

MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Regular Board Meeting
Tuesday, February 10, 2026
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Tony Lapish

Invocation- Pastor David Snow of Community Church of Mount Pleasant

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)

Mayor Lapish postponed #6 Presentation A. Fire Chief Dustin Sneed –Retirement of Firefighter Jeff Cook until the March 10, 2026 Board meeting.

4. Consent Agenda (Pages 3-8)

- A. Minutes January 13, 2026 (pages 3-6)
- B. Budget Amendment #13 LKC Engineering Amendment #2 Water Project (page 7)
- C. Budget Amendment #14 Purchase FD-2026 Chevy Truck (page 8)

5. Staff Reports (Pages 9-32)

- A. Town Manager-Randy Holloway (page 9)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 10-16)
- C. Town Clerk/Finance Officer - Amy Schueneman (includes Project Cost updates pages 17-18)
- D. Human Resources/Events- Crystal Smith (page 19)
- E. Code Enforcement - Jim Sells (pages 20-22)
- F. Public Works- Derek Linker (page 23)
- G. Fire Department-Dustin Sneed (page 24)
- H. Cabarrus County Sheriff's Department (pages 25-32)

6. Presentation (postponed until March 10, 2026 Board meeting)

- A. Fire Chief Dustin Sneed –Retirement of Firefighter Jeff Cook

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7. Public Hearings (separate attachments)

- A. ANX 2026-01 & REZ 2026-01 Yost Property
- B. ANX 2026-02 James Property
- C. TA 2026-01 Contractors Offices and Shops in AG Zoning District
- D. REZ 2026-02 Estep Electrical

8. Old Business (Page 33)

- A. Receive update on the status of (page 33):
 - Lower Adams Creek Sewer Outfall Project
 - Water Distribution Improvements Project
 - Water Treatment Plant Renovation Project

9. 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.

**Budget Workshop will be held
Saturday, March 21st 8am-12pm
in the conference room of Town Hall.**



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Tuesday, January 13, 2026 at 6:00 P.M.**

Attendance: Mayor Tony Lapish
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Steven Dixon
Commissioner Liz Poole
Commissioner Mike Steiner
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Crystal Smith, Erin Burris, Ally Schueneman, Dustin Sneed, William Meadows, Lily Meadows, Gary Cooper Jr., Pastor Nick Newman, Rita Gilmore, Rodney Schueneman, CCSO Chris Smith, and Deputy T Beverly.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor Nick Newman of Propel Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

1. Public Forum

Gary Cooper, Jr. of Oldenburg informed the Board of an issue with his landline phone service by Windstream which will be discontinued since it has copper wiring. A Windstream employee stated that he would have to transition to a fiber connection even though it will not work during a power outage.

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 Lapish added

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ADD ON: New Business C. Consider approving the use of Water System Improvements Project SRP-D-ARP-0082 State Grant Funding for Amendment #2 to the LKC Engineering Contract.

A motion to approve the amended Agenda was made by Commissioner Poole with a second by Commissioner Furr. All Board Members were in favor. (5-0)

4. Consent Agenda

- A. Minutes December 9, 2025
- B. Designated Official Resolution for NC ABC Commission

Commissioner Furr made a motion to approve the Consent Agenda with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

5. Staff Reports

- A. Town Asst. Manager- Planning & Economic Development Director -
- B. Town Clerk/Finance Officer - Amy Schueneman
Commissioner Poole asked to have percentages added to the Budget vs. Actual Finance Report on future Finance reports.
- C. Human Resources/Events- Crystal Smith
Commissioner Poole asked about possibly reversing the direction of future parades to bring people into Town instead of going out of Town.
- D. Code Enforcement/Grant Writer- Jim Sells
- E. Public Works- Daniel Crowell
- F. Fire Department-Dustin Sneed
- G. Cabarrus County Sheriff's Department

6. Old Business

A. Receive updates on the status of:

Lower Adams Creek Sewer Outfall Project

Erin Burris updated the Board with information from the December 10th project meeting that was also updated on mpcfuture.com website. Subcontractor Young completed the bore under Adams Creek, and the final sections of sewer lines have been laid. The sewer lines have been tested and passed. Preparations are being made to complete the tie in at the Summer St. and Pasture Pump Stations sites, to retire those sites. Disturbed areas will be seeded, and gates will be placed at the easements of the road crossings to prevent trespassing. Carolina Thread Trail will need a few repairs, and Elite Infrastructures are communication with Thread Trail to complete the repairs.

Water Distribution Improvements Project

Ms. Burris continued the updates with the Water Project. Both North and South Main St. waterline installation has been completed for a while. Curb and sidewalk restoration will be completed after all waterlines have been installed. Hwy 49 waterline was installed but had several leaks. The leaks were repaired and passed the pressure tests. Once again, curb and sidewalk restoration will be done after all waterlines are installed. State Utility took advantage of the warm weather last week to use flowable fill on W. Franklin St. between College St. and Halifax St., as well as E. Franklin St. from Tuscarora to Washington St. The paving on W. Franklin St. planned for this week could not be completed because the flowable fill did not setup properly. Contractors are giving the flowable fill longer to set up and are removing the plates each day to allow more air to circulate. The remainder of the project between College St. to Washington St. will need to use ABC stone and fabric since temperatures will be too low to use flowable fill. There were some compaction issues, but by adding water it was corrected. If all goes well, paving will take place on W. Franklin St. next week and the road will reopen between Halifax St. and Main St. There is less than 1,000ft of waterline left to lay on E. Franklin St. between Washington St. and the square. The overall schedule that has been updated by the contractor shows completion of waterline installation at the end of January/beginning of February with restoration of curb and sidewalk in February. The original contract timeline was 450 days from the project start date of February 10, 2025 which

means substantial completion must be by May 6, 2026. The contractor is still within the time frame of the original contract. The expected substantial completion is in mid-March.

NCDOT has contracted with NJR to complete the paving several areas in Division 10 including Main St. and Hwy 73. The exact timing of the paving has not been discussed, but a meeting will be set up to discuss the logistics.

Next Project meeting for both the water and sewer projects between Town, Contractors, and Engineers will be on January 28th.

Water Treatment Plant Renovation Project

Randy Holloway stated that Staff began bringing the WTP back online this week and ran into a problem. It appears that the contractor undersized the motors at the start of the water train as the water comes in and the paddles turn to add the coagulant to catch the organics. The motors run for about 30 minutes and get so hot that the motors turn off automatically. Staff contacted the contractor (WesTech) about the issue and another company (Harper) the Town has used. If WesTech does not respond quickly, Staff will contact Harper to help correct this issue and any others that may arise. Depending on the responsiveness and willingness of WesTech to correct any issues, the Town Attorney may be contacted to deal with WesTech since it is a warranty issue and Harper will be contracted to help fix the problems.

The Town is still waiting for NC DEQ to permit the well for the PAC system. The WTP can be brought back up for use without the PAC system.

B. Consider filling a vacant seat as “alternate” on the Planning & Zoning Board with a term that expires on June 30, 2026.

Since Liz Poole was elected to the Town Board, a position on the Planning & Zoning Board is now open. The Board needs to appoint a replacement to fill the remainder of the vacant term ending June 30, 2026. This appointment will be the new “alternate” and the current alternate, Kiesha Garrado, will move to a “voting” member.

The following people submitted an application to be considered:

Bernie H. Edwards (eligible, Town resident)
William Meadows (eligible, Town resident)
Scott Miller (ineligible, not a Town resident)

A motion to appoint Bernie Edwards for the “alternate” seat on the Planning & Zoning Board with a term that expires on June 30, 2026 was made by Commissioner Poole with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

7. New Business

A. Set Public Hearing for ANX 2026-01 & REZ 2026-01 Yost Property

A motion to set the Public Hearing for ANX 2026-01 & REZ 2026-01 Yost Property was made by Commissioner Poole with a second by Commissioner Dixon. All Board Members were in favor. (5-0)

B. Set Public Hearing for ANX 2026-02 James Property

A motion to set the Public Hearing for ANX 2026-02 James Property was made by Commissioner Simpson with a second by Commissioner Steiner. All Board Members were in favor. (5-0)

C. ADD ON: Consider approving the use of Water System Improvements Project SRP-D-ARP-0082 State Grant Funding for Amendment #2 to the LKC Engineering Contract.

Staff are requesting a \$104,000 increase to the engineering portion of the Water System Improvements Project and will be using some of the remaining contingency funds from the waterline project for an increase in engineering fees. The primary waterline out of the ground storage tank at

the Water Treatment Plant to the Town distribution system was installed in 1970. This is the only remaining line in the "backbone" of the water system that has not been replaced.

Amendment #2 modifies the scope based on the projected remaining contingency funds in the Town's SRP-D-ARP-0082 funding after the completion of the scope included in the original agreement and Amendment #1. With the projected remaining funds, the Town wishes to add the following scope modification(s):

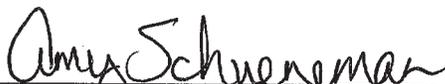
1. Approximately 800 feet of 12" water line along NC-49, beginning at the Town's water treatment plant and running west on NC-49 to the intersection with Jackson Street.
2. Approximately 1,400 feet of 12" water main along Jackson Street, beginning at the intersection with NC-49 and running North to connect to the existing 12" waterline at the intersection with North Drive, including various 8" and 6" connections to existing water lines along the route.

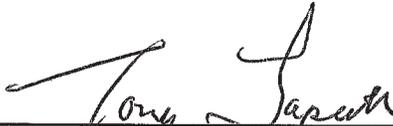
A motion to approve the use of Water System Improvements Project SRP-D-ARP-0082 State Grant Funding for Amendment #2 to the LKC Engineering Contract was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

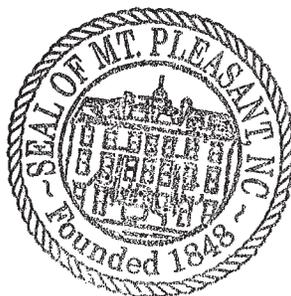
8. Adjournment

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

By our signatures, the following minutes were approved as submitted on Tuesday, February 10, 2026 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapis



MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: February 10, 2026
RE: Manager's report for January 2026

Please find listed below an update / overview for the month of January 2026

- Continued working with Staff, Graver Engineering and NCDEQ to keep the PAC project plans moving forward. The PAC system has been assembled and is ready for operation once the well is drilled and the permits are issued.
- Utility Services has completed all the repairs to the ground storage tank and clear well and they are ready to be sanitized before water can be placed in them for operations.
- Worked with Staff to begin bringing the water treatment plant back online. We had some issues with the motors and gear boxes that have been resolved. Wes Tech sent a team to investigate the issues and help with the startup process. We hope to have the plant online by mid-February.
- Continued working with Staff, LKC and State Utility to review and approve items for change orders for the water line and sewer project to keep the projects moving forward. The Assistant Manager has a comprehensive update to her monthly report.
- Continued worked with Staff to keep the State funded sidewalk project and the North Washington Drive projects moving forward.
- Continued working with Staff to keep the proposed Town parking lot behind Buddy's restaurant moving forward.
- Participated in the monthly water and sewer project update meetings.
- Attended the monthly WSACC meeting.
- Worked with Town Staff to prepare for the winter storms and deal with any issues. Town Staff did a great job handling issues as they developed.



To: Mayor & Board of Commissioners
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: February 10, 2026
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

TA 2026-01 & REZ 2026-02 ESTEP ELECTRICAL

Description: Applicant requests text amendment to permit Contractors Offices and Contractors Shops in the Agricultural (AG) zoning district as special uses. Applicant also 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

Current Status: Planning & Zoning Board recommended approval at January 29 meeting. Scheduled for February 10 Town Board public hearing.

ANX 2026-02 JAMES PROPERTY VOLUNTARY ANNEXATION REQUEST

Description: Property owner requests non-contiguous voluntary annexation of property into the Town limits.

Location: 2260 Mt. Pleasant Rd. S.

Cabarrus PIN: 5579-08-4903

Current Zoning: Town of Mount Pleasant RL Residential Low Density

Proposed Zoning: No zoning change proposed

Area: 36.03 acres

Current Status: Scheduled for February 10 Town Board public hearing.

ANX 2026-01, REZ 2026-01, & SITE 2026-01 YOST PROPERTY VOLUNTARY ANNEXATION REQUEST

Description: Property owner 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

Current Status: Planning & Zoning Board recommended approval at January 29 meeting. Scheduled for February 10 Town Board public hearing.

SUB 2026-01 PLEASANT SPRINGS SUBDIVISION (& REZ 2026-03)

Description: Proposed major subdivision preliminary plat for 89 lot single-family residential subdivision. Property was initially annexed into the Town limits in 2019 and zoned RH and C-2. Applicant proposes rezoning 7.3 acres of C-2 zoning to RH zoning.

Location: 5122 & 5130 NC Highway 49 N (near intersection of Hwy. 49 and Cold Springs Rd.)

Cabarrus PIN: 5660-34-5579

Current Zoning: RH Residential High Density (approx. 31.5 acres) & C-2 General Commercial (approx. 7.3 acres)

Proposed Zoning: Request to rezone 7.34 acres of C-2 to RH. All other zoning to remain the same

Area: 38.8 acres

Proposed Density: 2.3 dwelling units per acre

Estimated Sewer Capacity Usage: 20,025 gpd (Town Board approval required for allocation)

Current Status: Technical Review Committee reviewed proposed plat and provided comments. Waiting on revised plat submittal. Will be scheduled for Planning & Zoning Board review following completion of revisions.

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION (revised)

Description: Preliminary plat for proposed 17-lot infill subdivision on N. Main Street.

Location: 816 N. Main Street

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

Current Zoning: RM Residential Medium Density

Area: 7.90 acres

Proposed Density: 2.15 dwelling units per acre

Estimated Sewer Capacity Usage: 3,825 gpd

Current Status: First submittal of Preliminary Plat reviewed by Technical Review Committee (TRC). Comments provided to engineer April 7, 2025. Revised plan received January 5, 2026 and is under review by TRC. Has not been scheduled for Planning & Zoning Board review.

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: 4.93 acres

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

Current Status: Construction underway.

SITE 2024-01 UWHARRIE BANK

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 underway.

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: 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 are being completed. Zoning Permits being issued (16 issued to date, 41 remaining in Phase 1).

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 Green Acres Circle

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

Zoning: RM CZ Conditional Residential Medium Density

Area: 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 are being completed. Zoning Permits being issued (35 issued to date, 2 remaining).

Code of Ordinances

During Fiscal Year 25-26, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

WSACC Sewer Treatment Capacity Allocation

The WSACC Wastewater Capacity Distribution #1 Memo dated July 22, 2025 shows that Mount Pleasant has a total of 133,438gpd of allocation. Distribution #14 added 9,574 gpd to Mount Pleasant’s allocation. The Town’s updated sewer allocation spreadsheet shows 38,700gpd of pending non-strategic reserve and 8,308gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion. Allocation expires after two years, if developments have not moved forward with construction plans. WSACC flow acceptance expires after two years following construction plan approval.

Permits

January 2026 permit list attached at end of report.

Infrastructure Projects

Information on all infrastructure projects is provided on the Town's project website at <https://mpncfuture.com/>. Below is a summary of project descriptions, overall schedule, funding sources, and status from the website:

WATER DISTRIBUTION IMPROVEMENTS (12-INCH WATER MAINS) - IN PROGRESS

- **Project Description:** This project will replace old 6-inch water lines (most installed in 1937) with new 12-inch water mains along Main Street (North Drive to Lee Street), Franklin Street (Skyland Drive to Blueberry Street), Cook Street (Main Street to N. Washington Street), and Highway 49 (Main Street to Highway 73 interchange). This is a total of approximately 4 miles of waterline. This project will improve both water quality and fire flow throughout the Town. Click [here](#) to view the proposed improvements map.
- **Schedule:** This project began February 10, 2025 with substantial completion by the end of the year.
- **Funding Source:** \$9,988,029 State Budget allocation from federal ARPA funds
- **Status:** In progress - Approximately 90% complete. Information about road closures and service interruptions will be posted on social media. Latest update can be viewed at: <https://mpncfuture.com/Dev/ID/1050/Waterline-Monthly-Project-Update--January-29-2026>
Next progress meeting to be held February 25.

LOWER ADAMS CREEK SEWER OUTFALL – NEARING COMPLETION

- **Project Description:** This project was originally planned to be completed by the Water and Sewer Authority of Cabarrus County (WSACC) in 2009. The project never came to fruition, so the Town is picking up the project where it left off. This project will retire the Summer Street and Pasture pump stations. Click [here](#) to view the proposed Lower Adams Creek Sewer Outfall map. Click [here](#) to see a composite map of all proposed sewer improvements.
- **Schedule:** This project began March 3, 2025 with completion by March 2026.
- **Funding Source:** \$5,822,971 State Budget allocation from federal ARPA funds
- **Status:** In Progress - Approximately 99% complete. Latest update can be viewed at <https://mpncfuture.com/Dev/ID/1051/Lower-Adams-Creek-Sewer-Outfall-Monthly-Project-Update--January-29-2026>
Next progress meeting to be held February 25.

