

# MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Regular Board Meeting  
Tuesday, March 11, 2025  
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Tony Laphis

Invocation- Pastor Earl Bradshaw from Mount Pleasant Methodist Church

Pledge of Allegiance- Mayor Tony Laphis

**1. Public Forum**

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

**2. Conflict of Interest**

*The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item.*

*(No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)*

**3. Approve Agenda (Pages 1-2)**

**4. Consent Agenda (Pages 3-12)**

- A. Minutes February 11, 2025 (pages 3-8)
- B. Resolution Adopting the Cabarrus Stanly Union Regional Hazard Mitigation Plan (pages 9-10)
- C. Budget Amendment #10 WTP Leak under building (page 11)
- D. Resolution to open savings account for FD-Personnel Capital Reserve (page 12)

**5. Staff Reports (Pages 13-30)**

- A. Town Manager-Randy Holloway (page 13)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 14-17)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 18-19)
- D. Human Resources/Events- Crystal Smith (page 20)
- E. Code Enforcement - Jim Sells (will be sent at later date)
- F. Public Works- Derek Linker (page 21)
- G. Fire Department-Dustin Sneed (page 22)
- H. Cabarrus County Sheriff's Department (pages 23-30)

**6. Public Hearing (Page 31 and separate attachment)**

**A. REZ 2025-01 McKenzie ETJ Removal**

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**7. Old Business** (Pages 32-33)

A. Receive update on Water Treatment Issues. (page 32)

B. Receive an update concerning the Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project. (page 33)

**8. New Business** (Page 34-37)

A. Consider setting filing fees for the 2025 November Election (pages 34-37)

**9. Adjournment**

**Budget Workshop is scheduled for  
Saturday, March 22, 2025 8am to Noon.**

*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.*



Date: 3-11-25

Please print your name so that we will have a record of your attendance.

**PLEASE PRINT YOUR NAME**

RODNEY SCHUENEMAN

Dustin Sneed

Blake Plummer

Ally Schueneman

Earl Bradshaw

Amanda McKenzie

Thomas McKenzie

Jimmy L. Hall

Dep. Arstark

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## Amy Schueneman

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**From:** Lori Furr <Lori.Furr@Cabarrus.k12.nc.us>  
**Sent:** Monday, February 10, 2025 12:04 PM  
**To:** Amy Schueneman  
**Subject:** March Meeting Absence

\*\*\*Caution: This Email Message Originated Outside of Our Email Server. Please Use Caution When Opening Links and Attachments\*\*\*

Good afternoon,

I wanted to let you know that I will be out of the country on our **March 11, 2025, meeting**. This is spring break for the school system and the only opportunity to visit Mason in Spain. Please let me know if you need any additional information.

Thanks,  
Lori



**MOUNT PLEASANT**  
EST. 1859  
NORTH CAROLINA

**Board of Commissioners  
Town Board Meeting Minutes  
Tuesday, February 11, 2025 at 6:00 P.M.**

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

**Also Present:** Erin Burris, Crystal Smith, Ally Schueneman, Rodney Schueneman, Deputy T. Beverly, Pastor David Snow, Chris Smith, and Deputy M. Arstark.

**CALL TO ORDER**

Mayor Tony Lapish called the meeting to order.

**INVOCATION**

Pastor David Snow of Community Church of Mount Pleasant led the Board in prayer.

**PLEDGE OF ALLEGIANCE**

Mayor Lapish led the Pledge of Allegiance.

**1. Public Forum**

No one spoke.

**2. Conflict of Interest**

*The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item.*

(No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)

No one had a conflict of interest.

**3. Approve Agenda**

Mayor Lapish added an item to Old Business:

C. Consider approving WesTech as a "sole source" supplier for materials and repairs to the Water Treatment Plant and the associated contract in the amount of \$611,136.

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

#### **4. Consent Agenda**

- A. Minutes January 14, 2025
- B. Records Purge List from January 28, 2025
- C. Proclamation for Black History Month

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

#### **5. Staff Reports**

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

#### **6. Old Business**

##### **A. Receive update on Water Treatment Issues.**

Randy Holloway relayed the good news that the State and Department of Environmental Quality (DEQ) came a few weeks ago to do the annual inspection of the Water Treatment Plant. DEQ was very pleased that all the suggestions given in the three-page report from last year were or are currently being addressed. This year's written report has not been received at this time.

