operator or towing business having custody of the removed vehicle. Upon regaining possession of a vehicle, the owner or person entitled to the possession of the vehicle shall not allow or engage in further violations of this ordinance.

Section 8-4.11 Sale and disposition of unclaimed vehicle

Any abandoned, hazardous or junked motor vehicle which is not claimed by the owner or other party entitled to possession will be disposed of by the tow truck operator or towing business having custody of the vehicle. Disposition of such vehicle shall be carried out in accordance with N.C.G.S. 44A-1 through 44A-6.

Section 8-4.12 Conditions on removal of vehicles from private property

The Town shall require any person requesting the removal of an abandoned, hazardous or junked motor vehicle from private property to indemnify the Town against any loss, expense or liability incurred because of the removal, storage, or sale thereof.

Section 8-4.13 Protection against criminal or civil liability

Any person who removes a vehicle pursuant to this Chapter shall not be held liable for damages for the removal of the vehicle to the owner, lien holder or other person legally entitled to the possession of the vehicle removed; however, any person who intentionally or negligently damages a vehicle in the removal of such vehicle, or intentionally or negligently inflicts injury upon any person in the removal of such vehicle, may be held liable for damages.

Section 8-4.14 Exceptions

Nothing in this Chapter shall apply to any vehicle which meets the following conditions:

- A. The vehicle is located in a bona fide "automobile graveyard" or "junkyard" as defined in N.C.G.S. 136-143, in accordance with the *Junkyard Control Act*, G.S. §136-141 et seq.; or
- B. The vehicle is in an enclosed building; or
- C. One (1) junked motor vehicle in its entirety, is located in the rear yard, as defined by the Mount Pleasant Development Ordinance, for no more than sixty (60) calendar days if the junked motor vehicle is entirely concealed from public view by an approved motor vehicle cover that is in good repair and must not be allowed to deteriorate; or
- D. The vehicle is in an appropriate storage place or depository maintained in a lawful place and manner by the Town.

Section 8-4.15 Unlawful removal of impounded vehicle

It shall be unlawful for any person to remove or attempt to remove from any storage facility designated by the Town any vehicle which has been impounded pursuant to the provisions of this ordinance unless and until all towing and impoundment fees which are due, or bond in lieu of such fees, have been paid.

Section 8-4.16 Junkyards prohibited

It shall be unlawful for any person to operate an automobile wrecking or dismantling business or to store junked vehicles or parts thereof within the corporate limits of the Town.

Section 8-4.17 Administrative Costs

The Town Board of Commissioners shall, from time to time, determine and fix an amount to be assessed as administrative costs under this Chapter. The cost of administration may be set as a fixed sum per removal or as a percentage of the actual costs of removal.

(Ord. passed 10-3-1966, Amended 8-25-2008, Amended 5-8-2023, [Proposed Amendments 9-9-2025](#))



Town Board of Commissioners Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Mayor and Board of Commissioners
From: Erin S. Burris, AICP
Date: September 9, 2025
Subject: ANX 2025-02 Byrd Property

A. BACKGROUND

**Applicant(s)/
Property Owner:** Robert L. Byrd, Jr.
9212 Fisher Road
Mount Pleasant, NC 28124

Location: 9450 NC Highway 73 E

PIN(s): 5670-71-5906

Property Size: 3.446 acres

Current Zoning: Mount Pleasant Residential Low Density RL (ETJ)

The subject property is currently located in Mount Pleasant Fire District and Planning Area. The property is currently has a vacant single-family residential home and associated accessory structure. The property owner has petitioned for voluntary non-contiguous annexation.

B. ANNEXATION EVALUATION

The property owner has submitted a petition for voluntary non-contiguous annexation for the subject property. The property is located within 300 feet of another non-contiguous area within the Town limits and within 4,300 feet (0.81 Miles) of the primary Town Limits.

The property is currently served by public water and an existing 15-inch public sewer line runs along the eastern boundary of the property. The applicant plans to utilize the public water and sewer available to the site.