WATER INTAKE & TREATMENT IMPROVEMENTS – NEARING COMPLETION

- **Project Description:** The Town worked with the North Carolina Department of Environmental Quality (NCDEQ) and three different consulting engineers to determine the necessary water intake and treatment upgrades and changes to improve drinking water quality and bring disinfection byproduct levels into compliance. All internal components and filter media the Water Treatment Plant are being replaced, a new Powder Activated Carbon (PAC) system is being installed, and the ground storage tank will be cleaned and coated and have new pipes and pumps installed. The Town plans to utilize a well to feed the PAC system and supplement the water from Dutch Buffalo Creek.
- **Schedule:** Recommendations from engineering firms were provided in February 2025. The implementation and installation of improvements began March 2025 and will take place in phases as funding is available. The water treatment plant will be shut down to complete water treatment plant, PAC, and ground storage improvements August through December of 2025. Water will be purchased from the City of Concord during this time.
- **Funding Source:** Approximately \$1,600,000 total cost utilizing \$1,000,000 State Budget allocation (redirected by technical correction in state budget from S. Skyland Drive/Allman Road extension water lines). Approximately \$600,000 to be used from Water/Sewer fund balance. Additional funding is being pursued to complete needed improvements.
- **Status:** Nearing Completion-Approximately 98% complete. Water Treatment Plant upgrades have been completed, and testing is underway. Powder Activated Carbon (PAC) system has been delivered and building

constructed. NCDEQ has approved well location. Waiting on final NCDEQ approval of engineering for PAC integration and well installation. Ground storage tank has been cleaned and coated and had new pumps and piping installed. System still connected to Concord water until NCDEQ reviews testing and approves plant for use. Plant should be operational by mid-February. PAC system should be active by spring.

N. WASHINGTON STREET SIDEWALK - IN FINAL ENGINEERING

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. The first sidewalk project will complete 900 feet of sidewalk, curb & gutter on the southern end of N. Washington St. between Park Drive and E. Franklin Street. This also includes a new stormwater culvert and slightly wider travel lanes. Phase 2 on S. Washington Street is not included in this project.
[N. Washington Street cut-sheet excerpt from Project Acceleration Plan](#)
- **Schedule:** Engineering is complete. Final approvals are underway. Right-of-way acquisition to begin in January 2026. The project is expected to go to bid before spring of 2026 with construction to begin mid-year.
- **Funding Source:** In the state's 2023 budget, \$2.7 million was directed to the Town of Mount Pleasant to complete priority sidewalk segments.
- **Status:** Volkert Engineering is finalizing engineering plans for the N. Washington Street Sidewalk/Curb & Gutter project. Hydraulics engineer to seal final design. Engineer is preparing right-of-way acquisition exhibits. Anticipated to go to bid over the winter to begin construction by Spring 2026.

FRANKLIN STREET SIDEWALKS - IN PRELIMINARY ENGINEERING

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. There were three segments identified on Franklin Street: Duchess Drive to Halifax Street, Halifax Street to Main Street, and Main Street to Blueberry Street. The Town worked with NCDOT to design a project for one or more of these segments to stay within available funds. [Click here for excerpts from the Project Acceleration Plan](#). Each segment is being evaluated for feasibility with available funds.
[Franklin Street \(Duchess Drive to Halifax Street\) cut-sheet from Project Acceleration Plan](#)
[Franklin Street \(Halifax Street to Main Street\) cut-sheet from Project Acceleration Plan](#)
[Franklin Street \(Main Street to Blueberry Street\) cut-sheet from Project Acceleration Plan](#)
After getting cost estimates from NCDOT, it was determined that only the E. Franklin Street section of sidewalk, curb & gutter between Main Street and Blueberry Street could be completed with available funding. This segment was chosen because it will also be able to correct several stormwater issues along the corridor.
- **Schedule:** NCDOT provided a timeline that shows completion of E. Franklin Street sidewalk during 2029. There is currently no funding source identified for completion of sidewalk on W. Franklin Street.
- **Funding Source:** Estimated project cost-\$3.2 million. Funding from remainder of \$2.7 million state directed grant (after completion of N. Washington Street) as min. 20% match with federal CMAQ/CRP grant funding. A grant deadline extension has been requested in order to complete the E. Franklin Street sidewalk project.
- **Status:** 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 and can be coordinated with the Downtown Stormwater project.

DOWNTOWN SOUTHWEST QUADRANT PARKING – IN ENGINEERING

- **Project Description:** The Town's Comprehensive Plan, adopted in 2017 and updated in 2025 includes a strategy to improve downtown parking. McAdams Engineering prepared a conceptual parking plan for the southwest quadrant of downtown which will provide approximately 160 parking spaces when complete. [Downtown Southwest Quadrant Parking Conceptual Plan](#)
- **Schedule:** Project engineering is scheduled to begin in November 2025 with estimated completion of Phase 1 parking by the end of 2026. Completion of other phases depends on cost estimates.
- **Funding Source:** Town General Fund (cost estimate being prepared)
- **Status:** Engineering is underway. Preliminary plan has been received and is under review.

DOWNTOWN STORMWATER MITIGATION & UTILITY DUCT BANK - IN ENGINEERING / GRANT APPLICATION

- **Project Description:** Since Hurricane Florence in 2018, the Town has been working with NCDOT, Duke Energy, Windstream, Spectrum and contract engineers to implement necessary improvements to the Downtown stormwater system and place overhead utilities into underground duct bank. In 2020, the Town received a federal grant to study the stormwater issues in downtown and to update the Mount Pleasant National Register Historic District documentation in an effort to protect historic buildings. Following the completion of the study, it was determined that stormwater inlets and conveyances in downtown were undersized. The utility duct bank installation was an identified strategy in both the 2017 Comprehensive Plan and the update of the plan adopted in 2025 in order to achieve the goal to "cultivate a vibrant and attractive downtown atmosphere that residents and visitors enjoy while enhancing community character through the preservation of historic resources." The project involves the installation of properly sized inlets and conveyances along N. Main Street, W. Franklin Street, beside and behind the Old Barringer Motors building, and under Barringer Drive as well as the installation of underground utility duct bank within one block each direction of the Square (intersection of Highway 73 and Main Street).
[Downtown Stormwater Study Existing Conditions](#) [Utility Duct Bank Schematic](#)
[Comprehensive Plan Illustration](#)
- **Schedule:** The project had originally been scheduled to run concurrently with the waterline project. However, the FEMA Building Resilient Infrastructure in Communities (BRIC) grant program, which the project had been selected for, was cancelled in April of 2025 by the current federal administration. [Click here](#) to view article about cancellation. The Town is now attempting to apply for a FEMA Hazard Mitigation Fund Grant through the NC Department of Public Safety while the state of North Carolina is pursuing the reinstatement of the BRIC grant through the courts. This pushes the original timeline back approximately four years, with an estimated completion date of 2029, if the Town is able to secure funding. The Town will attempt to work with NCDOT to complete the portion of the project that is located within the state right-of-way concurrently with the E. Franklin Street sidewalk project. The Town will attempt to complete the portions not within the state right-of-way concurrently with the downtown southwest quadrant parking lot project in 2026.
- **Funding Source:** Total cost estimate - \$5.44 million. Town pursuing Hazard Mitigation Fund Program (HMFP) grant. 2022 FEMA BRIC grant cancelled (however State Attorney General's office recently won lawsuit in federal court to reinstate funding-waiting on how this might affect project).
- **Status:** Staff submitted the Hazard Mitigation Grant application packet to the North Carolina Department of Public Safety for initial review on December 15. Department of Public Safety sent a request for information. Staff is currently working on provided additional information, which is due February 13.

January 2026 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-01	1/5/2026	5670-39-6086	120	Pine St.	Town	Addition	Addition to home	Ross Construction	
Z-2026-02	1/6/2026	5660-56-4781	6938	Glen Abbey Ln.	Town	Accessory	Storage Shed	Tuff Shed	
Z-2026-03	1/8/2026	5660-95-3544	944	S. Skyland Dr.	Town	New	Two-family resid. (duplex)	Prespro LLC	
Z-2026-04	1/13/2026	5670-69-4832	200	Martha Ct.	ETJ	New	Manuf. Home setup	SDH Properties & Consulting	
Z-2026-05	1/13/2026	5650-79-9904	5423	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2026-06	1/16/2026	5560-56-1955	69136	Glen Abbey Ln.	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-07	1/26/2026	5670-13-6357	8320	W. Franklin St.	Town	Sign	Uwharrie Bank signs	Casco Signs	
Z-2026-08	1/27/2026	5670-14-0625	8117	W. Franklin St.	Town	COC/Sign	Restored Hope Therapy	Jeannie Burgess	ADA Ramp
Z-2026-09	1/28/2026	5670-24-4249	1305	N. Main St.	Town	Upfit	Rooftop Solar Panels	Top Tier Solar	

9 Zoning Permits

Financial Report as of January 31, 2026

	Bank Acct Name	Balance	
General Fund Accts	General Checking	\$104,581.03	
	General Fund MM at First Bank	\$437,579.42	
	General Fund MM (NCCMT)	\$1,702,457.57	
	General Fund 42% MM at First Bank	\$3,356.14	
	General Fund 42% MM (NCCMT)	\$1,319,311.51	
	Façade Grant	\$26,132.55	
	Park Development (Uwharrie)	\$1,226.40	
	Payroll Checking	\$73,242.27	
	Powell Bill	\$102,481.26	
	Retiree Insurance	\$2,580.62	
	Retiree Insurance (NCCMT)	\$26,176.81	
	Water/Sewer accts	WS Checking	\$166,333.56
		WS Money Market	\$157,356.52
WS Money Market (NCCMT)		\$1,034.94	
Debt Setoff (NCCMT)		\$1,137.47	
Dredging Fund (Uwharrie)		\$304.18	
USDA- Debt Service Reserve Fund (DSRF)		\$5,001.27	
USDA- (DSRF)Payment Reserve (NCCMT)		\$281,816.33	
USDA- (SLARF) Short Lived Asset Rep (NCCMT)		\$128,112.80	
Capital Reserve Accts	Infrastructure & Streets	\$48,976.42	
	Police Vehicles	\$24,163.57	
Capital Projects	CMAQ Capital Project	\$127,628.37	
	USDA Capital Project	\$142,820.20	
	State Funded-Sewer Project	\$184,865.21	
	State Funded Water Projects	\$66,291.54	
	USDA (Uwharrie-Loan funds-savings)	\$496,622.79	
	State Grant-WTP Grant	\$394,736.13	
	State Grant- \$100,000 capital/equipment	\$99,160.73	
	State Grant- \$2.7M for Sidewalks	\$121,999.49	
	State Grant- \$2.7M for Sidewalks(NCCMT)	\$2,555,696.60	
	Downtown Storm Drainage Improvement	\$10,000.13	
	Parking Lot- S Main Cap Proj	\$3,001.25	
Fire Dept.	Fire & Rescue Relief Fund	\$2,500.27	
	Fire & Rescue Relief Fund (NCCMT)	\$52,064.68	
	FD-Radio Capital Reserves	\$11,569.56	
	FD Capital Reserve -Vehicles	\$20,978.90	
TOTAL		\$8,903,298.49	

FY2024-2025		General Fund			
	APPROVED	MONTH TO DATE	YEAR TO DATE	REMAINING	PERCENT
	FY2025-2026	(Encumbered)	TO DATE		
Revenues	\$3,203,572.00		\$2,281,493.25	\$922,078.75	71%
Expenditures	\$3,203,572.00	\$57,977.50	\$1,663,386.32	\$1,540,185.68	54%
FY2024-2025		Water Sewer Fund			
	APPROVED	MONTH TO DATE	YEAR TO DATE	REMAINING	PERCENT
	FY2025-2026	(Encumbered)	TO DATE		
Revenues	\$2,309,549.00		\$1,074,177.14	\$1,235,371.86	47%
Expenditures	\$2,309,549.00	\$26,777.16	\$1,492,300.66	\$817,248.34	66%

**TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -January 2026**

	CURRENT BUDGET	YTD ACTUAL	DIFFERENCE	
GENERAL GOVERNMENT				
Town Hall	114,973.00	76,951.55	38,021.45	67%
Governing Body	40,068.00	22,167.36	17,900.64	55%
Admin	338,259.00	162,597.87	175,661.13	48%
Planning & Zoning	122,556.00	67,358.26	55,197.74	55%
	<u>615,856.00</u>	<u>329,075.04</u>	<u>286,780.96</u>	53%
PUBLIC SAFETY				
Law Enforcement	247,339.00	123,099.80	124,239.20	50%
Fire Department	1,208,662.00	643,436.20	565,225.80	53%
	<u>1,456,001.00</u>	<u>766,536.00</u>	<u>689,465.00</u>	53%
PUBLIC WORKS				
Operations Center	61,840.00	32,111.95	29,728.05	52%
Streets	240,029.00	49,897.11	190,131.89	21%
Sanitation	173,586.00	85,054.48	88,531.52	49%
Buildings & Grounds	95,475.00	52,292.50	43,182.50	55%
	<u>570,930.00</u>	<u>219,356.04</u>	<u>351,573.96</u>	38%
CULTURE/REC				
	<u>94,571.00</u>	<u>48,807.95</u>	<u>45,763.05</u>	52%
DEBT SERVICE				
Debt Service Principal	230,543.00	124,177.04	106,365.96	54%
Debt Service Interest	109,032.00	60,698.22	48,333.78	56%
	<u>339,575.00</u>	<u>184,875.26</u>	<u>154,699.74</u>	54%
TOTAL	3,076,933.00	814,226.24	1,528,282.71	
WATER/SEWER				
Admin	947,247.00	249,845.52	697,401.48	26%
Operations Center	24,140.00	\$ 13,997.18	10,142.82	58%
Water	210,280.00	121,993.80	88,286.20	58%
Sewer	441,279.00	229,180.98	212,098.02	52%
Water Treatment Plant	438,177.00	243,817.19	194,359.81	56%
	<u>2,061,123.00</u>	<u>858,834.67</u>	<u>1,202,288.33</u>	42%
DEBT SERVICE				
Debt Service Principal	109,671.00	6,263.40	103,407.60	6%
Debt Service Interest	138,753.00	2,489.00	136,264.00	2%
	<u>248,424.00</u>	<u>8,752.40</u>	<u>239,671.60</u>	4%
TOTAL	2,309,547.00	876,339.47	1,433,207.53	
COMBINED	5,386,480.00	1,690,565.71	3,695,914.29	



Date: February 2, 2026
To: Mayor and Town Board of Commissioners
From: Crystal Smith, Human Resources Director / Events Coordinator *CWS*

Listed below are activities for the month of January 2026

General Business:

- Attended January Town Board meeting
- Attended EDC Communication Committee Monthly Meeting
- Attended monthly meeting Healthy Cabarrus Advisory Board Monthly Meeting: Child Care Crisis in Cabarrus County
- Scheduled Department Budget Request meetings

Customer Service Area:

- Generated 1325 bills (which includes 609 ebills) totaling \$115,473.31
- Seventeen (17) customers were disconnected for non-payment.
- Bill reminder notification to customers on Constant Contact: 195 customers received either email/text notification.
- Lead Line Survey Update: Inspections have been completed, and Darrell Layton is scheduling a meeting with 120 Water in the next few days to discuss the next steps. This initial project went very well, and there was no cost to the Town.
- Update on installation of meters at Brighton Park and Green Acres Subdivisions:
 - Brighton Park – 5 homes have been sold.
 - Green Acres – 27 homes have sold (out of 37 homes being built).

