



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, January 26, 2026, 6pm
(Inclement Weather Alternate Date-Thursday, January, 29)

1. **Call to Order** - Chair Whit Moose
2. **Recognition of Quorum**
3. **Oath of Office for Newly Appointed Alternate Member**
4. **Conflict of Interest**
The Chairman and Board Members are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under NCGS 160A-175, NCGS 14-234, and NCGS 160D-109)
5. **Approval of Agenda**
6. **Approval of Minutes of Previous Meetings** (October 27, 2025)
7. **Public Comment Period**
8. **Planning Board Business**

TA 2026-01 CONTRACTORS OFFICES & SHOPS IN AG ZONING DISTRICT

Applicant requests text amendment to permit Contractors Offices and Contractors Shops in the Agricultural (AG) zoning district as special uses. Affected Section of the MPDO: 4.6 (Table 4.6-1).

REZ 2026-02 ESTEP ELECTRICAL

Applicant requests to rezone property with existing single-family residential home and 6,200sf shop building to Conditional Zoning Agricultural (CZ AG) to permit single-family residential, contractor shop, and agriculture on the property. Location: 9950 Foil Road. Cabarrus PIN: 5670-89-4187. Current Zoning: RL Residential Low Density. Proposed Zoning: CZ AG Conditional Zoning Agricultural. Area: 17.78 acres.

ANX 2026-01, REZ 2026-01, & SITE 2026-01 YOST PROPERTY

Applicant requests non-contiguous voluntary annexation of property into the Town limits. Parallel request to zone property Conditional Zoning Office & Institutional (CZ OI) for existing office use, existing single-family residential, and one additional professional office building. Preliminary site plan provided with zoning district request. Location: 5623, 5641, & 5605 NC Hwy. 49 N. Cabarrus PIN: 5650-82-0012, 5650-81-1884, 5650-71-9774. Current Zoning: Cabarrus County Office & Institutional Special Use (OI-SU) and Countryside Residential (CR). Proposed Zoning: Conditional Zoning Office & Institutional (CZ OI). Area: 4.06 acres

9. Board of Adjustment Business

None

10. Approval of 2026 Meeting Calendar

11. Reports

Planning Report and Zoning Permits December & January (to date)

12. Planning & Zoning Board Comment Period

13. Adjourn



**Planning and Zoning Board Meeting Minutes
Monday, January 26, 2026
Rescheduled to Thursday, January 29, 2026 (due to inclement weather)**

Members Present:

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

Also Present: John Estep, Ginger Moore, Madison Horck, Paula Yost, and Mayor Tony Lapis.

1. Call to Order

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

2. Recognition of Quorum

Chairman Whit Moose stated a quorum was present.

3. Oath of Office for Newly Appointed Alternate Member

Bernie Edwards was sworn in as a Planning and Zoning Alternate Board Member, replacing Liz Poole's term until 6/30/2026.

4. Conflict of Interest

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

No one had a conflict.

5. Approval of Agenda

A **motion** was made by Jonathan Helms to approve the agenda with a second motion made by Bridget Fowler. All were in favor. (5-0)

6. Approval of Minutes of Previous Meetings (October 27, 2025)

A **motion** was made by Bridget Fowler to approve the minutes for the previous meeting (October 27, 2025) and a second motion was made by Rick Burleyson. All were in favor. (5-0)

7. Public Comment:

None

8. Planning Board Cases:

TA 2026-01 CONTRACTORS OFFICES & SHOPS IN AG ZONING DISTRICT

Applicant requests text amendment to permit Contractors Offices and Contractors Shops in the Agricultural (AG) zoning district as special uses. Affected Section of the MPDO: 4.6 (Table 4.6-1).

Erin Burris presented the TA 2026-01 Contractors Offices & Shops in AG Zoning District packet as presented (*included in the Minute Book*).

John Estep

375 Moose Road S, Mount Pleasant, NC 28124

John Estep stated that for years he had been looking for a place in Mount Pleasant to call home for Estep Electrical, which tries to support this community. He said that he came upon a location, which is perfect, and spoke with all the neighbors before purchasing the property just to make sure that everybody on that street understood what he wanted to do and they were all okay with it. He thanked the Board for their time and for sitting in on this case. This will be home for the shop.

Chairman Whit Moose asked if Mr. Estep was going to build a home site and a shop.

John Estep shared that there is already a home on the property that his mother and father-in-law live in and the shop is already there as well. The only thing that he proposes doing is the parking lot.

Erin Burris shared the information about the request. Mr. Estep will be asking for a proposed Conditional Zoning District for the property that has an existing home, and a 6,200 existing shop building. The shop was built as part of the Agricultural use on the Foil property and when it was sold, it was sold together as a house and shop. Mr. Estep has been looking for property in Mount Pleasant for a long time and unfortunately the Town does not have anything available for Light Industrial. The Town has been working on encouraging small-scale light industrial development, according to the updated Comprehensive Plan, but it has not happened yet, and he does not want to leave Mount Pleasant. That is why he is making this request.