During the update at the January 14<sup>th</sup> meeting, it was conveyed that the initial concern of the three engineering firms the Town is consulting with was the amount of water being stored in the water tanks. The longer the chlorinated water is in storage, the more time it reacts with dissolved organics in the water; however, for fire protection reasons, the storage tanks are a necessity. The plan agreed upon by the engineering firms is to lightly chlorinate the water enough to kill bacteria inside the Water Treatment Plant, then chlorinate again when the water comes back to ground storage tank with a new chlorination pump system just before it enters the distribution system including the North Drive water tank. The State is going to require the Town to do a CT (Contact Time) Study which evaluates the size of the ground storage tank, the water turnover, etc. to determine if chlorinating at the ground storage tank, which is at the end of the treatment system, will be enough time to properly chlorinate the water prior to entering the distribution system. There is an automatic system that can be installed in the ground storage tank to keep the water circulating and as it moves the water, it will be continuously sampling the water and automatically adjusting the chlorination amounts treating the water more effectively than manually treating the water. The estimated cost for this system is \$200,000, which can be covered by the \$1 million state grant. This would be in addition to WesTech (add-on item C to the agenda later in the meeting) replacing all filter media, settling tubes, etc. to bring the treatment system back to 100% efficiency for a fifty-year-old plant. The State and engineers are concerned that the Total Organic Compound (TOC's) and Dissolved Organic Compound (DOC's). The TOC's are materials that can be seen in the water and filtered out through the water treatment process. The DOC's can't be seen and are very difficult to remove without a carbon filtration system. *Mr. Holloway displayed an aerial photo of the water intake site on Dutch Buffalo Creek. The water coming into the intake pipe pulls across a low*

flowing area of the creek where sediment/muck buildups quickly instead of the faster moving water on the far side of the creek. Samples will be taken of both sides of the creek to see if the water across the creek contains fewer DOC's than on the intake side. If the opposite side of the creek contains fewer DOC's, it may be beneficial to run the intake pipe out further into the creek. The estimated cost for extending the pipe would be in the \$300,000-\$400,000 range.

The Board will be asked to approve the WesTech contract as the first step to improving water quality followed by moving the final chlorination point to the ground storage tank. Efforts are being made in phases to keep the cost for all the improvements within the \$1 million budget to avoid having to get a loan which would result in passing the cost along to residents with increased water rates. All possible options are being considered to keep the cost down.

Questions have been asked about the taste and odor of the water. The taste and odor are the result of heavy chlorination not dirt. The water is safe to drink and use. Chlorine is added to the water to make it safe to use. Residents can use water filter systems, if they choose to, to help reduce the chlorination taste and smell of the water if changed on a regular basis. A letter will be going out in the water bill to inform customers that the latest water samples are still not compliant with the recommended range. Also in the letter, Town Hall meetings will be announced for March 17<sup>th</sup> and 31<sup>st</sup> at 6pm with locations to be determined where residents can attend to hear what the Town is doing to correct the problem and expression their concerns. Town Staff will do the presentation/slide show along with the Town Engineer.

No action was taken. Information only.

*Town Manager asked to move Add-on item C to the next agenda item as a continuation of A.*

**Add-On C. Consider approving WesTech as a "sole source" supplier for materials and repairs to the Water Treatment Plant and the associated contract in the amount of \$611,136.**

Last month the Board was informed that Wes Tech provided a quote for \$346,110 to rebuild the interior workings of the water system. Staff noticed after the meeting at the top of the quote it stated for one basin, not both. Staff asked WesTech to redo the quote to include both basins being retrofitted at the same time, instead of completing one and returning later to do the other, to save on staging cost of multiple trips. This is not WesTech's normal practice, so they did not quote it that way originally since most water treatment plants need to keep operating during the replacement process. Because of the 12" water connection with the City of Concord on Hwy 73 at Cold Springs Road, the water treatment plant should be able to shut down and water continue to flow through the system. The Town will have to test the connection prior to WesTech arriving and pay Concord for the cost of the water during the repairs. Concord charges \$2.00/1,000 gallons of water more than the Town charges customers and will be covered with the State grant. Once the contract is signed it will be 12-14 weeks for build out before the repairs are made. When complete everything inside the basins will have been removed and replaced with food grade stainless steel parts and filter media.