Human Resources Area:

- Two new employees hired in January:
 - Bernie Edwards – appointed to Planning & Zoning Board to fill vacancy
 - Michael Watts – hired as Part Time Firefighter

Events Area:

- Work has started on 2026 Events:
 - Independence Parade & Celebration – Saturday, June 27, 2025
 - Parade @ 5 pm
 - DJ @ Town Hall Park following the Parade @6 pm
 - Featured Band this year: The Tonez (The Tonez are an 8-piece band dedicated to keeping crowds dancing to a mix of Motown, Rock, Disco, Funk, R&B, and Beach music.
- Fall Festival 2026 – Saturday, October 3, 10am - 3:30pm
- Christmas Market/Parade/Tree Lighting – Saturday December 5
 - Market – Plans TBD
 - Parade @ 3:30pm
 - Tree Lighting @ 5:30pm

CODE ENFORCEMENT/EMERGENCY MANAGEMENT

Monthly Report: January 2026

Case Status

New Cases	12
Cases Cleared	11
Monitoring	0
Referred	0

New Cases

Case #	Location	Reference	Status
026-001-C	1725 Short Street	Abandoned vehicles	O
026-002-C	Various	Smith Douglas Homes Sign (LOI)	C
026-003-C	Various	Cedar Creek Horse Boarding Sign (LOI)	C
026-004-C	Various	3 Generations Plumbing Sign (LOI)	C
026-005-C	Various	Blair Burrage Grading Sign (LOI)	C
026-006-C	Various	Maids of Cabarrus NC Sign (LOI)	C
026-007-C	Various	Melissas Temp Care Sign (LOI)	C
026-008-C	Various	Grumpy's Ice Cream Sign (LOI)	C
026-009-C	Various	Dynamic Site Work Sign (LOI)	C
026-010-C	Various	Right Choice Insurance Sign (LOI)	C
026-011-EM	Town	Winter Storm 2026 #1	C
026-012-EM	Town	Winter Storm 2026 #2	C

DAILY OPERATIONS SUMMARY

Action	Number
Code Enforcement	14
Emergency Management	11
Golf Cart Inspection	1
Grants	0
Investigation	0
Meeting	2
Other	1
Recheck	5
Sign Sweep (30 signs)	1
Training	1
TOTAL	36

Daily Work Log

MONTH

January 2026

Day	Address	Case #	Code	Notes
05	Monthly Report	N/A	C	December Monthly Report
05	Annual Report	N/A	C	Annual Report
05	Black Run Creek Dam	025-113-C	EM	Requested information on Town Engineer to NCDEQ
05	450 Mt. Pleasant Road, N	025-162-C	C	Discussed situation with Cabarrus County Building Inspections request an intrepertor.
06	Short Street	N/A	C	Call from resident regarding Town regulations on hunting.
06	450 Mt. Pleasant Road, N.	025-162-C	C	Additional conversation with Cab. Bldg Standards regarding property.
06	N/A	N/A	O	Updated Golf Cart program.
06	1725 Short Street	026-001-C	C	Vehicle and RV both do not have a current tag. Sent LOI.
07	Town	N/A	C	Sign Sweep 30 signs
07	450 Mount Pleasant Rd, N.	025-162-C	C	Additional conversation with Cab. Bldg. Standards regarding the apparent additions to the property.
07	7602 NC-73, W	N/A	C	Met with Domino's regarding flag sign.
12	Various	Multiple	C	Drafted LOI's for signs found during sign sweep. Future violations will be treated as a violation.
12	Various	Multiple	C	Drafted NOV's for signs attached to utility poles which are a violation of Town ordinance and State Law. Mailed NOV's
13	450 Mount Pleasant Road, North	025-162-C	C	Met with the owner, Zoning Director and Cabarrus County Building Standards regarding the situation
14	Lions Club	N/A	T	CPR Training
14	450 Mount Pleasant Road, N	025-162-C	C	Begin drafting a letter to be translated for the occupants.
14	9115 East Franklin St.	025-157-C	R	Garbage bags have been removed. Concrete remains.
14	8325 Fisher Road	025-158-C	R	Awaiting response on how to proceed with case.
20	West Franklin	025-161-GCI	GCI	Finalized inspection for GCI.
20	8424 Hwy 49, N.	025-174-C	R	Closed case – Sign removed.
20	1725 Short Street	025-142-C	R	Closed Case – regarding the unit being occupied.
20	1725 Short Street	026-001-C	R	SUV has been moved. RV remains.
20	MPT Restoration Sign	025-176-C	C	Sign on utility pole

22	Town wide	026-011-EM	EM	In preparation for the potential ice storm, contacted local fuel vendors to determine their capabilities to supply Town equipment. None have generators.
22	Town Wide	026-011-EM	EM	Contacted NCDOT regarding fuel supply. They only have BIO Diesel which will not work in Town Equipment.
22	Town Wide	026-011-EM	EM	Contacted the City of Concord through the North Carolina Mutual Aid Agreement and they agreed to supply fuel if needed. The Town does not have a means to store the fuel which should be addressed in upcoming budgets.
23	Town Wide	026-011-EM	EM	Reviewed NC State of Emergency and Cabarrus County State of Emergency. Recommended concurrence with County State of Emergency and prepared forms for Mayor to sign and Clerk to attest.
23	Town Wide	026-011-EM	EM	Contacted Mount Pleasant United Methodist Church and arranged the use of their 26-passenger bus for a rehab center/mobile warming center for the Storm.
26-27	1045 North Main Street	026-011-EM	EM	Monitored storm progress and updated information as needed.
26	Town Hall	026-011-EM	EM	Assisted with clearance for public to Town Hall. The Town did not receive the amount of ice as forecast. Town Hall opened late due to road conditions.
27	Town Hall	026-011-EM	EM	Prepared documents to concur with Cabarrus County Termination of the State of Emergency.
29	30 Church Street, N	N/A	M	Met with Cabarrus County Emergency Management and EM representatives from other local municipalities regarding previous storm and preparations for a forecasted snowstorm.
29	Town Hall	027-011-EM	EM	Preparations for upcoming snowstorm and extreme cold weather. Reviewed and vetted the preparations taken for the ice were still viable.
29	Town Hall	025-150-EM	EM	Sent a draft debris staging application to the Town Engineer for review as part of the Town's Debris Management Plan. This plan will all the Town to received additional funding when complete.

MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: February 10, 2026

Please find listed below an update / overview for the month of January, 2026

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 0 pump station alarm calls
- Responded to 2 after hour customer calls
- Picked up 6 dump truck loads of brush which equals 72 cubic yards of brush
- Picked up 8 loads of leaves which equals 80 yards of leaves
- Completed work orders for various issues
- Installed more water meters in Green Acres developments
- Assisted State Utilities in locating & turning valves for tie ins on North & South College St.
- Bolted down & assembled the Pak System
- Got prepared for the winter storm on Jan. 25

Ongoing:

- Public works mows and maintains approximately 18 acres each week to biweekly depending on conditions as well as ground maintenance at all 7 of our sewer pump stations
- 7 pump stations are checked once a week which includes a visit to each station checking dialer status and recording run times. Alarm floats are pulled and checked and stations cleaned monthly in accordance with NC DWQ standards
- Weekly Chlorine monitoring is done on Mondays & Fridays and consists of pulling samples from 3 different test sites
- 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 96 calls in January.
- There were some mechanical issues found with Engine 19 and they have been scheduled to be repaired.
- We attended the quarterly water haul training.
- On duty crews are going to start updating pre-plans in local businesses.
- The Chevy Silverado 1500 pickup truck we ordered has come in and is scheduled to have the lights and siren installed.

As always thank you for your continued support !

Dustin Sneed
Fire Chief
Mt. Pleasant Fire Dept.

Cabarrus County Sheriff's Office

253 / Mt. Pleasant

Law Calls for Service

11/01/2025 - 01/31/2026

		Nov-2025	Dec-2025	Jan-2026
DISPATCHED	Total	56	67	50
	ALL ANIMAL CONTROL CALLS	1	3	1
	ASSAULT	0	1	0
	ASSIST COUNTY FIRE DEPARTMENT	1	1	1
	ASSIST EMS	2	2	2
	ATTEMPT TO LOCATE	0	1	0
	BREAKING AND ENTERING IN PROG	0	0	1
	BURGLAR ALARM	6	7	4
	CAC WELFARE CHECK	0	1	0
	CARELESS RECKLESS DRIVING	4	1	1
	CELL PHONE 911 HANGUP	1	0	0
	COMMITMENT PAPERS	1	0	0
	DEATH	1	0	1
	DISCHARGE FIREARMS	1	1	0
	DISPUTE (ANYONE)	4	4	1
	DOMESTIC DISTURBANCE	2	2	1
	DOT NOTIFICATION	1	0	0
	ESCORT	3	1	1
	FOLLOW UP	0	0	3
	FRAUD / FORGERY	1	1	1
	IDENTITY THEFT	0	1	0
	INFORMATION	0	3	0
	INTOXICATED DRIVER	0	0	1
	LARCENY	2	1	0
	LIVESTOCK	0	0	1
	LOUD (ANYTHING DESC IN NARR)	0	1	0
	PROPERTY DAMAGE	0	0	1
	REPOSESSION	2	0	0
	ROAD HAZARD	0	2	1
	SECURITY CHECK	0	1	0
	SERVICE CALL LAW	3	8	3
	SEX CRIME	1	0	0
	SRO LOCKDOWN	0	1	0
	STOLEN VEHICLE	0	0	1

		Nov-2025	Dec-2025	Jan-2026
DISPATCHED	STRANDED MOTORIST	0	1	3
	STRUCTURE FIRE	0	2	2
	SUSPICIOUS SUBJECT	3	5	3
	SUSPICIOUS VEHICLE	3	1	1
	THREATENING SUICIDE	1	0	0
	TRAFFIC ACC PROPERTY DAMAGE	5	5	10
	TRAFFIC ACCIDENT PI	1	0	1
	TRESPASSING	1	1	2
	WELFARE CHECK (PERSON)	5	8	2
OFFICER-INITIATED	Total	509	515	593
	50 B OR C	0	1	0
	ALL ANIMAL CONTROL CALLS	1	0	0
	CIVIL PROCESS	4	4	6
	COMMUNITY CONTACT	1	4	5
	CRIMINAL SUMMONS	0	1	0
	DIRECT TRAFFIC	1	0	0
	ESCORT	0	0	1
	FOLLOW UP	1	1	0
	FRAUD / FORGERY	0	0	1
	GOVT SECURITY CHECK	7	16	19
	INVESTIGATION	0	0	1
	ROAD HAZARD	1	1	1
	SECURITY CHECK	222	169	177
	SERVICE CALL LAW	0	1	0
	SPECIAL EVENT	8	9	5
	SRO ASSIST ADMIN	46	57	74
	SRO CAMERA REVIEW	6	12	11
	SRO DARE	3	11	16
	SRO DRILL	2	1	5
	SRO MENTOR/COUNSEL	73	92	93
	SRO PARENT MEETING	4	1	3
	SRO SAFETY CHECK	46	53	96
	SRO SCHOOL EVENT	0	0	1
	SRO SECURITY CHECK	45	56	52
	SRO THREAT	0	1	0
	SRO THREAT ASSESSMENT	2	5	3
	SRO TRAFFIC	1	0	0
	SRO WELFARE CHECK	0	0	1
	STRANDED MOTORIST	1	1	1

		Nov-2025	Dec-2025	Jan-2026
OFFICER-INITIATED	SUSPICIOUS SUBJECT	0	1	1
	SUSPICIOUS VEHICLE	4	5	1
	TRAFFIC ACC PROPERTY DAMAGE	0	0	1
	TRAFFIC STOP	30	12	16
	WARRANT	0	0	1
	WELFARE CHECK (PERSON)	0	0	1

Event #	Date Time	Street	Case #	callsource
ALL ANIMAL CONTROL CALLS 1				
26004276	Jan 7 14:12	E FRANKLIN ST		PHONE
ASSIST COUNTY FIRE DEPARTMENT 1				
26004651	Jan 7 21:20	PAGE ST		PHONE
ASSIST EMS 2				
26011700	Jan 17 17:59	N MAIN ST		PHONE
26015563	Jan 23 15:30	PAGE ST		PHONE
BREAKING AND ENTERING IN PROG 1				
26012456	Jan 19 12:49	BARRINGER ST		PHONE
BURGLAR ALARM 4				
26011395	Jan 16 22:57	CIRCLE DR		PHONE
26012423	Jan 19 11:15	NC HWY 49 N		PHONE
26013593	Jan 21 7:19	E FRANKLIN ST		PHONE
26017484	Jan 27 14:48	OLDENBURG DR		PHONE
CARELESS RECKLESS DRIVING 1				
26012065	Jan 18 15:45	HISTORIC HILL DR/N COLLEGE ST		PHONE
DEATH 1				
26000602	Jan 2 9:21	N MAIN ST	2601020006	PHONE
DISPUTE (ANYONE) 1				
26005981	Jan 9 12:42	SHORT ST		PHONE
DOMESTIC DISTURBANCE 1				
26006543	Jan 10 11:53	SHORT ST		PHONE
ESCORT 1				
26011558	Jan 17 9:56	COOK ST		PHONE
FOLLOW UP 3				
26009115	Jan 14 10:12	PAGE ST		PHONE

26011093	Jan 16 15:02	NC HWY 49 N	PHONE
26013770	Jan 21 10:57	N MAIN ST/W FRANKLIN ST	PHONE

FRAUD / FORGERY 1

26010850	Jan 16 10:44	S MAIN ST	PHONE
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INTOXICATED DRIVER 1

26000716	Jan 2 11:41	NC HWY 49 N	PHONE
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LIVESTOCK 1

26000746	Jan 2 12:22	DUTCH RD	PHONE
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PROPERTY DAMAGE 1

26005235	Jan 8 13:31	LEE ST	PHONE
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ROAD HAZARD 1

26017604	Jan 27 17:16	W FRANKLIN ST/S HALIFAX ST	PHONE
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SERVICE CALL LAW 3

26001515	Jan 4 5:31	CRESTWOOD DR	PHONE
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26014105	Jan 21 16:35	PAGE ST	PHONE
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26018293	Jan 28 16:51	CRESTWOOD DR	PHONE
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STOLEN VEHICLE 1

26007197	Jan 11 20:04	E FRANKLIN ST	2601110007	PHONE
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STRANDED MOTORIST 2

26017648	Jan 27 18:54	N MAIN ST	PHONE
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26019957	Jan 30 16:14	N MAIN ST	PHONE
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STRUCTURE FIRE 2

26001098	Jan 3 3:51	CRESTWOOD DR	PHONE
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26015575	Jan 23 15:47	E FRANKLIN ST	PHONE
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SUSPICIOUS SUBJECT 3

26007109	Jan 11 15:18	W FRANKLIN ST	PHONE
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26014671	Jan 22 13:41	N MAIN ST	PHONE
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26018826	Jan 29 12:24	NC HWY 73 E	PHONE
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SUSPICIOUS VEHICLE 1

26007345	Jan 12 8:07	NC HWY 49 N	PHONE
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TRAFFIC ACC PROPERTY DAMAGE 10

26001228	Jan 3 12:27	A ST/E FRANKLIN ST	2601030004	PHONE
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26001255	Jan 3 13:36	NORTH DR	PHONE
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26003800	Jan 7 4:27	E FRANKLIN ST	2601070003	PHONE
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26004315	Jan 7 14:34	NC HWY 49 N	PHONE
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26008894	Jan 14 0:37	N MAIN ST	2601140001	PHONE
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26013359	Jan 20 17:28	N MAIN ST	2601200012	PHONE
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26018441	Jan 28 21:48	PINTO PL	2601280008	PHONE
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26019106	Jan 29 16:29	WALKER RD	2601290011	PHONE
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26019535	Jan 30 10:12	N MAIN ST	2601300005	PHONE
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26020238	Jan 31 5:40	S MAIN ST/LEE ST	2601310001	PHONE
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TRAFFIC ACCIDENT PI 1

26013369	Jan 20 17:47	NC HWY 49 N/N MAIN ST	2601200013	PHONE
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TRESPASSING 2

26004426	Jan 7 15:38	E FRANKLIN ST	PHONE
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26018277	Jan 28 16:21	NC HWY 49 N	PHONE
----------	--------------	-------------	-------

WELFARE CHECK (PERSON) 2

26006279	Jan 9 17:30	NC HWY 49 N	PHONE
----------	-------------	-------------	-------

26016360	Jan 25 10:38	WOOD ST	PHONE
----------	--------------	---------	-------

STRANDED MOTORIST 1

26019200	Jan 29 19:32	LEE ST/S MAIN ST	W911
----------	--------------	------------------	------

Total Disp. CFS: 50

Cabarrus County Sheriff's Office

Mt Pleasant

Traffic Stop, Citation, & Arrest Data

01/01/2026 - 01/31/2026

Traffic Stop Data with CAD Event Disposition (Zone 253)

TRAFFIC STOP	
CITATION ISSUED	4
VERBAL WARNING	9
WRITTEN WARNING	3
Total	16

Citation Data (Mt Pleasant)

Total # of Citations: 29	Total # of Charges: 40
	Charges
ALLOW DOG TO RUN AT LARGE	1
DWLR NOT IMPAIRED REV	5
EXPIRED OPERATORS LIC	1
EXPIRED REGISTRATION CARD/TAG	10
EXPIRED/NO INSPECTION STICKER	1
FAIL CARRY VALID DRIVERS LIC	1
FAIL TO OBEY TRAFFIC OFFICER	1
FAIL/WEAR SEAT BELT-DRIVER	1
IMPROPER BACKING	1
NO OPERATORS LICENSE	2
RECKLESS DRVG-WANTON DISREG	1
SPEED VIOLATION	2
SPEEDING	13
Total	40

Arrest Data (Mt Pleasant)

Case #	Charge	City
SUMMONS/CITATION 1		
	CRIMINAL SUMMONS	MOUNT PLEASANT

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

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

1/1/2026 - 1/31/2026

FURR, JEFFREY ATLAS - W/M 44

134079	01/09/26	1700 SHORT ST	S - SUMMONS/CITATION	PAT	CSO
90Z	-	CRIMINAL SUMMONS	M		

LONG, CHRISTOPHER WAYNE - W/M 42

134327	01/21/26	8345 MPCJ ST	T - WARRANT FOR ARREST	VICE	CSO
90Z	-	FAIL TO APPEAR ON FELONY	F		
90Z	-	FAIL TO APPEAR ON FELONY	F		

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

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

1/1/2026 - 1/31/2026

Charge by Misdemeanor or Felony

	F	M	Total
CRIMINAL SUMMONS	0	1	1
FAIL TO APPEAR ON FELONY	2	0	2
Total	2	1	3

AFFIDAVIT OF PUBLICATION

Concord Independent Tribune
PO Box 968
(704) 789-9162

State of Florida, County of Broward, ss:

Before the undersigned, a Notary Public duly commissioned, qualified, and authorized by law to administer oaths, personally appeared the Publisher's Representative, Anjana Bhadoriya, who by being duly sworn deposes and says:, that he/she is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a copy of which is attached hereto, was published in the Concord Independent Tribune and that the said newspaper in which such notice, paper document, or legal advertisement was published, was at the time of each and every such publication, a newspaper meeting all the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina.