The annexation assessment criteria are listed below and the applicable degree of favorability is **highlighted in red** for each of the criteria.

A. Contiguity

- Contiguous to primary corporate limits – Most Favorable
- Noncontiguous, within ETJ, and contiguous with satellite area – More Favorable
- **Noncontiguous, within ETJ, and not contiguous with satellite area – Favorable**
- Noncontiguous, outside of ETJ but within 1,000 feet of other satellite area-Less Favorable
- Noncontiguous outside of ETJ and more than 1,000 feet from other satellite areas – Least Favorable

B. Size of Proposed Area

- Very large area (greater than 100 acres) – Most Favorable
- Large area (50 – 100 acres) – More Favorable
- Medium area (25 – 50 acres) – Favorable
- Smaller area (10 – 25 acres) – Less Favorable
- **Small area (less than 10 acres) – Least Favorable**

C. Utility Service

- Current water and sewer customer – Most Favorable
- **Access to existing water and sewer service (within 1,000 feet) – More Favorable**
- Access to existing sewer service only (within 1,000 feet) –Favorable
- Access to existing water service only (within 1,000 feet) – Favorable
- Access to planned nearby water and/or sewer service (within 1,000ft) – Favorable
- In serviceable sewer basin but no planned project – Less Favorable
- Outside serviceable sewer basin or outside of utility service agreement area – Least Favorable

D. Fire District

- **Inside of Mt. Pleasant Fire District – Most Favorable**
- Outside of Mt. Pleasant Fire District – Least Favorable

E. Development Status

- Developed property in conformance with Town ordinances (in ETJ) – Most Favorable
- **Vacant/Partially Developed property with planned development and proper zoning (in ETJ) – Most Favorable**
- Vacant property with planned development and requires rezoning (in ETJ)– More Favorable
- Vacant property with planned development and requires rezoning (outside of ETJ, inside Planning Area)– Favorable
- Vacant property with no planned development (inside ETJ) – Favorable
- Developed property not in conformance with Town ordinances (in ETJ) – Less Favorable
- Vacant property with planned development (outside ETJ, outside of Planning Area) – Less Favorable

- Developed property not in conformance with Town ordinances (outside ETJ, inside Planning Area) – Less Favorable
- Vacant property with no planned development (outside ETJ, inside Planning Area) – Less Favorable
- Developed property not in conformance with Town ordinances (outside ETJ, outside Planning Area) – Least Favorable
- Vacant property with no planned development (outside ETJ, outside Planning Area) – Least Favorable

Based on the evaluation criteria, the proposed annexation has two (2) instance of *Most Favorable*, one (1) instance of being *More Favorable*, one (1) instances of being *Favorable*, and one (1) instance of being of being *Least Favorable*. Staff considers this annexation to be Favorable.

Estimated Annual Tax Revenue based on current land use and tax assessed value: \$765.00

C. ZONING CRITERIA

Comprehensive Plan

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

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

Zoning District Intent

The current zoning of the property is Residential Low Density. The intent of the RL district, as set forth in the Mount Pleasant Development Ordinance is outlined below:

“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.”

Existing Zoning and Development Patterns

The table below shows the zoning districts and land uses within 500 feet of the property:

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	RL Residential Low Density	Vacant, Agriculture
<i>East</i>	RL Residential Low Density, C-1 Light Commercial, I-1 Light Industrial	Agriculture, Single-family residential, Personal Service Use (salon), Distillery
<i>South</i>	RL Residential Low Density	Agriculture, Forestry
<i>West</i>	RL Residential Low Density	Single-family residential, Vacant, Agriculture, Lumber Mill

The subject property is located in an area with primarily low intensity zoning districts and low intensity residential and agricultural land uses, one service use, and two industrial uses.

Utility Availability

The property is currently served by Town water. A 15-inch public sewer line is located along Dutch Buffalo Creek and the eastern boundary of the property. The applicant plans to utilize public water and sewer for the site.