The text amendment request involves whether the Town believes that Contractor shops and offices could be an appropriate use in certain situations in the AG District, which usually has very large lots. The question is: Could there be a situation where cases could be reviewed individually by this Board and the use would be appropriate at specific locations?

A **motion** was made by Rick Burleyson to recommend approval of the Text Amendment and is consistent with the Comprehensive Plan and a second motion was made by Bridget Fowler. All were in favor. (5-0)

REZ 2026-02 ESTEP ELECTRICAL

Applicant requests to rezone property with existing single-family residential home and 6,200 sf shop building to Conditional Zoning Agricultural (CZ AG) to permit single-family residential, contractor shop, and agriculture on the property. Location: 9950 Foil Road. Cabarrus PIN: 5670-89-4187. Current Zoning: RL Residential Low Density. Proposed Zoning: CZ AG Conditional Zoning Agricultural. Area: 17.78 acres.

Erin Burris presented the REZ 2026-01 (Subject to Approval of TA 2026-01) packet as presented (*included in the Minute Book*).

Rick Burleyson wanted to clarify that RL (Residential Low Density) does not allow contractor shops and CZ AG (Conditional Zoning Agricultural) with the Text Amendment would be the zoning to best fit this property.

Erin Burris said the text amendment proposed in the previous case would allow contractors shops and offices in the AG district as a Special Use. The AG District usually has larger lots and larger lot requirement which allows them to have a better chance to review them on a site-specific basis. This was the best option for this property since there was already a house and agricultural use on the property. Conditional Zoning AG District made the most sense.

John Estep added that the shop would only be a meeting place for workers and storage for materials. There will not be people coming in and out, so there will not be a lot of road traffic throughout the day. Also, the hours of business will be Monday through Thursday, leaving Friday through Sunday with no extra traffic.

A **motion** was made by Bridget Fowler to recommend approval and consistent and finds the proposed CZ AG zoning district is consistent with the "Low Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan. The Board finds in the land use types listed for single-family residential, agricultural, and contractor office and shop in the existing buildings on the Conditional Zoning plan are consistent with the general land use types of listed for the Low Intensity classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO), and that the proposed uses and site-specific plan are reasonable and in the public interest given the large size of the property, distance from adjacent uses, and the mix of residential, agricultural, and commercial uses already located on Foil Road and a second **motion** was made by Jonathan Helms. All were in favor. (5-0)

Erin Burris shared with Mr. Estep that the Public Hearing would be at the Town Board Meeting on Tuesday, February 10, 2026.

ANX 2026-01, REZ 2026-01, & SITE 2026-01 YOST PROPERTY

Applicant requests non-contiguous voluntary annexation of property into the Town limits. Parallel request to zone property Conditional Zoning Office & Institutional (CZ OI) for existing office use, existing single-family residential, and one additional professional office building. Preliminary site plan provided with zoning district request. Location: 5623, 5641, & 5605 NC Hwy. 49 N. Cabarrus PIN: 5650-82-0012, 5650-81-1884, 5650-71-9774. Current Zoning: Cabarrus County Office & Institutional Special Use (OI-SU) and Countryside Residential (CR). Proposed Zoning: Conditional Zoning Office & Institutional (CZ OI). Area: 4.06 acres

Erin Burris presented the ANX 2026-01, REZ 2026-01 & SITE 2026-01 YOST PROPERTY packet as presented *(included in the Minute Book)*

**Ginger Moore of Carlos Moore Architecture
222 Church Street N, Concord, NC 28025.**

Thank you for your time and your interest in trying to make Mount Pleasant a little bit better. *(Ginger Moore passed out a couple of renderings of the proposed building for the Board members to look over).*

“Paula Yost is a lawyer, and we helped her with her first project converting her old family house into the Country Law Shack. Within that scope she has expanded and has gotten her Counseling Degree in that time and has become a licensed counselor. Ms. Yost has a lot of interest in mental health and providing counseling services to a lot of different demographics. So, that part of her business is expanding. What we have done is located the building on the back partial for a couple of reasons: First, there is adequate land, a well is already there, and there used to be a structure in that area in the past. Second and most importantly, the building fits the landscape there to help with privacy and not being seen from the road. Another good thing about this site is there is a 20-foot drop from the main road down to the area in the back so that natural setting is providing that buffer in that seclusion/privacy. The other thing that is pleasing about this property is how the site sits in the landscape as far as the views and how to get to it. It is a perfect setting for a counseling center there for a lot of different levels, so we have been very cognizant of how the building was situated on the property for privacy and nature.

With the Law Shack being O-I (Office and Institutional) and the existing residence to the right being O-I, we felt O-I would be a great match for all 3 partials to get them all in a group and have similar uses. We know we are in the long-range development plan for Mount Pleasant, that is why we are requesting to come to Mount Pleasant.”