PUBLICATION DATES:

Jan. 29, 2026, Feb. 5, 2026

NOTICE ID: Knibf0JIENdcXE4giull

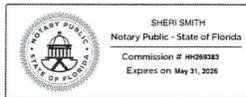
PUBLISHER ID: COL-NC-401580

NOTICE NAME: NOPH Feb 10, 2026

Publication Fee: \$429.16

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 02/05/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

Notice of Public Hearings

The Mount Pleasant Town Board of Commissioners will hold the following public hearings at the regular meeting on **Tuesday, February 10, 2026 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following item:

ANX 2026-01 & REZ 2026-01 YOST PROPERTY

Property owner 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 PINs: 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.

ANX 2026-02 JAMES PROPERTY VOLUNTARY ANNEXATION REQUEST

Property owner requests non-contiguous voluntary annexation of property into the Town limits. Location: 2260 Mt. Pleasant Rd. S. Cabarrus PIN: 5579-08-4903. Current Zoning : Town of Mount Pleasant RL Residential Low Density Proposed Zoning: No zoning change proposed. Area: 36.03 acres.

TA 2026-01 CONTRACTORS OFFICES AND 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 MPDO: Section 4.6 (Table 4.6-1).

REZ 2026-02 ESTEP ELECTRICAL

Applicant also 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. Preliminary site plan provided with zoning district request. 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.

All interested persons are invited to attend. Please call Mount Pleasant Town Hall at 704-436-9800 if you have questions or need special accommodations for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf at 711 or 877-735-8200. Publication Dates: January 29, February 5, 2026. COL-NC-401580



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

To: Mayor & Town Board of Commissioners
From: Erin S. Burris, AICP
Date: February 10, 2026
Subject: ANX 2026-01 & REZ 2026-01 Yost Property

A. BACKGROUND

Applicant(s)/ Property Owner: Paula J. Yost
PO Box 1385
Mount Pleasant, NC 28124

Location: 5623, 5641, 5605 NC Hwy. 49 N

PIN(s): 5650-82-0012, 5650-81-1884, & 5650-71-9774

Property Size: approx. 4.06 acres (3.35 acres outside of right-of-way)

Current Zoning: Cabarrus County Office & Institutional Special Use Zoning (OI-SU) and Cabarrus County Countryside Residential (CR)

Proposed Zoning: Mount Pleasant Conditional Zoning Office & Institutional (CZ-OI)

The subject properties are currently located in Mount Pleasant Fire District and Planning Area. The property located at 5605 NC Highway 49 is an existing law office. The property located at 5641 NC Highway 49 is an existing single-family home. The property owner is claiming a vested right for the existing uses. The property located at 5623 NC Highway 49 is currently vacant and does not have road frontage. The property owner has petitioned for voluntary non-contiguous annexation.

There is a concurrent request to rezone the properties to Mount Pleasant Conditional Zoning Office & Institutional (CZ-OI). The Conditional Zoning site-specific plan proposes that the buildings housing the existing law office and single-family residential use remain the same. The site-specific plan includes a proposal for a new professional office building on the third parcel. A Conditional Zoning District may include any of the uses permitted by right or as a Special Use within the general zoning district, as set forth in Table 4.6-1 of the Mount Pleasant Development Ordinance (MPDO). For this application, the following uses would be permitted for the CZ O-I district and its associated site-specific plan, if approved:

- Residential Uses Category**
Residential Accessory Structure
Caretaker Residence
Accessory Dwelling

Single-family dwelling, detached
Family Care Home
Home Occupation

Recreation & Entertainment Uses Category

Recreational instruction camp (sports, dance, etc.)

Office & Service Uses Category

Business and professional services (no outdoor storage)
Contractor office (no outdoor storage)
Health care offices (medical, dental, chiropractic, optical, excluding hospitals)
Personal care services
Photography studio
Publishing, printing services
Professional offices
Tailoring services

Full site plan review by the Technical Review Committee would be required if the annexation and zoning district are approved by the Town Board.

B. ANNEXATION EVALUATION

The property owner has submitted a petition for voluntary non-contiguous annexation for the subject property. The property is located within 2,400 feet (0.45) of another non-contiguous area within the Town limits and within 2 miles of the primary Town Limits.

The property is not currently served by public water or sewer. The applicant plans to utilize well and septic for the site for both existing and proposed uses. The closest planned water line is approximately 3,300ft (0.63 miles) away on Walker Road. The closest sewer line is approximately 2,000ft (0.38 miles). The applicant acknowledges that the Town would not be responsible for any costs associated with extending utilities to the subject property in the future.

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 (approx. 300 feet)
- 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 (current project 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 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 (partially developed) 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 one (1) instance of *Most Favorable*, one (1) instance of being *Favorable*, one (1) instances of being *Less Favorable*, and two (2) instances of being of being *Least Favorable*. Staff considers the favorability of this annexation to be Neutral. The property is located in the Town’s planning area and has an Employment Center land use designation on the Future Land Use Map in the Town’s Comprehensive Plan.

Estimated annual tax revenue based on current assessed value: \$1,708

C. ZONING DISTRICT REVIEW CRITERIA

Comprehensive Plan

The subject properties have an “Employment Center” land use classification on the Future Land Use Map. 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.”

The requested zoning district is also consistent with this land use designation, in that Table 4.3-1 of the MPDO lists the CZ O-I zoning district as consistent with the “Employment Center” designation.

Zoning District Intent

The MPDO states the primary intent of the O-I district is:

“To provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions. To protect the low intensity character of this district, retail and wholesale trade are prohibited as permitted principal uses.”

Existing Zoning and Development Patterns

The table below shows the zoning districts and land uses within 1,000 feet of the property:

	Zoning District(s)	Land Use(s)
North	Cabarrus County Countryside Residential (CR)	Vacant, Forestry, Agriculture, Single-family residential
East	Cabarrus County Countryside Residential (CR)	Vacant, Forestry
South	Cabarrus County Countryside Residential (CR) (across Highway 49)	Highway 49, Single-family residential, Vacant
West	Cabarrus County Countryside Residential (CR), Cabarrus County Office & Institutional (OI)	Vacant, Forestry, Agriculture, Single-family residential

Utility Availability

The property is not currently served by public water or sewer. The applicant plans to utilize well and septic for the site for both existing and proposed uses. The closest planned water line is approximately 3,300ft (0.63 miles) away on Walker Road. The closest sewer line is approximately 2,000ft (0.38 miles) away. The applicant acknowledges that the Town would not be responsible for any costs associated with extending utilities to the subject property in the future.

Transportation Capacity

The property is located on NC Highway 49 a state-maintained 4-lane, divided median, limited access thoroughfare. The average daily trip count (AADT) on Highway 49 is 12,000 vehicles a day, according to NCDOT’s interactive traffic volume map. NCDOT approval would be required for any new driveways.

The current Comprehensive Plan and Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP) Index currently shows a 4E cross section for Highway 49. This is a 4-lane divided highway. The current cross section does not include a sidewalk or multi-use path. Therefore, in accordance with Section 10.3.3 of the MPDO, the applicant is not required to install a sidewalk or multi-use path. However, the recommended 4H cross section in the Comprehensive Plan does include a multi-use path. Only new development with road frontage may be subject to the requirement for additional right-of-way dedication or the installation of multi-use path.

Environment

There are no streams or wetlands on the subject property. The topography of most of the property has a slight slope down from Highway 49 toward the north.

Site Plan, Parking, and Landscaping

During the site plan review process, the applicant will be required to provide a landscape plan that meets the requirements set forth in the MPDO.

Building Design Standards

During the site plan review process for any new construction, the applicant will be required to provide building elevations that meet the design requirements set forth in Section 11.3 for non-residential building types.

D. STAFF COMMENTS

Staff finds that the proposed Conditional Zoning district is consistent with the Employment Center land use designation, in that CZ-OI district is listed as consistent with this classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO).

Any development of the property would still be subject to the review procedures set forth in the Mount Pleasant Development Ordinance (MPDO). The proposed use would still be subject to site plan review for the issuance of a Zoning Permit for construction.

E. PLANNING & ZONING BOARD RECOMMENDATION

At its January 29 meeting, the Planning & Zoning Board **recommended approval of the requested zoning district (subject to approval of the annexation request)**. The Planning & Zoning Board 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.

F. ACTION REQUESTED

Following a joint legislative public hearing for the annexation and rezoning two (2) actions are requested of the Town Board:

1. **Vote to approve or deny the requested noncontiguous annexation.** In approving the request, the Town Board is adopting Annexation Ordinance 2026-01 (attached).

AND

2. Take one of the following actions on the requested rezoning:
 - **Approve and consistent:** The Town Board of Commissioners 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.

OR

- **Approve and not consistent (also amends Future Land Use Map):** The Town Board of Commissioners finds that the proposed zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendment to be reasonable and in the public interest, and hereby amends the Future Land Use Map.

OR

- **Deny and not consistent:** The Town Board of Commissioners finds that the proposed zoning district is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest. (In choosing this option, the Town Board may choose to approve a more appropriate zoning district if the Town Board chooses to annex the property. According to state statute, the Town Board has 60 days to establish an appropriate zoning district once the property is annexed.).

G. ATTACHMENTS

1. Annexation Petition with Survey and Metes and Bounds Description
2. Annexation Ordinance (to include property survey and boundary description)
3. Annexation Map
4. Map Amendment (Rezoning) Application
5. Zoning Map
6. Aerial Map
7. Site-specific Plan & Elevations
8. Notice of Public Hearing Letter
9. Notice of Public Hearing for Newspaper
Sign posted: January 21, 2026

Mount Pleasant

North Carolina

Founded in 1848

VOLUNTARY NON-CONTIGUOUS ANNEXATION PETITION

Date of Petition: 09.09.2025

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 5623,5641,5605 NC Hwy 49 N Property PIN 5650-82-0012, 5650-81-1884,
Mt Pleasant NC 28124 5650-71-9774

(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 current well and septic. No utility connections requested.

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	<u>Do you declare vested rights?</u> (Yes or No)	Signature
1. Paula J Yost	<u>PO Box 1385</u> <u>Mt. Pleasant, NC 28124</u>	<u>Yes</u>	<u>Paula J Yost</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

The State of North Carolina has approved this map as shown by me or under my supervision; and the description recorded in deed books as shown, that the error of closure as calculated by me and deposited in the public records is not to be considered as a correction of the original survey, but as a subdivision of land within the area of a county or municipality that has an ordinance that requires the subdivision of land. This plat is a plat of an existing tract of land in a county which requires the subdivision of land.

SEAL
 JAMES W. YOST
 Surveyor
 100 West 100th St
 Charlotte, NC 28203

DATE: 10-9-2025

- NOTES:
1. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.
 2. PROPERTY ZONED: "CR" SETBACKS ARE AS FOLLOWS:
FRONT: 50' Local roads - 75' Collector / SIDE: 20' / REAR: 30'
 3. IRON PINS ARE AT ALL CORNERS UNLESS OTHERWISE NOTED
 4. BOUNDARY PREDICATED BY MONUMENTS FOUND AND RECORDED INFORMATION AS SHOWN.
 5. AREAS DETERMINED BY THE COGO CALCULATION METHOD.
 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE OTHER EASEMENTS OR ENCUMBRANCES MAY EXIST THAT WERE NOT OBSERVED BY THIS SURVEYOR.
 7. NO PORTION OF THIS PROPERTY LIES WITHIN A ZONE "X" 500 YEAR FLOOD HAZARD AREA FOR N.C. FLOOD INSURANCE RATE MAP PANEL # 5528 FOR CABARRIUS COUNTY. (3710565000K) EFFECTIVE DATE: NOVEMBER 16, 2018
 8. THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS, BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.

REVIEW OFFICER CERTIFICATE: CABARRIUS COUNTY, N.C.
 I, ANDREW BARBER, REVIEW OFFICER FOR CABARRIUS COUNTY, CERTIFY THAT THIS MAP OR PLAT PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE: 10-9-2025
 REVIEW OFFICER: Andrew Barber (605)

Existing 4.06 Ac.
 Combined Tracts: 3
 Tract "A": 1.37 Ac
 Tract "B": 1.65 Ac
 Tract "C": 1.04 Ac
 Area in R/W: 0.61 Ac
 Area remaining: 3.45 Ac

- LEGEND:
- EXISTING IRON PIN / PIPE
 - ROAD RIGHT OF WAY
 - MINIMUM BUILDING SETBACK
 - OLD PROPERTY LINE
 - PROPERTY LINE
 - ASPHALT
 - GRAVEL
 - APPROX. LOC. WATERLINE
 - APPROX. LOC. UTILITY
 - APPROX. LOC. SANITARY
 - SEWER LINE
 - LAND HOOK (OWNED BY)
 - PROPERTY LINE
 - RIGHT-OF-WAY MON
 - LESS & EXCEPTING
 - BACK OF CURVE
 - POWER POLE
 - POWER LINE
 - UTILITIES
 - POWERPOLE
 - PROPERTY LINE
 - LAND HOOK (OWNED BY)

HARRISBURG SURVEYING

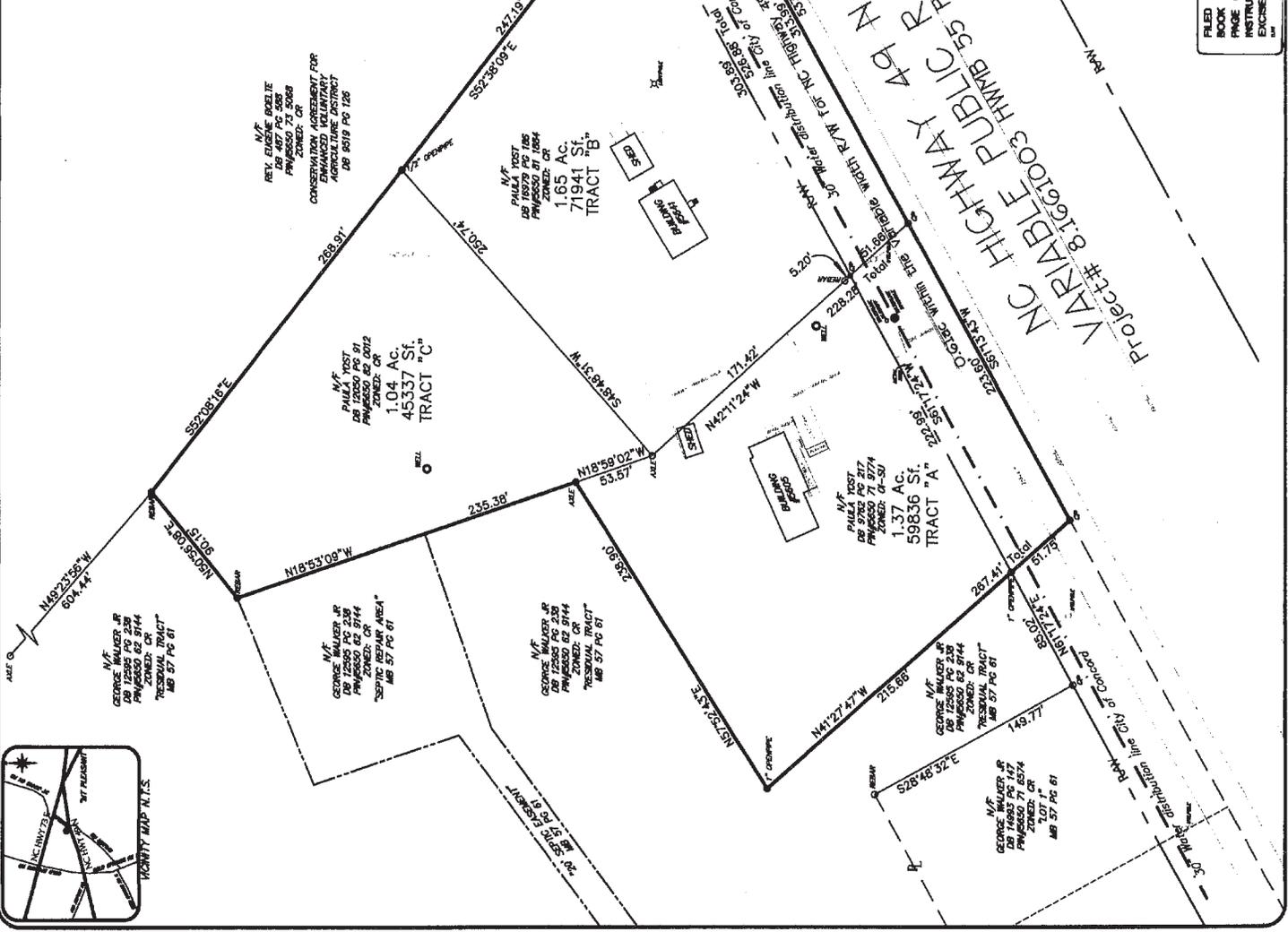
PAULA J. YOST PROPERTY
 Tract "A" • DB 9762 PG 217 • Pin#5650 71 9774
 Tract "B" • DB 16979 PG 188 • Pin#5650 81 1884
 Tract "C" • DB 12050 PG 91 • Pin#5650 82 0012

OWNED & SURVEYED FOR: PAULA J. YOST
 5605 NC HWY 49 N, MT PLEASANT NC 28124

SCALE: 1" = 50'
 NO. 1 TWPSP
 Cabarrus County
 NORTH CAROLINA

OCTOBER 2025
 DRAWN BY: SDG
 CHECK BY: JTW
 REVISION #:

FILED Oct 09 2025 11:29 AM
 CABARRIUS COUNTY NC
 INSTRUMENT # 23080
 FEE \$0.00



LEGAL DESCRIPTION AS SURVEYED:

LYING AND BEING NEAR THE CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA, BEING A 4.06 ACRES OF LAND IN THREE PARCELS WITH PROPERTY IDENTIFICATION NUMBERS (PIN) OF 5650 71 9774, 5650 81 1884 & 5650 82 0012 AND DESCRIBED IN DEED BOOKS (DB) 9762 PAGE (PG) 217, DB 16979 PG 186 & DB 12050 PG 91 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF ORIENTATION IS THE NORTH WEST CORNER OF THE RIGHT-OF-WAY (R/W) INTERSECTION FOR WALKER ROAD AND NC HIGHWAY 49 NORTH; THENCE WITH SAID NORTHERN R/W FOR NC HIGHWAY 49 N, S 61-17-24 W – 67.65' TO THE POINT OF BEGINNING, BEING A REBAR WHICH IS IN THE LINE OF REV. EUGENE BOELTE, DB 487 PG 588 AND ON THE NORTHERN EDGE OF THE VARIABLE PUBLIC R/W FOR NC HIGHWAY 49 N; THENCE LEAVING SAID R/W S 52-38-09 E – 54.59' TO A COMPUTED POINT (CP) WITHIN THE R/W OF NC HWY 49 N; THENCE S 61-13-43 W - 537.59' TO A CP; THENCE N 41-27-47 W - 51.75' TO A 1" OPEN PIPE, BEING ON THE NORTHERN EDGE OF VARIABLE R/W FOR NC HIGHWAY 49 N AND IN THE LINE OF GEORGE WALKER JR, DB 12595 PG 238; THENCE LEAVING SAID R/W AND WITH SAID WALKER PROPERTY, FOUR CALLS 1) N 41-27-47 W – 215.66' TO A 1" OPEN PIPE 2) N 57-52-43 E – 238.90' TO AN AXLE 3) N 18-53-09 W – 235.38' TO A REBAR 4) N 50-56-08 E – 90.15' TO A REBAR IN THE LINE OF REV. EUGENE BOELTE, DB 487 PG 588; THENCE WITH SAID BOELTE PROPERTY, TWO CALLS 1) S 52-08-16 E – 268.91' TO A ½" OPEN PIPE 2) S 52-38-09 E – 247.19' TO THE POINT OF BEGINNING, CONTAINING 4.06AC, WITH 0.61AC WITHIN NC HIGHWAY 49 N AND LEAVING 3.45AC OUTSIDE OF R/W FOR NC HIGHWAY 49 N. AS SHOWN ON A SURVEY BY HARRISBURG SURVEYING, DATED OCTOBER 2025, JOB#251001.