Transportation Capacity

The property is located on NC Highway 73 a state-maintained road. There is an existing driveway accessing the property. NCDOT will only permit one driveway to access the property. The average daily trip count (AADT) on Highway 73 at this location is 7,400 vehicles a day, according to NCDOT's interactive traffic volume map.

The current Comprehensive Plan shows a 2M cross section for Highway 73 at this location (min. 90-foot right-of-way). The current right-of-way width along the frontage of the property varies from 85 feet to 130 feet due to the proximity of the bridge crossing Dutch Buffalo Creek.

The Carolina Thread Trail Master Plan also shows the eastern boundary of the property being the location of the future trail corridor, which the Town's Comprehensive Plan labels as the Gold Rush Trail.

Environment

The eastern portion of the property is bordered by Dutch Buffalo Creek and approximately 1.5 acres of the property is located in the 100-yr. Floodplain or Floodway.

D. STAFF COMMENTS

Staff finds that contiguous annexation request is favorable, based on the Town's annexation evaluation criteria. The applicant is not proposing a change to the existing RL zoning district.

E. ACTION REQUESTED

The Town Board is requested to accept the Town Clerk's Certificate of Sufficiency and adopt a Resolution setting a public hearing date for Tuesday, October 14 at 6pm for the annexation public hearing.

F. ATTACHMENTS

1. Annexation Petition with Survey and Metes and Bounds Description
2. Annexation Map
3. Aerial Map
4. Certificate of Sufficiency
5. Resolution to Set Hearing

Mount Pleasant

North Carolina

Founded in 1848

VOLUNTARY NON-CONTIGUOUS ANNEXATION PETITION

Date of Petition: 6-27-2025

To the Town of Mount Pleasant Board of Commissioners:

1. We the undersigned owners of the real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mount Pleasant.
2. The area to be annexed is non-contiguous to the Town of Mount Pleasant and the boundaries of such territory are as such:

Property Address 9450 HWY 13 E.
MT. PLEASANT, NC 28124 Property PIN 5670-71-5906

(Attach metes and bounds description and map)

3. We acknowledge that any zoning vested rights acquired pursuant to NCGS 160D-108 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof).
4. The property is currently served by Town of Mount Pleasant
☒ Water ☒ Sewer