Ginger Moore asked the Board to look over the proposed building. The building has similar character to Frank Lloyd Wright’s designs that Paula Yost likes because his designs are very connected to landscaping, very connected to mental stability, and calmness. Mrs. Moore’s and Mrs. Yost’s ideas for materials are for permanence, so they hold up well. The materials selected are earthtones, very strategic places in all the lighting and the windows and have long overhangs. On the right side, the longest overhang will be where the group therapy offices are and that is where most of the trees are. So, that is where the groups can easily move from inside the building to outside the building and still have privacy there.

Ginger Moore and Paula Yost are requesting a recommendation for Conditional Zoning Office and Institutional (CZ OI) and are here to answer any questions and are looking forward to having a nice building right here in Mount Pleasant.

Whit Moose had a question about the parcel in the corner and what the plans are for that piece there.

Ms. Moore shared that Ms. Yost has someone living there so right now there is no current plan to expand that use. It will remain as it exists. That parcel already has a 10-foot setback, a 15-foot buffer and it is low down on the site so, theoretically, it is two areas already.

Erin Burris shared that if going forward if for some reason they would want to transition that to office use as well, the use is already allowed in the district, so they could do office use. It would have to go through a change of use, site plan review, add parking, and things like that. It would be subject to site plan review, but the zoning district would already be in place to transition it to any of those uses that are on there. If for some reason they wanted to add on to it, they could add on 25 percent without having to come back to the Board.

A **motion** was made by Jonathan Helms to recommend approval and consistent and finds that the proposed CZ OI Zoning District is consistent with the "Employment Center" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan. The Board finds in that the land use types shown on the Conditional Zoning plan are consistent with the general land use types of listed for the Employment Center classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO), and that the proposed uses and site-specific plan are reasonable and in the public interest given the mix of zoning district and land uses along the Highway 49 corridor. A second motion was made by Kiesha Garrido. All were in favor. (5-0)

9. Board of Adjustment Business

None

10. Approval of 2026 Meeting Calendar

The May 2026 meeting was moved up a week to May 18, 2026, instead of the regular scheduled week of May 25, 2026, due to Memorial Day.

A motion was made by Rick Burleyson to approve the 2026 Meeting Calendar with adjusted date of May 18, 2026, and a second motion was made by Kiesha Garrido. All were in favor. (5-0)

11. Reports

Erin Burris presented the Reports as presented (*included in the Minute Book*).

Erin Burris shared the following additional information on the reports:

- SUB 2026-01 Pleasant Springs Subdivision may be coming to the Board possibly in March or April 2026.
- SUB 2025-01 N. Main Street Infill Subdivision (revised) may be coming to the Board in March or April as well.
- WSAAC allocated 9,000 additional gallons of water this year compared to the usual 4,000 gallons.
- Lower Adam's Creek Sewer is almost complete and should be complete within weeks. The only thing left is to invert the pump stations and remove them. Then the project will be completed.
- The waterline project needs a couple of days above 40 degrees to get the pavement patching completed. All the lines are installed, most of the lines have been tested except E. Franklin Street, and after the tie-ins and get the asphalt patched Highway 73 W can open.
- The Water Treatment Plant is up and running and testing waiting for NCDEQ approval. The Plant should be operating by the end of February, and the PAC system should be active by Spring.

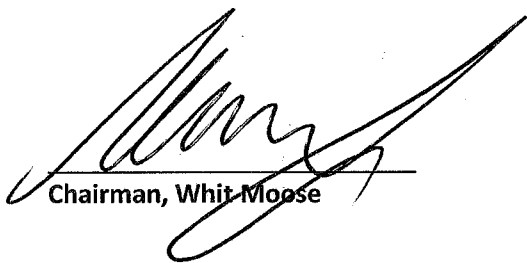
- The Town will start on the N. Washington Street Sidewalk Project and Franklin Street Sidewalks after the Water Line Project is completed.
- Temporary Use Permits have been issued for gravel parking in Downtown. Everyone has their plan in place to get rid of the gravel parking within the year.
- 2025 had the most zoning permits for single-family residential, which was 51 permits. Projects to have 25-30 in 2026 and 30ish from here on out.

12.. Planning & Zoning Comment Period

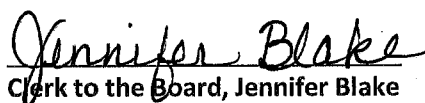
Board members were interested in knowing how many homes have sold in both Green Acres and Brighton Park Subdivisions. The clerk shared that Green Acres had 27 homes sold and Brighton Park had 5 homes sold to date.

11. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Jonathan Helms made a **motion** to adjourn, and a second motion was made by Bridget Fowler. All were in favor. (5-0)



Chairman, Whit Moose



Clerk to the Board, Jennifer Blake