THIS SURVEY IS RECORDED IN CABARRUS REGISTRY IN MAP BOOK 107 PAGE 43.

**ORDINANCE ANX 2026-01 TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA**

WHEREAS, the Board of Commissioners has been petitioned pursuant to G.S. Chapter 160A, Article 4A, Part 4 to annex the attached described area identified as ANX 2026-01; and

WHEREAS, the Town Clerk investigated and certified the sufficiency of the petition; and

WHEREAS, the Board of Commissioners held a public hearing for this annexation at the Mount Pleasant Town Hall at 6:00 PM on February 10, 2026 after due notice by publication on January 29 and February 5, 2026; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-58.1 and any annexation agreement in effect as of the date of this ordinance; and

WHEREAS, pursuant to G.S. 160A-58.2, the Board of Commissioners finds (1) that the area described in the petition meets all of the standards set out in G.S. 160A-58.1(b), (2) the petition bears the signatures of all of the owners of real property within the area proposed for annexation, (3) the petition is otherwise valid, and (4) the public health, safety, and welfare of the inhabitants of the Town and of the area proposed for annexation will be best served by the annexation; and

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

Section 1. By virtue of the authority granted by G.S. 160A-58.1 (b), the attached described territory (ANX 2026-01) is hereby annexed and made part of the Town of Mount Pleasant as of February 11, 2026.

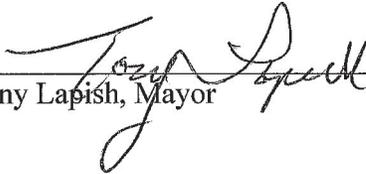
Section 2. Upon and after February 11, 2026, the attached described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mount Pleasant and shall be entitled to the same privileges and benefits as other parts of the Town of Mount Pleasant. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Mount Pleasant shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described as attached, together with a

duly certified copy of this ordinance. Such map shall also be delivered to the County Board of Elections.

Adopted this 10th day of February, 2026.

APPROVED AS TO FORM:

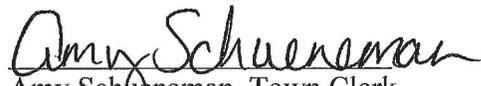


Tony Lapis, Mayor

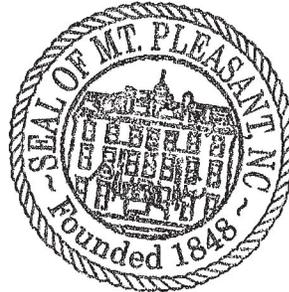


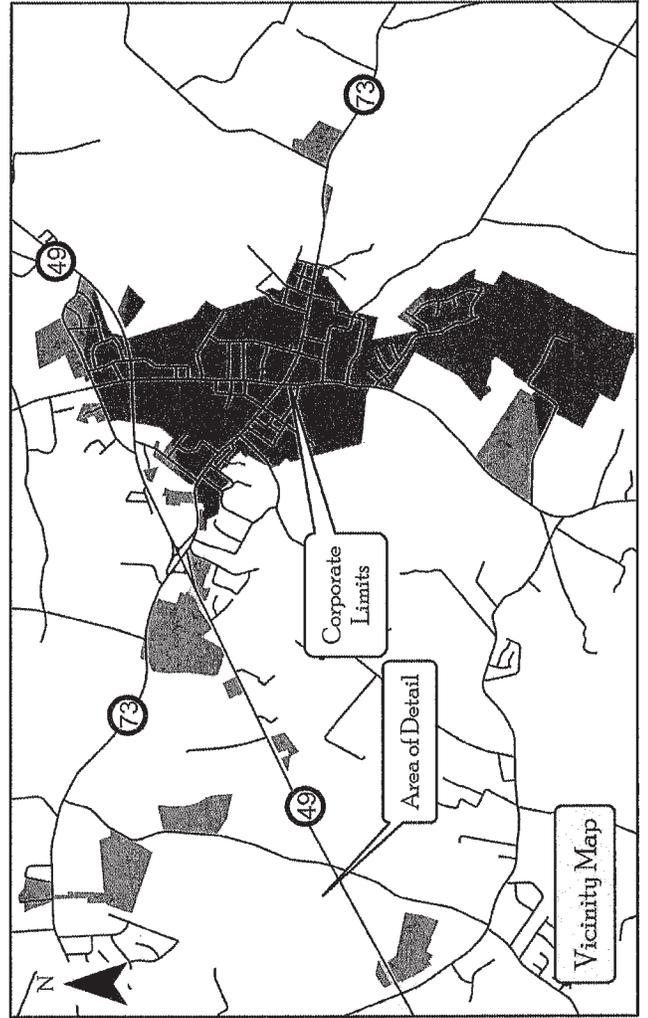
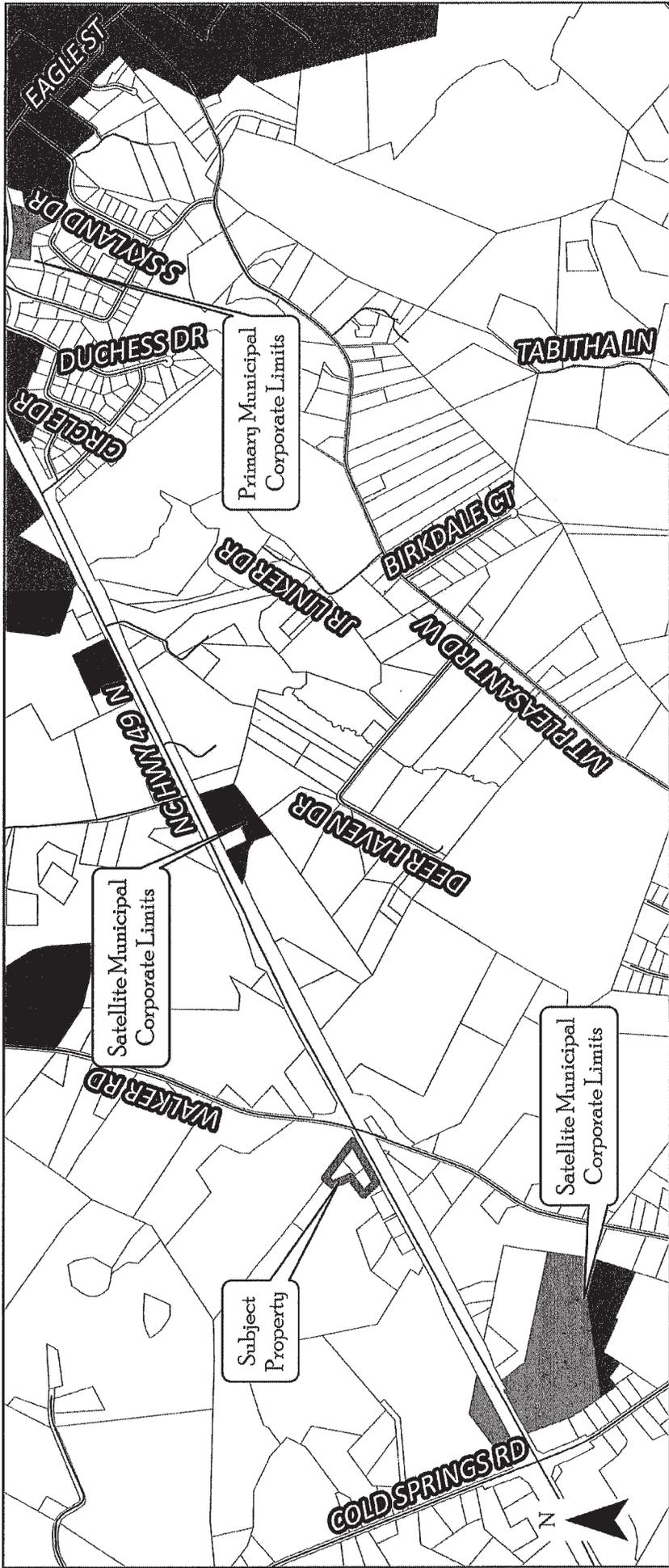
Town Attorney

ATTEST:



Amy Schueneman, Town Clerk



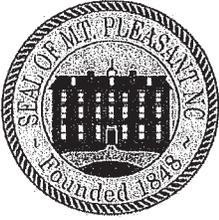


0 0.15 0.3 0.6 0.9 1.2 Miles

**Town of Mount Pleasant
Annexation Map
Ordinance 2026-01**

Effective Date: 2/10/2026

**Parcels: 5650-82-0012, 5650-81-1884,
& 5650-71-9774
Acres: 4.06 acres +/-**



MOUNT PLEASANT

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

Map & Text Amendment Application

Case #: REZ 2026-01

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning
Conditional District Rezoning

Text Amendment:

Date of Application 09.09.2025

2. Amendment Information

For All Rezonings

Name of Rezoning Yost Property
Location 5623, 5641, 5605 NC Hwy 49 N, Mt Pleasant NC 28124 Property Size (acres) 1.06, 1.64, 1.37
Tax Parcel Number(s) 5650-82-0012, 5650-81-1884, 5650-71-9774
Current Zoning CR, CR, OI-SU Proposed Zoning Conditional OI Current Land Use vacant, residence, Law Office & Counseling office

For CD Rezonings Proposed Use(s) OI uses

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

3. Contact Information

Paula J Yost
Applicant
5605 NC Hwy 49 N Mt Pleasant NC 28124
Applicant Address City, State Zip
704-436-2214
Telephone Fax
Paula J. Yost Paula J Yost 09.09.2025
Signature Print Name Date

Carlos Moore Architect PA
Agent (Engineer, Surveyor, etc. if applicable)
222 Church St N
Address
Concord NC 28025
City, State Zip
704-788-8333
Telephone Fax
CM 09.09.2025
Signature Date

Same as contact
Property Owner (if applicable)
Address
City, State Zip
Telephone Fax
Signature Date

4. Description of Request

a. Briefly explain the nature of this request.

To rezone to be able to build a counseling center for private counseling sessions and group therapy. This would include indoor and outdoor sessions. The 5650-71-9774 parcel is a current law office and counseling office. The counseling would move to the proposed building on 5650-82-0012. The counseling building could also serve for mediations. The 5650-81-1884 parcel contains a current residence. We propose to rezone this to OI for consistency with the other 2 parcels:

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

The Mt Pleasant 2025 Land use plan has this corridor designated as Employment Center. The proposed uses of Law office and counseling building fit this designation and the proposed uses compliment the peaceful landscape of the parcels and adjacent parcels.

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

The law shack is existing within the Cabarrus County zoning jurisdiction. Our intent is to have all 3 parcels to be OI. Our intent is to maintain the picturesque landscape and blend with the landscape. The proposed uses meet the land use plan.

Staff Use Only:

Date Application Received: 9-9-2025

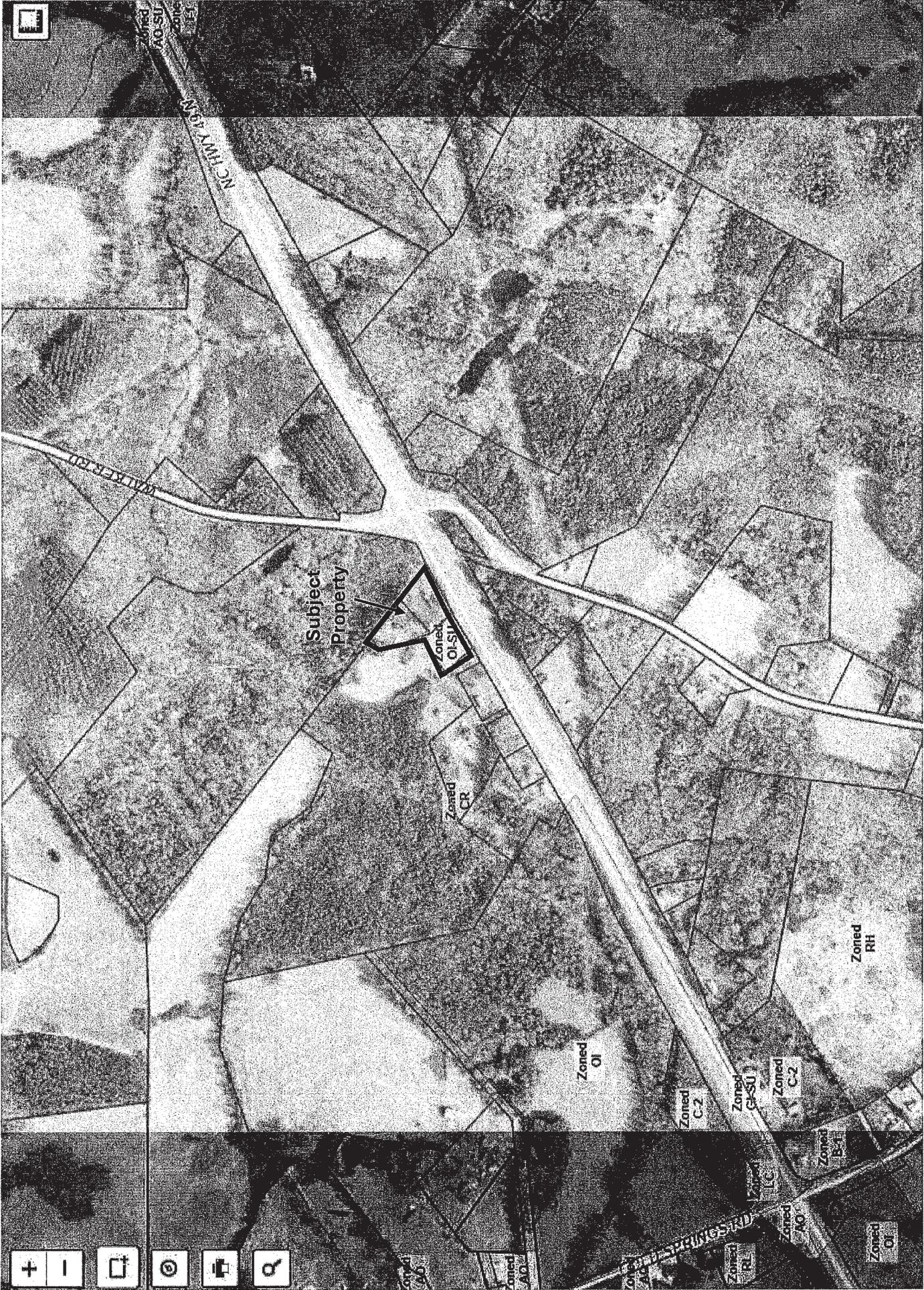
Received By: C8B

Fee Paid: \$ pd.