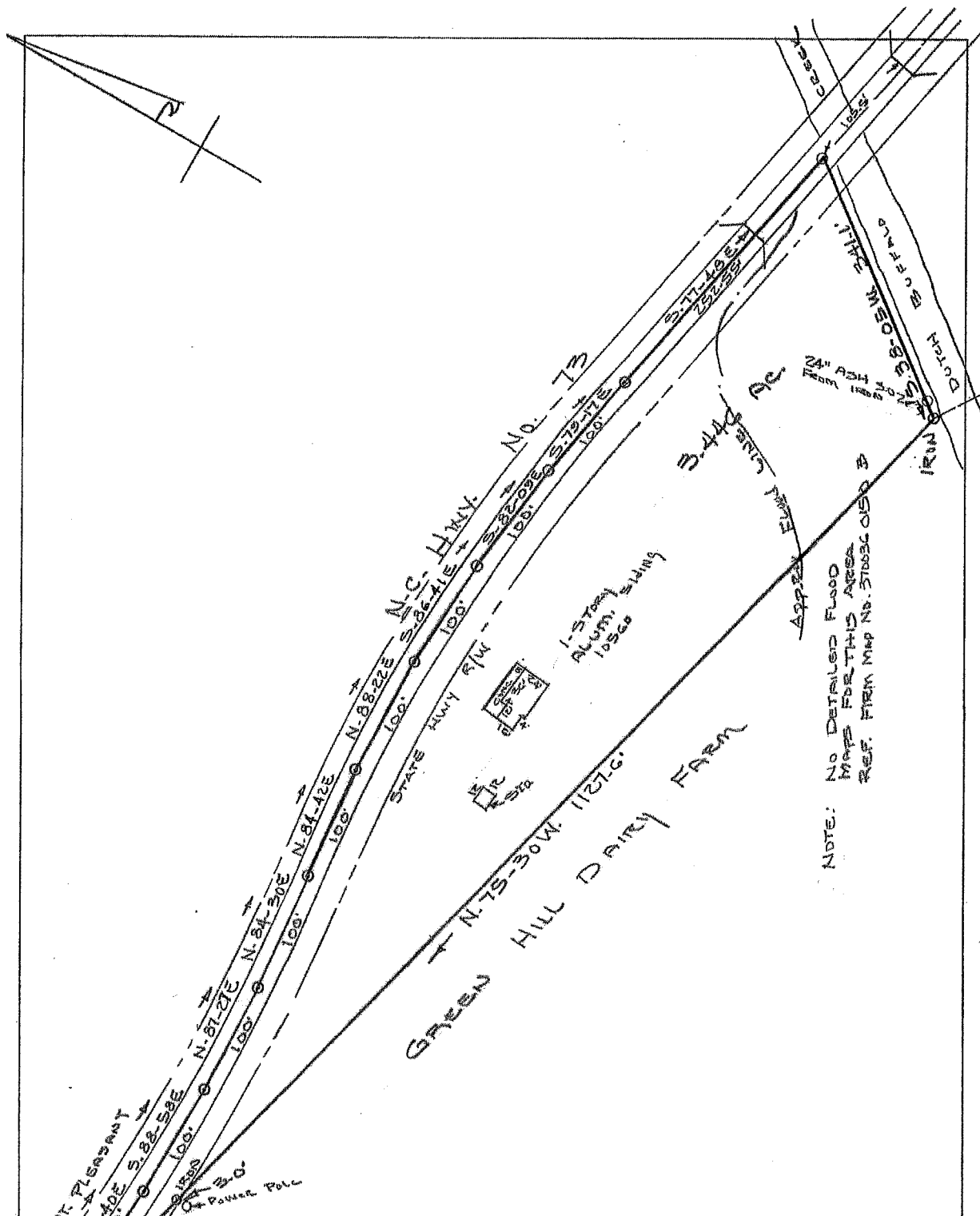
We acknowledge that if the property is not currently served by one or both utilities that the Town is not responsible for the cost of the extension of utilities to the property.

5. We acknowledge that, if annexed, the property would be subject to the current Town of Mount Pleasant tax rate and subsequent changes to the tax rate.

Owner Names	Mailing Address	Do you declare vested rights? (Yes or No)	Signature
1. <u>ROBERT L. BYRD JR</u>	<u>9212 FISHER RD</u> <u>MT. PLEASANT, NC 28124</u>	<u>YES</u>	<u>[Signature]</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9803 : fax 704-436-2921

www.mtpleasantnc.org Email: townhall@mtpleasantnc.us



NOTE:
NO DETAILED FLOOD
MAPS FOR THIS AREA
REF. FROM MAP NO. 5705C-050 B

PROPERTY OF
MITCHELL S. RAMSEY & WIFE VERONICA E. RAMSEY
PHYSICAL SURVEY OF

LOCATED IN WARD NO. _____ CITY OF _____ NO. 8 TOWNSHIP. CAD. COUNTY, N. C.
Scale 1" = 100'

Deed Recorded in Book No. _____ Page _____ Map Recorded in Map Book No. _____ Page _____
This is to certify that on APRIL 21 1987, I (surveyed-checked) the property shown on this plat and that the property lines, walls and buildings are as shown hereon; and that there are no encroachments on or from adjoining properties except as shown above.

Unless otherwise shown property line calls are from deeds or maps.