Case #: REL 2026-01

Date Neighborhood Meeting Held (for rezonings): N/A - same intensity

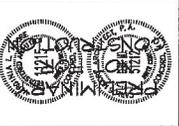
Notes: _____



REZ 2026-01 YOST PROPERTY



PROJECT TITLE: NEW CONSTRUCTION FOR YOST OFFICE
 5623 NC HWY 49 N, MT PLEASANT NC
 SHEET TITLE: SITE PLAN CONCEPT



Carlos Moore
 ARCHITECT PA
 EST. 1987
 222 CHURCH ST. N. CONCORD, NC 28025
 T-704-719-2487
 WWW.CMOOREARCH.COM

YOST OFFICE
 5623 NC HWY 49 N, MT PLEASANT NC
 SITE PLAN CONCEPT

PROJECT TITLE: NEW CONSTRUCTION FOR YOST OFFICE
 5623 NC HWY 49 N, MT PLEASANT NC
 SHEET TITLE: SITE PLAN CONCEPT

DATE: 10/22/2025
 DRAWN BY: V. MOORE
 CHECKED BY: V. MOORE
 PROJECT NO: 240907

SITE DATA:
 PIN: 3600-02-000
 THIS TRACT IS ZONED LCA AC
 CURRENTLY VACANT

PROPOSED ANNEXATION INTO MT PLEASANT ZONING, OJ CU
 PROPOSED USE: CONSULTING OFFICE & PROFESSIONAL SERVICES
 PROPOSED FOOTPRINT OF BUILDING: 2,259 SF
 SETBACKS: 10' EXTERIOR, 15' INTERIOR

PARKING REQ. 18,000 SF FOR PROFESSIONAL OFFICE AND 15 PER LINT FIRST FLOOR, 2,259 / 500 = 4.52 (4 SPACES REQ.)
 TOTAL SPACES REQUIRED: 42 = 11 + 31
 ACCESSIBLE SPACES = 11 SPACES @ 7'x50'

EXISTING 4.08 AC
 Combined Tracts: 3
 Tract "A": 1.37 Ac
 Tract "B": 1.65 Ac
 Tract "C": 1.04 Ac
 Area in R/W: 0.81 Ac
 Area remaining: 3.45 Ac

THE STATE OF NORTH CAROLINA...
 I, CARLOS MOORE, being duly sworn, depose and say that I am the duly licensed Professional Engineer for the State of North Carolina, License No. 10473, and I am the author of the above-entitled plan, which I prepared and sealed on the date hereon stated, and I depose and say that the same is a true and correct copy of the original plan on file in my office, and I depose and say that I am not aware of any other copies of the same.

NOTES:
 1. EXISTING UTILITIES ARE SHOWN AS NOTED ON THE UNRECORDED SURVEY OF THIS PROPERTY.
 2. ALL UTILITIES ARE TO BE DELETED FROM THE SITE.
 3. THE PROPOSED ANNEXATION IS SUBJECT TO THE APPROVAL OF THE LOCAL ZONING COMMISSION AND THE LOCAL PLANNING BOARD.
 4. THE PROPOSED ANNEXATION IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING BOARD AND THE LOCAL ZONING COMMISSION.
 5. THE PROPOSED ANNEXATION IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING BOARD AND THE LOCAL ZONING COMMISSION.

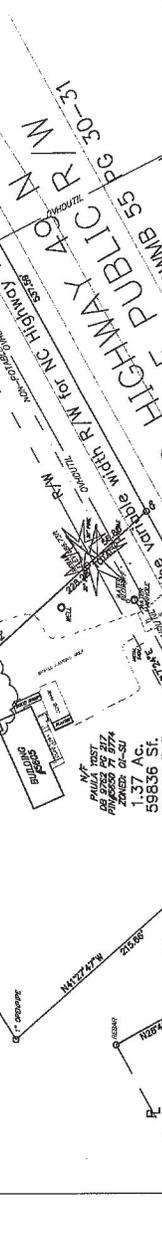
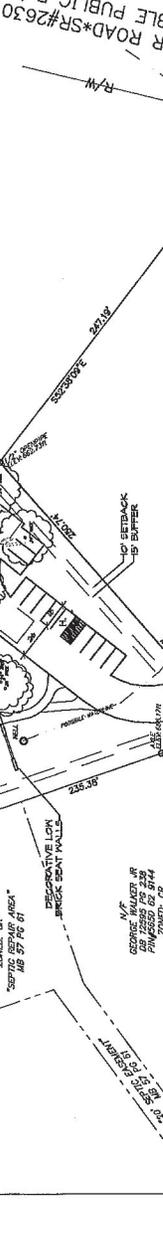
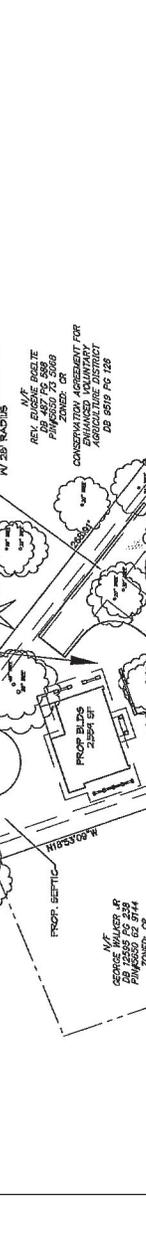
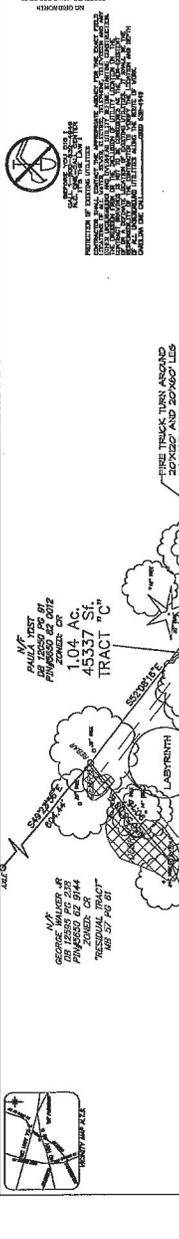
LEGEND:
 PROPOSED ANNEXATION INTO MT PLEASANT ZONING, OJ CU
 PROPOSED USE: CONSULTING OFFICE & PROFESSIONAL SERVICES
 PROPOSED FOOTPRINT OF BUILDING: 2,259 SF
 SETBACKS: 10' EXTERIOR, 15' INTERIOR

PROPERTY & BOUNDARY PLAN OF PAULA J. YOST PROPERTY
 5623 NC HWY 49 N, MT PLEASANT NC
 TRACTS: A, B, C
 TOTAL AREA: 4.08 AC
 DATE: 10/22/2025

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED ANNEXATION INTO MT PLEASANT ZONING, OJ CU
(Symbol)	PROPOSED USE: CONSULTING OFFICE & PROFESSIONAL SERVICES
(Symbol)	PROPOSED FOOTPRINT OF BUILDING: 2,259 SF
(Symbol)	SETBACKS: 10' EXTERIOR, 15' INTERIOR

PROPERTY & BOUNDARY PLAN OF PAULA J. YOST PROPERTY
 5623 NC HWY 49 N, MT PLEASANT NC
 TRACTS: A, B, C
 TOTAL AREA: 4.08 AC
 DATE: 10/22/2025

PROPERTY & BOUNDARY PLAN OF PAULA J. YOST PROPERTY
 5623 NC HWY 49 N, MT PLEASANT NC
 TRACTS: A, B, C
 TOTAL AREA: 4.08 AC
 DATE: 10/22/2025



SITE CONCEPT PLAN
 SCALE - 1"=40'-0"
 40' 20' 0'

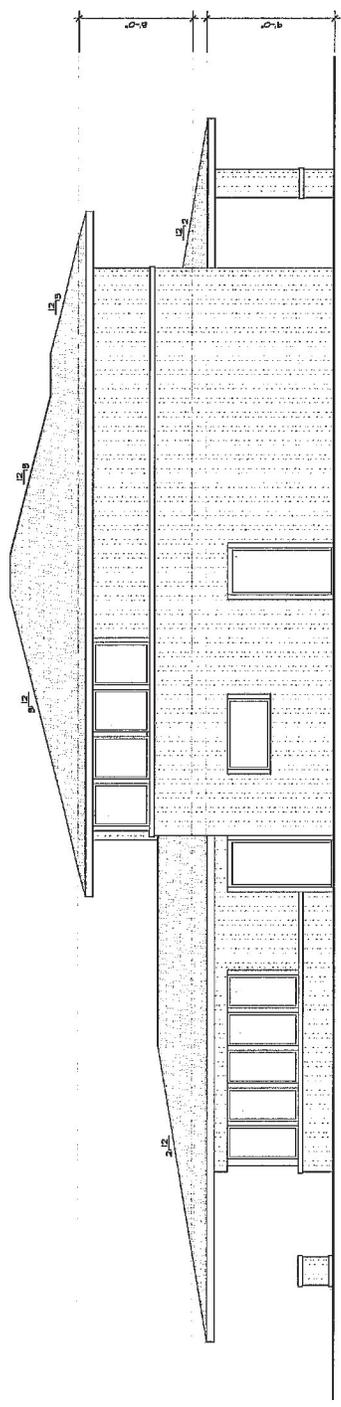


Carlos J. Moore
 ARCHITECT PA
 EST. 1987
 222 CHURCH ST. N. CONCORD, NC 28025
 T-704.788.8888 F-704.782.0487
 MW1CMOONREARHQZOH

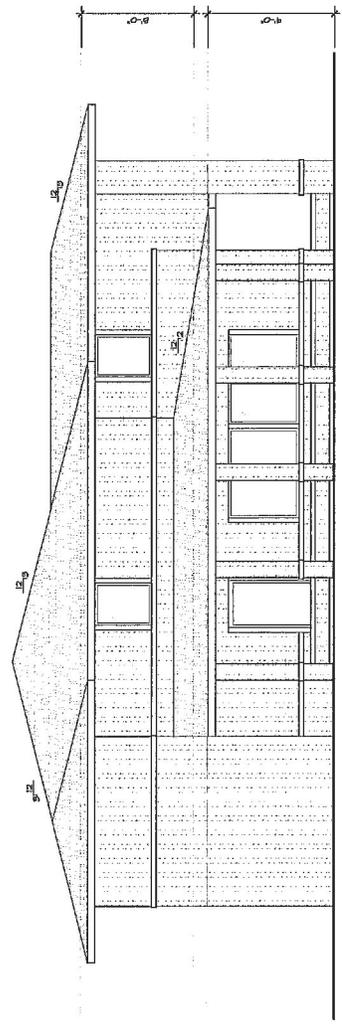
NEW CONSTRUCTION FOR
YOST OFFICE
 ADDRESS
 ELEVATIONS

PROJECT TITLE
 SHEET TITLE
 DRAWING DATE: 03.28.2025
 SUPERVISOR: DAVID ZINGOTTI
 CONTRACT NO.: 2000000000
 PROJECT NO.: 2000000000

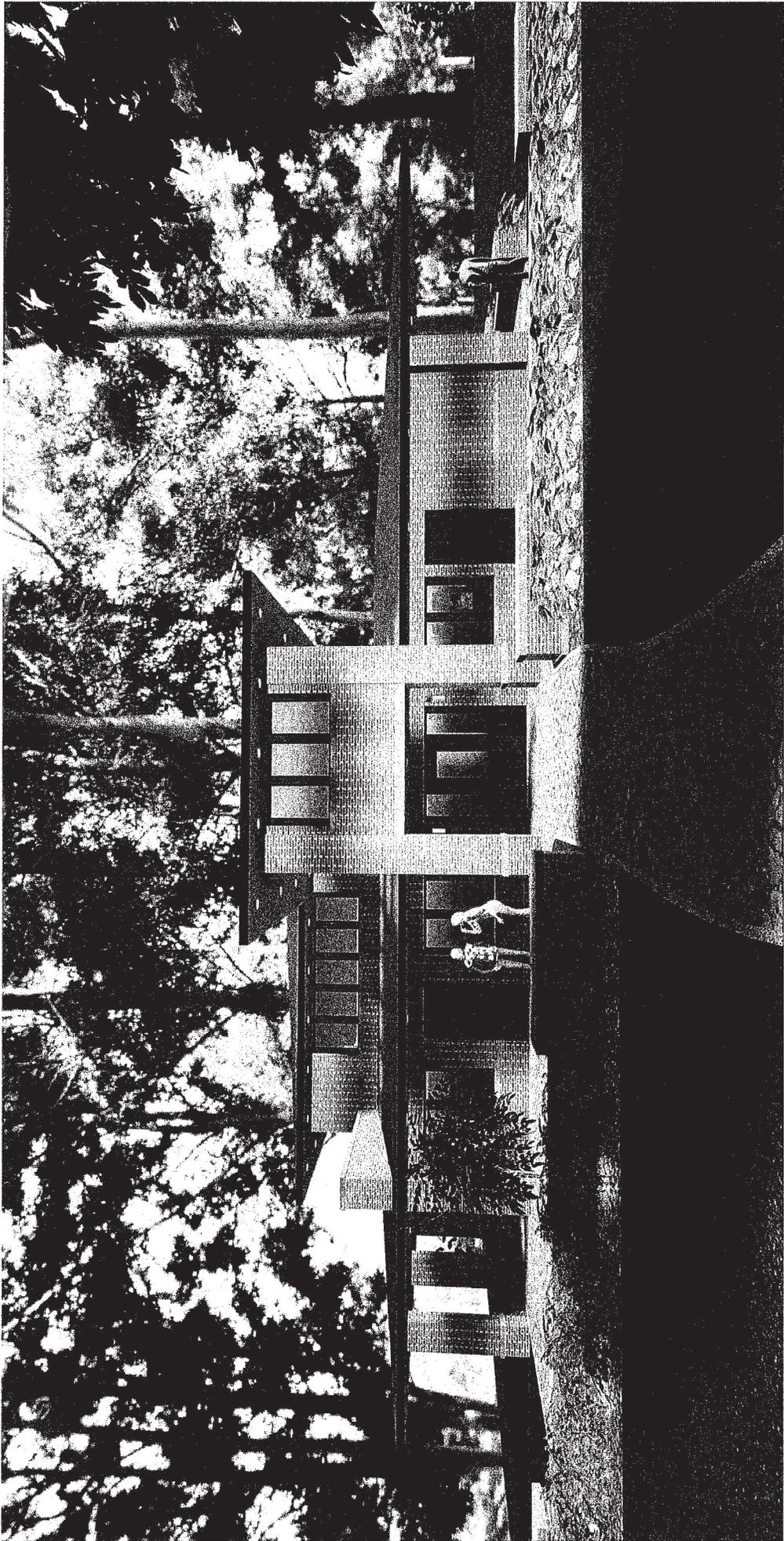
OWNER: A. ZINGOTTI ELZ
 DRAWING NO.: 1001
 PROJECT NO.: 2000000000
 CONTRACT NO.: 2000000000
 SHEET: **A-1**



1 BACK ELEVATION
 SCALE 1/4"=1'-0"



2 LEFT ELEVATION
 SCALE 1/4"=1'-0"





January 20, 2026

Dear Property Owner,

Please be informed that the Town of Mount Pleasant Board of Commissioners has been requested to hold a public hearing for the following case in the vicinity of property you own:

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

Description: Property owner 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) & Countryside Residential (CR)

Proposed Zoning: Conditional Zoning Office & Institutional (CZ OI)

Area: 4.06 acres

The **Planning & Zoning Board advisory hearing** will be held on **Monday, January 26, 2026 at 6:00pm** in the Meeting Room at Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC. Since an annexation is involved with this request, the Planning & Zoning Board will only be making a recommendation to the Town Board of Commissioners. (In the event of inclement weather, the meeting may be moved to Thursday, January 29 at 6pm. Please contact Town Hall at 704-436-9800 to verify.)

The **Town Board of Commissioners legislative hearing** will be on **Tuesday, February 10 at 6:00pm** in the Meeting Room at Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC.

If you have any questions regarding this request, you may contact me at Town Hall at 704-436-9800 x1005 or burrise@mtpleasantnc.us.

Sincerely,

Erin S. Burris, AICP
Planning Director

Attached (site map and proposed conceptual site plan)

NOTICE OF PUBLIC HEARING

The Mount Pleasant Town Board of Commissioners will hold the following public hearings at the regular meeting on **Tuesday, February 10, 2026 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following item:

ANX 2026-01 & REZ 2026-01 YOST PROPERTY

Property owner 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 PINs: 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.

ANX 2026-02 JAMES PROPERTY VOLUNTARY ANNEXATION REQUEST

Property owner requests non-contiguous voluntary annexation of property into the Town limits.. **Location:** 2260 Mt. Pleasant Rd. S. **Cabarrus PIN:** 5579-08-4903. **Current Zoning:** Town of Mount Pleasant RL Residential Low Density **Proposed Zoning:** No zoning change proposed. **Area:** 36.03 acres.

TA 2026-01 CONTRACTORS OFFICES AND 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 MPDO: Section 4.6 (Table 4.6-1).

REZ 2026-02 ESTEP ELECTRICAL

Applicant also 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. Preliminary site plan provided with zoning district request. 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.

All interested persons are invited to attend. Please call Mount Pleasant Town Hall at 704-436-9800 if you have questions or need special accommodations for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf at 711 or 877-735-8200.

Publish dates: Thursdays, January 29 and February 5



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

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: February, 2026
Subject: ANX 2026-02 James Property

A. BACKGROUND

**Applicant(s)/
Property Owner:** Charles A. James Properties, LLC
Allen N. James
1250 Greenside Dr. NW
Concord, NC 28027

Location: 2260 Mt. Pleasant Rd. S.

PIN(s): 5579-08-4912

Property Size: 39.03 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 vacant and used for forestry purposes. 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 575 feet (0.11 miles) of the primary Town Limits.

The property is not currently served by public utilities, however, an existing 8-inch waterline is located on Mt. Pleasant Road S. within 1,675 ft (0.32 miles) of the property) and the new Lower Adams Creek Sewer Outfall runs along the northern edge of the property.

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 is in place (in ETJ) – Most Favorable
- **Vacant property with planned development and proper zoning is in place (in ETJ)-More Favorable**
- Vacant property with planned development and requires rezoning (in ETJ)– 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) instances 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 assessed land value: \$2,280

C. ZONING CRITERIA

Comprehensive Plan

The subject property is located in the “Low Intensity” 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 primarily for lower density single-family residential development of greater than one (1) dwelling unit per two (2) acres up to two (2) dwelling units per acre. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas typically have limited access to infrastructure.”

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, Forestry
<i>East</i>	RL Residential Low Density	Vacant, Forestry, Single-family Residential
<i>South</i>	RL Residential Low Density, AG Agricultural	Single-family Residential, Conservation
<i>West</i>	RL Residential Low Density	Vacant, Forestry, Single-family Residential

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 not currently served by public utilities, however, an existing 8-inch waterline is located on Mt. Pleasant Road S. within 1,675 ft (0.32 miles of the property) and the new Lower Adams Creek Sewer Outfall runs along the northern edge of the property. The property owner would be responsible for the cost of waterline extension, if desired.

Transportation Capacity

The property is located on Mt. Pleasant Road S., state-maintained road SR 1006. The average daily trip count (AADT) on Mount Pleasant Road S. at this location is 4,700 vehicles a day, according to NCDOT’s interactive traffic volume map.

The current Comprehensive Plan shows a 2M cross section for Mt. Pleasant Rd. S. at this location (min. 90-foot right-of-way) with a proposed multi-use path on the east side of the road. The current right-of-way width along the frontage is 60 feet.

The Carolina Thread Trail Master Plan also shows the northern boundary of the property being the location of the future trail corridor.

Environment

The northern boundary of the property is bordered by Adams Creek and approximately 4.25 acres of the property is located in the 100-yr. Floodplain or Floodway.

D. STAFF COMMENTS

Staff finds that the non-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. Any future development of the property would be subject to the development design criteria and review procedures of the Mount Pleasant Development Ordinance (MPDO).

E. ACTION REQUESTED

Following a legislative public hearing, the Town Board is requested to take action by voting to **approve or deny the requested noncontiguous annexation**. In approving the request, the Town Board is adopting Annexation Ordinance 2026-02 (attached).

F. ATTACHMENTS

1. Annexation Petition with Survey and Metes & Bounds Description
2. Annexation Ordinance (to include property survey and boundary description)
3. Annexation Map
4. Notice of Public Hearing for Newspaper

Mount Pleasant

North Carolina

Founded in 1848

VOLUNTARY NON-CONTIGUOUS ANNEXATION

PETITION Date of Petition: 9/29/25

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 2260 Mt Pleasant Rd S, Property PIN 5579084912.0000
Mt Pleasant, NC 28124
(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	<u>Do you declare vested rights? (Yes or No)</u>	Signature
1. Charles A James Properties LLC 1250/Allen N. James	Greenside Dr. NW, Concord, NC 28027	<u> </u> No <u> </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

LEGAL DESCRIPTION AS SURVEYED:

LYING AND BEING NEAR THE TOWN OF MT PLEASANT BEING A 39.03 ACRE PARCEL WITH PROPERTY IDENTIFICATION NUMBERS (PIN) OF 5679 08 4903 & PART OF 5670 00 9436 AND DESCRIBED IN DEED BOOKS (DB) 17306 PAGE (PG) 184, DB 10413 PG 5 AND SHOWN ON MAP BOOK (MB) 108 PAGE (PG) 27 & 28, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF ORIENTATION IS THE NORTH CAROLINA GRID MONUMENT "LAMBERT" HAVING GRID COORDINATES OF N: 605,339.88FT E:1,569,943.14FT; THENCE S 13-31-18 E – 6420.67' TO NEW REBAR SET ON THE WESTERN SIDE OF THE R/W FOR MT PLEASANT ROAD S; THENCE ALONG SAID R/W THREE CALLS 1) S 39-21-45 W – 48.76' TO A POINT 2) N 48-53-28 W – 15.00' TO A POINT 3) S 41-06-32 W – 40.29 TO A POINT IN THE MIDDLE OF ADAMS CREEK, BEING THE POINT OF BEGINNING; THENCE CONTINUING WITH SAID WESTERN R/W FOR MT PLEASANT ROAD S FOUR CALLS 1) S 41-06-32 W – 68.26' TO A REBAR SET 2) S 48-53-27 E – 17.00' TO A REBAR SET 3) S 42-03-49 W – 85.03' 4) S 47-51-21 E – 47.34 (CROSSING A REBAR SET AT 18.02') TO A MAG NAIL IN CENTER OF MT PLEASANT ROAD S; THENCE THREE CALLS WITH THE CENTER OF SAID ROAD 1) S 45-38-16 W – 485.15' TO A MAG NAIL SET 2) S 44-39-16 W – 410.80' TOP A MAG NAIL SET 3) 2) S 45-55-46 W – 100.00' TO A MAG NAIL; THENCE ALONG THE NORTHERN EDGE OF A 60' PRIVATE R/W PER DB 520 PG 511 SIX CALLS 1) N 58-42-27 W – 248.14' TO A REBAR (CROSSING A REBAR AT 30.68') 2) N 82-31-44 W – 80.84' TO A REBAR SET 3) N 52-15-29 E – 214.66' TO AN OPEN PIPE 4) N 75-54-47 W – 59.07' TOP AN ANGLE IRON 5) N 76-07-46 W – 84.91' TO IRON PIN 6) N 48-34-41 W – 695.53' TO A REBAR, BEING THE SOUTHWESTERN CORNER FOR MILES MICHAEL KUCERA TRUST, DB 16187 PG 323; THENCE WITH SAID KUCERA N 47-38-56 1074.91' TO A REBAR. BEING ON THE WESTERN LINE OF CHARLES A JAMES PROPERTIES LLC, DB 17306 PG 184; THENCE FIVE CALLS WITH SAID JAMES PROPERTIES 1) N 47-38-56 E – 127.02' (CROSSING AN REBAR SET ON THE BACK OF ADAMS CREEK AT 87.02') TO A POINT IN THE MIDDLE OF ADAMS CREEK 2) S 73-59-20 E – 228.90' TO A POINT IN MIDDLE OF ADAMS CREEK 3) S 55-45-31 E – 542.67' TO A POINT IN MIDDLE OF ADAMS CREEK 4) S 71-01-47 E – 221.61' TO A POINT IN MIDDLE OF ADAMS CREEK 5) S 42-32-35 E 278.16' TO THE POINT OF BEGINNING, CONTAINING 39.03 AC AS SHOWN ON A SURVEY BY HARRISBURG SURVEYING, DATED DECEMBER 2025, JOB# 281020

THIS SURVEY IS RECORDED IN CABARRUS REGISTRY IN MAP BOOK 108 PAGE 27 & 28.

**ORDINANCE ANX 2026-02 TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA**

WHEREAS, the Board of Commissioners has been petitioned pursuant to G.S. Chapter 160A, Article 4A, Part 4 to annex the attached described area identified as ANX 2026-02; and

WHEREAS, the Town Clerk investigated and certified the sufficiency of the petition; and

WHEREAS, the Board of Commissioners held a public hearing for this annexation at the Mount Pleasant Town Hall at 6:00 PM on February 10, 2026 after due notice by publication on January 29 and February 5, 2026; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-58.1 and any annexation agreement in effect as of the date of this ordinance; and

WHEREAS, pursuant to G.S. 160A-58.2, the Board of Commissioners finds (1) that the area described in the petition meets all of the standards set out in G.S. 160A-58.1(b), (2) the petition bears the signatures of all of the owners of real property within the area proposed for annexation, (3) the petition is otherwise valid, and (4) the public health, safety, and welfare of the inhabitants of the Town and of the area proposed for annexation will be best served by the annexation; and

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

Section 1. By virtue of the authority granted by G.S. 160A-58.1 (b), the attached described territory (ANX 2026-02) is hereby annexed and made part of the Town of Mount Pleasant as of February 11, 2026.

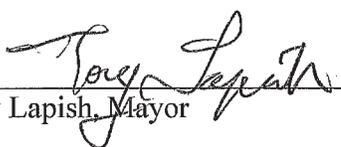
Section 2. Upon and after February 11, 2026, the attached described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mount Pleasant and shall be entitled to the same privileges and benefits as other parts of the Town of Mount Pleasant. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Mount Pleasant shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described as attached, together with a

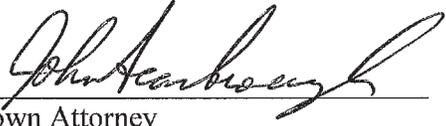
duly certified copy of this ordinance. Such map shall also be delivered to the County Board of Elections.

Adopted this 10th day of February, 2026.

APPROVED AS TO FORM:

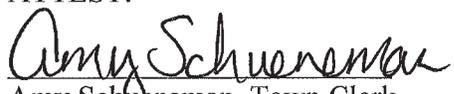


Tony Lapish, Mayor

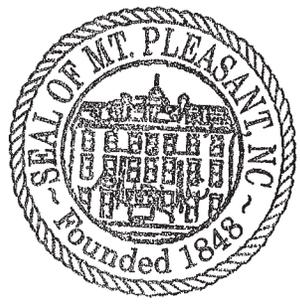


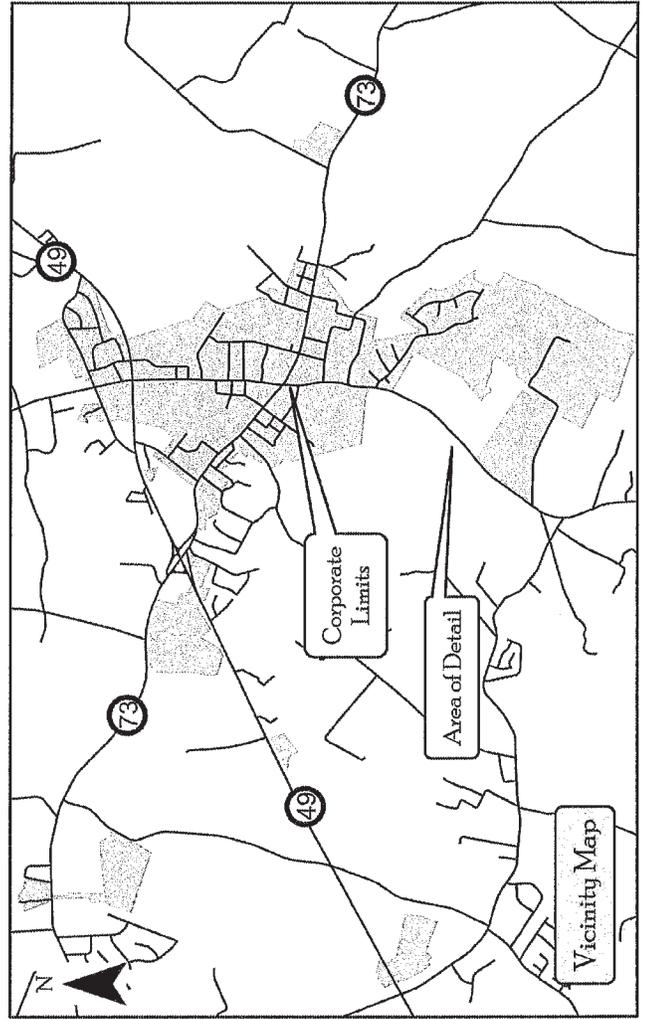
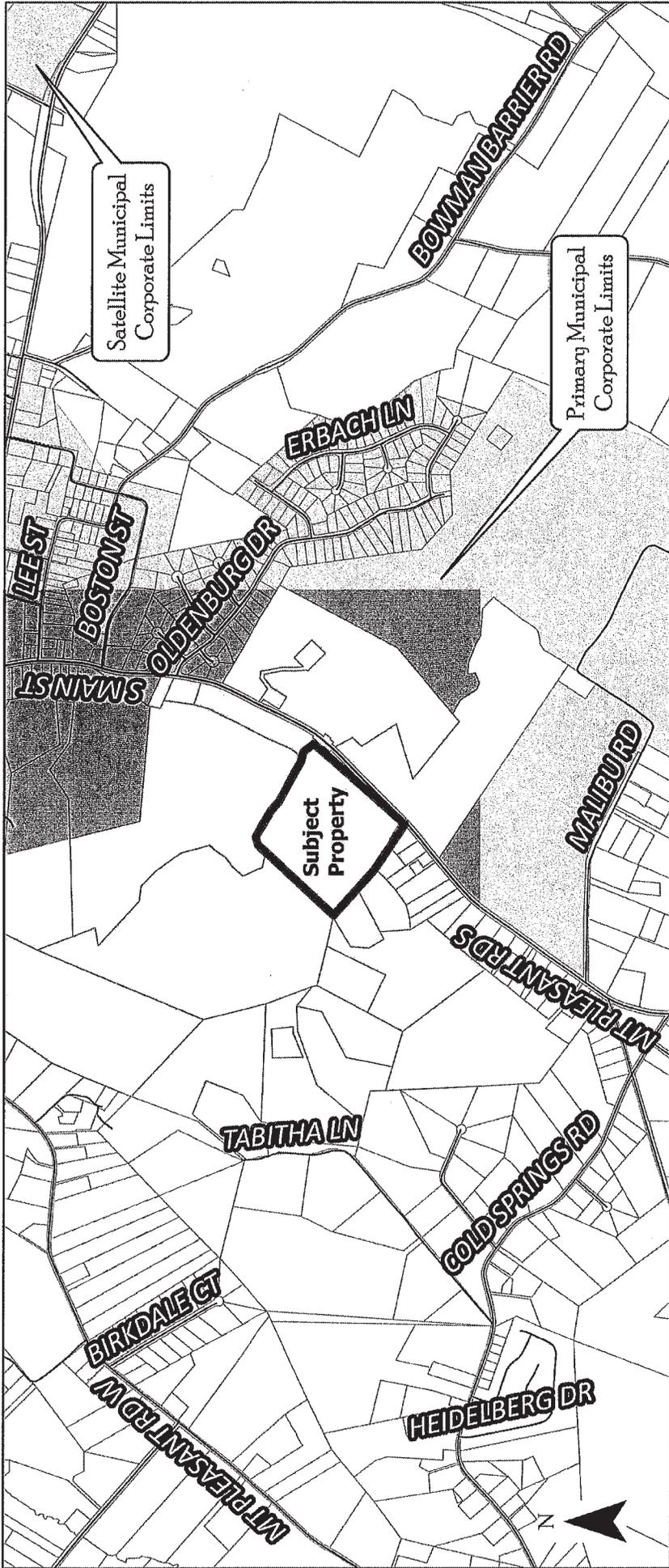
Town Attorney

ATTEST:



Amy Schueneman, Town Clerk





**Town of Mount Pleasant
Annexation Map
Ordinance 2026-02**

Effective Date: 2/10/2026

**Parcels: 5579-08-4912
Acres: 39.03 acres +/-**

NOTICE OF PUBLIC HEARING

The Mount Pleasant Town Board of Commissioners will hold the following public hearings at the regular meeting on **Tuesday, February 10, 2026 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following item:

ANX 2026-01 & REZ 2026-01 YOST PROPERTY

Property owner 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 PINs: 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.

ANX 2026-02 JAMES PROPERTY VOLUNTARY ANNEXATION REQUEST

Property owner requests non-contiguous voluntary annexation of property into the Town limits.. **Location:** 2260 Mt. Pleasant Rd. S. **Cabarrus PIN:** 5579-08-4903. **Current Zoning:** Town of Mount Pleasant RL Residential Low Density **Proposed Zoning:** No zoning change proposed. **Area:** 36.03 acres.

TA 2026-01 CONTRACTORS OFFICES AND 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 MPDO: Section 4.6 (Table 4.6-1).

REZ 2026-02 ESTEP ELECTRICAL

Applicant also 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. Preliminary site plan provided with zoning district request. 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.

All interested persons are invited to attend. Please call Mount Pleasant Town Hall at 704-436-9800 if you have questions or need special accommodations for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf at 711 or 877-735-8200.

Publish dates: Thursdays, January 29 and February 5



NORTH CAROLINA

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: February 10, 2026
Subject: TA 2026-01 Contractors Shops and Offices in AG District

A. BACKGROUND

Applicant: John Estep
375 Moose Road S.
Mount Pleasant, NC 28124

Affected Sections of MPDO: Section 4.6 (Table 4.6-1)

Applicant requests amendment to Section 4.6 (Table 4.6-1) to permit Contractors Shops and Contractors Offices in the Agricultural (AG) zoning district as a special use. This means that either a Special Use Permit or a Conditional Zoning district would be required to permit a Contractor Shop or Contractor in the AG district. These uses are not currently permitted in the AG district.

The applicant states on the application that the requested text amendment is consistent with the economic development goal of the Town's Comprehensive Plan.

B. RELATIONSHIP TO ADOPTED PLANS & POLICIES

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

- Economic Development Goal: Attract and retain a variety of businesses and light industry to promote a robust and diverse economic base and employment opportunities for residents.

C. STAFF RECOMMENDATION

Staff recommends review and approval of the proposed amendments.