By Billy B. Long, Sr.
Registered Land Surveyor License Number L894

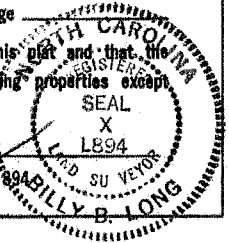


EXHIBIT "A"

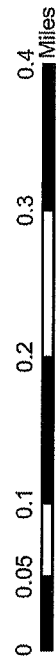
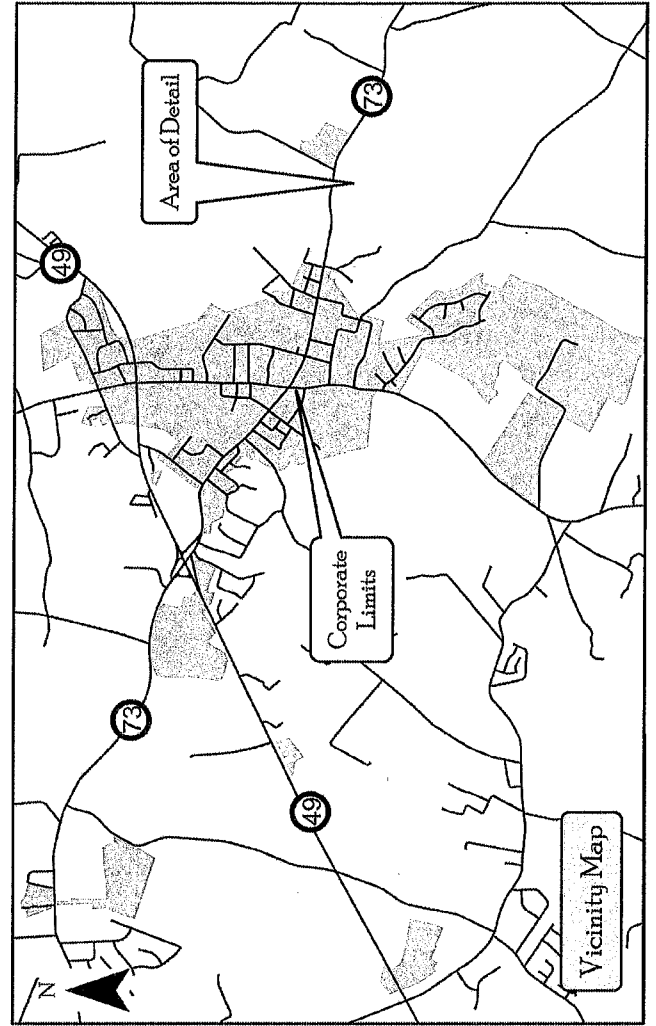
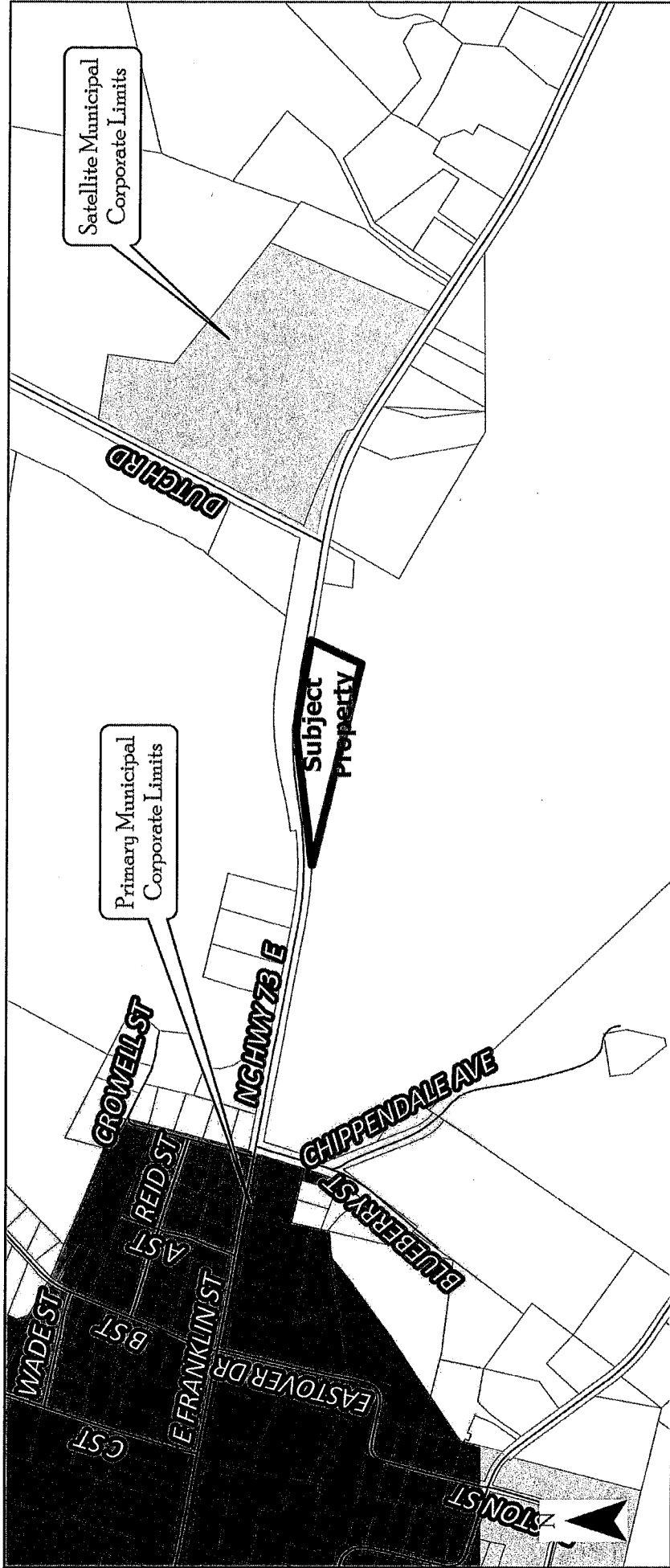
SITUATED IN NUMBER 8 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LYING AND BEING IN TOWNSHIP NUMBER 8, CABARRUS COUNTY, NORTH CAROLINA, ON THE SOUTH SIDE OF NORTH CAROLINA HIGHWAY NO. 73, AND ON THE WESTERN SIDE OF DUTCH BUFFALO CREEK, ADJOINING THE PROPERTY OF GREEN HILL DAIRY FARM AND J.D. BARRIER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIN IN THE CENTER OF NORTH CAROLINA HIGHWAY 73, CORNER OF J.D. BARRIER, SAID BEGINNING POINT BEING WEST OF DUTCH BUFFALO CREEK, AND RUNS THENCE WITH THE LINE OF BARRIER, SOUTH 38-05 WEST 341.1 FEET TO AN IRON STAKE, CORNER OF BARRIER, IN THE LINE OF GREEN HILL DAIRY FARM; THENCE WITH THE LINE OF GREEN HILL DAIRY FARM, NORTH 75-30 WEST 1127.6 FEET TO A POINT IN THE CENTER LINE OF NORTH CAROLINA HIGHWAY 73; THENCE 11 COURSES AND DISTANCES WITH THE CENTERLINE OF NORTH CAROLINA HIGHWAY 73 AS FOLLOWS: (1) SOUTH 80-35 EAST 100.0 FEET TO A POINT; THENCE (2) 84.40 EAST 100.0 FEET TO A POINT; THENCE (3) SOUTH 88-58 EAST 100.0 FEET TO A POINT; THENCE (4) NORTH 87-27 EAST 100.0 FEET TO A POINT; THENCE (5) NORTH 84-30 FEET EAST 100.0 FEET TO A POINT; THENCE (6) NORTH 84-42 EAST 100.0 FEET TO A POINT; THENCE (7) NORTH 88-22 EAST 100.0 FEET TO A POINT; THENCE (8) SOUTH 86-41 EAST 100.0 FEET TO A POINT; THENCE (9) SOUTH 82-09 EAST 100.0 FEET TO A POINT; THENCE (10) SOUTH 79-17 EAST 100.0 FEET TO A POINT; AND THENCE (11) 77-48 EAST 252.55 FEET TO THE POINT OF BEGINNING, CONTAINING 3.446 ACRES, AS SURVEYED BY BILLY B. LONG, R.L.L.