D. PLANNING & ZONING BOARD RECOMMENDATION

At its January 29 meeting, the Planning & Zoning Board **recommended approval of the proposed text amendments**. The Planning & Zoning Board finds that proposed amendments are consistent with the Comprehensive Plan.

E. ACTION REQUESTED

Following a legislative public hearing, the Town Board of Commissioners is requested to 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 amendment needs additional consideration.

F. ATTACHMENTS

1. Application
2. Proposed amendments to Section 4.6, Table 4.6-1.



MOUNT PLEASANT

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

Map & Text Amendment Application

Case #: TA 2026-01
REZ 2026-02

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning

Conditional District Rezoning

Text Amendment:

Date of Application 1-5-2026

2. Amendment Information

For All Rezonings

Name of Rezoning Estep Electrical

Location 9950 Foil Rd.

Property Size (acres) 17.78ac

Tax Parcel Number(s) 5670-89-4187

Current Zoning RL

Proposed Zoning CZ AG

Current Land Use Resid./Ag.

For CD Rezonings Proposed Use(s) SFR + Contractor Shop

For Text Amendments Affected Section(s) of the UDO 4.6 (Table 4.6-1)

3. Contact Information

Applicant John Estep

Address 375 Moose Rd. S

City, State Zip MT. Pleasant NC, 28124

Telephone 980-333-5892

Fax

Signature

Print Name John Estep

Date 1-5-26

Signature

Print Name

Date

N/A

Agent (Engineer, Surveyor, etc. if applicable)

Address

City, State Zip

Telephone

Fax

Signature

Date

John Estep

Property Owner (if applicable)

Address 375 Moose Rd. S.

Address

City, State Zip MT. Pleasant NC, 28124

City, State Zip

Telephone 980-333-5892

Telephone

Fax

Signature

Date 1-5-26

Date

4. Description of Request

a. Briefly explain the nature of this request.

Text Amendment to permit Contractors Offices + Shops in the AG Zoning District as a Special Use.

Rezoning to Conditional Zoning AG to allow for existing single-family residential and contractor shop.

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

Requested Text Amendment consistent with economic development Goal + Strategies.

Requested Rezoning consistent with Low Intensity designation

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

AG district is reasonable due to existing agricultural and business uses on surrounding properties.

Staff Use Only:

Date Application Received: 1-5-2026

Received By: EJB

Fee Paid: \$ 860⁰⁰ pd.

Case #: REZ 2026-02, TA 2026-01

Date Neighborhood Meeting Held (for rezonings): N/A - downzoning

Notes:

TABLE 4.6-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

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

* All uses permitted in the CC, CD, and I-1 Districts are subject to supplemental design regulations in Article 11 of this Ordinance. Section 11.7 shall apply to all outdoor storage or display associated with a permitted use

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



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

To: Mayor and Town Board of Commissioners
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: February 10, 2026
Subject: REZ 2026-01 Estep Electrical (Subject to approval of TA 2026-01)

A. BACKGROUND

**Applicant(s)/
Property Owner:** John Estep
375 Moose Road
Mount Pleasant, NC 28124

Location: 9950 Foil Road

PIN(s): 5670-89-4187

Property Size: 17.78 Acres

Current Zoning: Residential Low Density (RL)

Proposed Zoning: Conditional Zoning Agricultural (CZ AG)

The applicant proposes rezoning the subject property to Conditional Zoning Agricultural (CZ AG) district, in order to utilize an existing 6,200sf shop building for a contractor office and shop, while continuing the existing single-family residential use and existing agricultural use of the property. A Conditional Zoning District may include any of the uses permitted by right or as a Special Use within the general zoning district, as set forth in Table 4.6-1 of the Mount Pleasant Development Ordinance (MPDO). The approval of this use is subject to the approval of Text Amendment request TA 2026-01. Uses permitted in the proposed Conditional Zoning district include all uses permitted by right in the AG district as well as Contractor Office and Contractor Shop (if approved under TA 2026-01).

The applicant has provided a preliminary site-specific plan associated with the rezoning request. Since, all buildings are existing and there will not be ground disturbance of greater than 1 acre and less than 20,000 square feet of impervious area, only a minor site plan review would be required if the zoning district is approved by the Town Board.

B. ZONING DISTRICT REVIEW CRITERIA

Comprehensive Plan

The subject property is located in the “Low Intensity” 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 primarily for lower density single-family residential development of greater than one dwelling unit per two acres up to two dwelling units per acre. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas typically have limited access to infrastructure.”

Uses in this designation generally include single-family residential, small scale agricultural uses, and support uses.

The requested conditional zoning district is consistent with this land use designation in accordance with Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO) in that the existing single-family residential, small-scale agriculture, and the proposed limited service uses are low intensity.

Zoning District Intent

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

“The AG district is established to provide areas for low intensity agricultural operations as well as agribusiness and supportive commercial uses. AG zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, sets maximum permissible densities or new zoning districts, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation.”

Existing Zoning and Development Patterns

The table below shows the zoning districts and land uses within 1,000 feet of the property:

	Zoning District(s)	Land Use(s)
North	Mount Pleasant Residential Low Density (RL)	Single-family residential, Commercial outdoor recreational use
East	Cabarrus County Agriculture & Open Space (AO)	Vacant, Agriculture, Forestry
South	Mount Pleasant Residential Low Density (RL), Cabarrus County Agriculture & Open Space (AO)	Agriculture, Single-family residential
West	Mount Pleasant Residential Low Density (RL)	Vacant, Agriculture, Forestry

The subject property is located in an area with a mixture of zoning districts and land uses. The request for the CZ AG zoning district to permit a contractor office and shop is reasonable in that the use will be located in an existing 6,200sf building that was built as part of a farming operation. The use will be on the same property as existing single-family residential and agricultural land uses is reasonable 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.

Utility Availability

The property is not currently served by public water or sewer. The applicant plans to utilize well and septic for the site.

Transportation

The property is located on Foil Road, a two-lane dead-end state-maintained road. Traffic volume on Foil Road is low and there is no NCDOT traffic count. There are fewer than 10 existing houses, a seasonal commercial outdoor recreational use, and a large farm located on the road.

Environment

There are two farm ponds located on the property that will not be impacted by the use.

Site Plan, Parking, & Landscaping

The application has provided a preliminary site-specific plan for the conditional zoning district. The plan shows an additional driveway entrance on the north end of the property. This entrance is subject to NCDOT requirements since it is located on a state-maintained road. The applicant proposes paving a parking and circulation area with approximately 25 parking spaces.

According to Article 7 of the MPDO, the AG district does not require a buffer yard. The shop building is located more than 300 feet from adjacent property lines and more than 500 feet from any off-site single-family use. There is an existing building yard located on the south side of the building adjacent to the parking area. Around and within the parking area a minimum of 1 shade tree (or 2 ornamental trees) and 8 small shrubs are required for each 10 parking spaces. A six-foot, Class 1 street yard is required in front of the shop building, which requires 1 ornamental tree and 8 shrubs per 30 linear feet.

No outdoor storage has been proposed on the plan. Any outdoor storage would be subject to the requirements of Section 11.7 of the MPDO.

Building Design Standards

All buildings are existing, therefore, building design standards do not apply. The existing shop building will be subject to inspection by the Fire Marshal's office.

C. STAFF COMMENTS

Staff finds that the proposed Conditional Zoning district is consistent with the Low Intensity land use designation land use types shown on the Conditional Zoning plan are consistent with the general land use types listed under the "Low Intensity" classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO). Since buildings are existing and only parking will be added to the site, the use of the property for a Contractor Shop and Contractor Office is subject to minor site plan review prior the issuance of a zoning permit.

D. PLANNING & ZONING BOARD RECOMMENDATION

At its January 29 meeting, the Planning & Zoning Board **recommend approval and consistent**. The Planning & Zoning Board finds that 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 that the land use types of single-family residential, agriculture, 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.

E. ACTION REQUESTED

Contingent upon the approval of TA 2026-01 and following a legislative public hearing, the Town Board of Commissioners is requested to take action on one of the following items:

- **Approve and consistent:** The Town Board of Commissioners finds that 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 that the land use types of single-family residential, agriculture, 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.
- **Deny and not consistent:** The Town Board of Commissioners finds that the proposed zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendment to be reasonable and in the public interest, and hereby amends the Future Land Use Map.
- **Deny and not consistent:** The Town Board of Commissioners finds that the proposed zoning district is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.
- **Defer:** The request needs additional consideration.

F. ATTACHMENTS

1. Application
2. Site-Specific Plan
3. Zoning Map
4. Aerial Map
5. Notice of Public Hearing Letter
6. Notice of Public Hearing for Newspaper
Sign posted: January 21, 2026



MOUNT PLEASANT

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

Map & Text Amendment Application

Case #: **TA 2026-01**
REZ 2026-02

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning

Conditional District Rezoning

Text Amendment:

Date of Application 1-5-2026

2. Amendment Information

For All Rezonings

Name of Rezoning Estep Electrical

Location 9950 Foil Rd. Property Size (acres) 17.78ac

Tax Parcel Number(s) 5670-89-4187

Current Zoning RL Proposed Zoning CZ AG Current Land Use Resid./Ag.

For CD Rezonings Proposed Use(s) SFR + Contractor Shop

For Text Amendments Affected Section(s) of the UDO 4.6 (Table 4.6-1)

3. Contact Information

Applicant John Estep

Address 375 Moose Rd. S City, State Zip MT. Pleasant NC, 28124

Telephone 980-333-5892 Fax

Signature [Signature] Print Name John Estep Date 1-5-26

Agent (Engineer, Surveyor, etc. if applicable) N/A

Address

City, State Zip

Telephone Fax

Signature Date

Property Owner (if applicable) John Estep

Address 375 Moose Rd. S.

City, State Zip MT. Pleasant NC, 28124

Telephone 980-333-5892 Fax

Signature [Signature] Date 1-5-26

4. Description of Request

a. Briefly explain the nature of this request.

Text Amendment to permit Contractors Offices + Shops in the AG Zoning District as a Special Use.

Rezoning to Conditional Zoning AG to allow for existing single-family residential and contractor shop.

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

Requested Text Amendment consistent with economic development Goal + Strategies.

Requested Rezoning consistent with Low Intensity designation

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

AG district is reasonable due to existing agricultural and business uses on surrounding properties.

Staff Use Only:

Date Application Received: 1-5-2026

Received By: EJB

Fee Paid: \$ 860⁰⁰ pd.

Case #: REZ 2026-02+TA 2026-01

Date Neighborhood Meeting Held (for rezonings): N/A - downzoning

Notes:

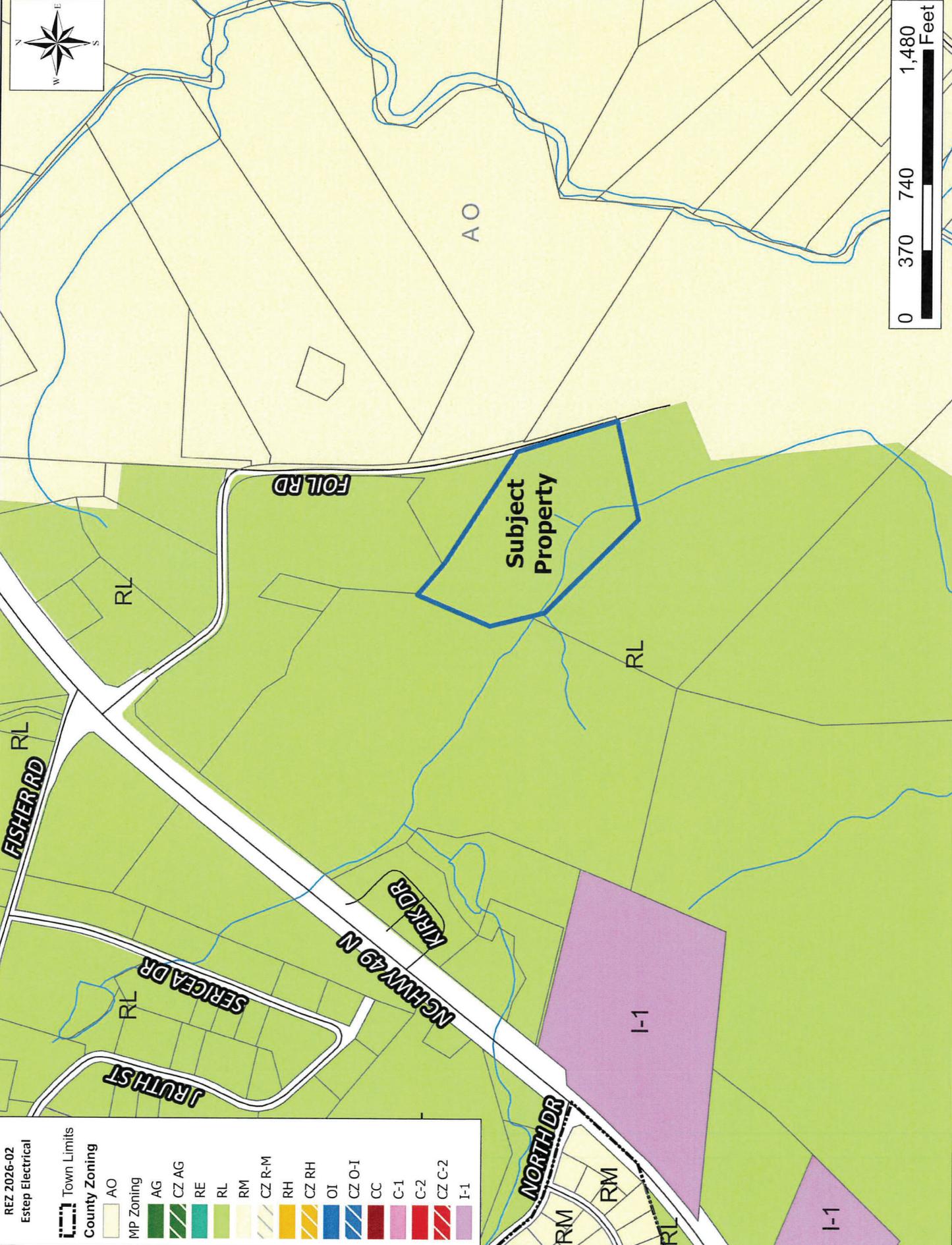
REZ 2026-02
Estep Electrical



Town Limits

County Zoning

- AO
- MP Zoning
- AG
- CZ AG
- RE
- RL
- RM
- CZ R-M
- RH
- CZ RH
- OI
- CZ O-I
- CC
- C-1
- C-2
- CZ C-2
- I-1





REZ 2026-02 ESTEP ELECTRICAL



January 20, 2026

Dear Property Owner,

Please be informed that the Town of Mount Pleasant Board of Commissioners has been requested to hold a public hearing for the following case in the vicinity of property you own:

TA 2026-01 & REZ 2026-02 ESTEP ELECTRICAL

Description: Applicant requests text amendment to permit Contractors Offices and Contractors Shops in the Agricultural (AG) zoning district as special uses. Applicant also requests to rezone property with existing single-family residential home and 6,200 square-foot 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

The **Planning & Zoning Board advisory hearing** will be held on **Monday, January 26, 2026 at 6:00pm** in the Meeting Room at Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC. Since a text amendment is involved with this request, the Planning & Zoning Board will only be making a recommendation to the Town Board of Commissioners. (In the event of inclement weather, the meeting may be moved to Thursday, January 29 at 6pm. Please contact Town Hall at 704-436-9800 to verify.)

The **Town Board of Commissioners legislative hearing** will be on **Tuesday, February 10, 2026 at 6:00pm** in the Meeting Room at Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC.

If you have any questions regarding this request, you may contact me at Town Hall at 704-436-9800 x1005 or burris@mtpleasantnc.us.

Sincerely,

Erin S. Burris, AICP
Planning Director

Attached (site map and proposed conceptual site plan)

NOTICE OF PUBLIC HEARING

The Mount Pleasant Town Board of Commissioners will hold the following public hearings at the regular meeting on **Tuesday, February 10, 2026 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following item:

ANX 2026-01 & REZ 2026-01 YOST PROPERTY

Property owner 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 PINs: 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.

ANX 2026-02 JAMES PROPERTY VOLUNTARY ANNEXATION REQUEST

Property owner requests non-contiguous voluntary annexation of property into the Town limits.. **Location:** 2260 Mt. Pleasant Rd. S. **Cabarrus PIN:** 5579-08-4903. **Current Zoning:** Town of Mount Pleasant RL Residential Low Density **Proposed Zoning:** No zoning change proposed. **Area:** 36.03 acres.

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

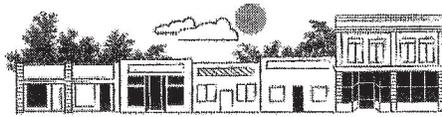
Applicant requests text amendment to permit Contractors Offices and Contractors Shops in the Agricultural (AG) zoning district as special uses. Affected Section of MPDO: Section 4.6 (Table 4.6-1).

REZ 2026-02 ESTEP ELECTRICAL

Applicant also 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. Preliminary site plan provided with zoning district request. 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.

All interested persons are invited to attend. Please call Mount Pleasant Town Hall at 704-436-9800 if you have questions or need special accommodations for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf at 711 or 877-735-8200.

Publish dates: Thursdays, January 29 and February 5



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

AGENDA ITEM:

Receive update on the status of:

- Water Distribution Improvements Project
- Lower Adams Creek Sewer Outfall Project
- Water Treatment Plant Renovation Project

NARRATIVE:

An update on the projects listed above will be given.

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.org