Parcel Number: 5670-71-5906-0000

Property Address: 9450 Highway 73 East, Mt. Pleasant, NC 28124



Town of Mount Pleasant Annexation Map Ordinance 2025-02

Effective Date: _____

**Parcels: 5670-71-5906
Acres: 3.446 acres +/-**



ANX 2025-02 Aerial Map

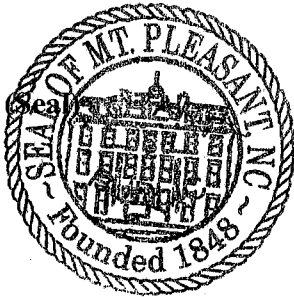


CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Mount Pleasant, North Carolina:

I, Amy Schueneman, Town Clerk, do hereby certify that I have investigated the petition (ANX 2025-02) attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with standards for non-contiguous annexation set forth in North Carolina G. S. 160A-58.1.

In witness whereof, I have hereto set my hand and affixed the seal of the Town of Mount Pleasant, this 9th of September, 2025.




Amy Schueneman, Town Clerk



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF
NON-CONTIGUOUS ANNEXATION PURSUANT TO G. S. 160A-58.1**

WHEREAS, a petition (ANX 2025-02) requesting annexation of the area described as attached has been received; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Mount Pleasant, North Carolina that;

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Mount Pleasant Town Hall at 6:00 pm on Tuesday, October 14, 2025.

Section 2. The area proposed for annexation is shown on the attached map, located at 9450 NC Highway 73 E., described as Cabarrus County Parcel Number 5670-71-5906.

Section 3. Notice of the public hearing shall be published in the Independent Tribune newspaper having general circulation in the Town of Mount Pleasant, at least ten (10) day prior to the date of the public hearing.

Adopted this day, September 9, 2025.

Tony Lapish, Mayor

Attest:

Amy Schueneman. Town Clerk



AGENDA ITEM:

Discussion on Christmas Parade and Tree Lighting

NARRATIVE:

Due to the Water Line Project, the Board needs to think about Christmas Events and how they could be affected by the Water Line Project. Because of the uncertainty of the timeline of the project, uneven road surfaces, etc. Staff have concerns about the safety of walkers and parade participants. Staff would like the Board to consider how they would like to proceed with these events. A decision will need to be made at the October 14th meeting to communicate with past participants, Cabarrus Health Alliance, Cabarrus County Sheriff's Department and other emergency services, and the public.

Recommendation:

Open

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.gov



AGENDA ITEM:

Receive update on the status of:

- Water Distribution Improvements Project
- Lower Adams Creek Sewer Outfall Project
- Water Treatment Plant Renovation Project
 - Consider loaning funds from General Fund to Water Treatment Plant Renovation Project

NARRATIVE:

Randy Holloway will give an update on the projects listed above.

Staff are asking the Board to consider allowing the Finance Officer to loan funds from the General Fund to the Water Treatment Plant Renovation Project to keep it moving forward. DEQ has requested numerous documents to justify expenditures made for the renovation of the Water Treatment Plant. This has caused a major delay in receiving reimbursements for the funds issued for WestTech, NORIT, etc. Water/Sewer Fund Balance is low, and Staff would like to be able to loan money from the General Fund to the Water Treatment Plant renovation to expedite the project and get the plant back online.

The Finance Officer reached out to UNC School of Government to verify this is allowed. According to Kara Millonzi, UNC faculty, the Town is able to loan funds from the General Fund to an Enterprise Fund per §160A-313.

§ 160A-313. Financing public enterprise.

Subject to the restrictions, limitations, procedures, and regulations otherwise provided by law, a city shall have full authority to finance the cost of any public enterprise by levying taxes, borrowing money, and appropriating any other revenues therefor, and by accepting and administering gifts and grants from any source on behalf thereof. (1971, c. 698, s. 1.)

RECOMMENDATIONS:

Motion to allow Finance Officer to loan funds from General Fund to Water Treatment Renovation Project as needed to expedite the completion of the project.

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