The new quote for \$611,136 saves \$81,084 by retrofitting both basins at the same time and will be the first step to improve the water quality. The Town Engineer is still negotiating the price. This amount exceeds what is normally allowed for an informal bid contract (under \$500,000). However, § 143-129(e)(6)(ii) allows for "sole source" supplies, and this would qualify since WesTech is the original manufacturer and the only one with the original specifications that can custom build the materials to fit our system and provide the original type of filter media.

**Sole-Source is defined in the General Statutes as § 143-129(e)(6)** "Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. Notwithstanding any other provision of this section, the governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract."

All three engineering firms have agreed that replacing all the filter media and repairing the basins is the first step to improving the water quality. The second step is adding another chlorination point at the ground storage tank. If the first two steps do not correct the problem, an activated carbon system will be required, and it will be expensive. Town Staff met with local state legislators, Senator Paul Newton and Representative Brian Echevarria, this week to thank them for the money the State has already provided to the Town for projects and to request another \$4.5 million out of the next State budget, if available, to purchase a carbon filtration system. Senator Newton stated this year's State budget would be extremely tight, in part due to Hurricane Helene and the needs in the Western part of the state, but if funds are available, he would try to get the money for the Town of Mount Pleasant.

Commissioner Dixon asked how often the filter media should be replaced in the future. Mr. Holloway said in the past it has been a 15-year schedule, but it should change to at least every 10 years in the future. This will buy the Town the next 5 years to look at how to move forward with the water treatment plant and make some difficult decisions about where the Town is going. The water treatment facility needs to be replaced, and retrofitting the basins now will give the Town time to make those plans. Today it would cost an estimated \$20 million to replace the water plant facility and the dam in Dutch Buffalo Creek. Some people have said why doesn't the Town just put in a carbon filtration system to begin with. First, it is very expensive, approximately \$3.5 million plus engineering fees, and the Town doesn't have the funds to pay for it. Second, if the TOC's are not taken out before the carbon filtration system, the carbon would clog frequently and each time the carbon is replaced it would cost \$60,000. These are costs that would need to be passed on to water customers.

Mr. Holloway asked the Board to approve WesTech as a sole-source supplier and the contract tonight.

3 motions:

1. A motion to approve WesTech as a "sole source" supplier for materials and repairs to the Water Treatment Plant was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)
2. A motion to approve the contract with WesTech for \$611,136 to provide materials and labor to retrofit both water basins at the Water Treatment Plant simultaneously was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (5-0)
3. A motion to allow the Town Manager to execute any paperwork associated with this project was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

**B. Consider implementing a "Repetitive Service Calls" charge to the Fees & Charges Schedule.**



Town Staff recommends adding a "Repetitive Service Calls" charge to the Fees & Charges Schedule for more than 2 calls to a service address for the same issue. This would apply only to issues where the residents are at fault for not following guidance given by Public Works or Town Staff to prevent service issues. An example of this is a service address that continues to use "flushable wipes" when they have been instructed not to use them since they are not biodegradable to prevent sewer clogs.

Suggested for Fees & Charges Schedule:

"Repetitive Service Calls" are calls to the same address for a reason that can be corrected by resident following guidance given by Public Works or Town Staff to prevent service issues. This does not include service calls for regular usage or maintenance issues needed for trouble-free use of Town utilities within the Town's utility easement/right-of-way.

Fees for "Repetitive Service Calls" would be as follows:

- 1<sup>st</sup> call: verbal warning which will be documented on account
- 2nd call: verbal warning followed by written warning mailed to billing address
- 3rd and 4<sup>th</sup> call: \$100 fee added to utility bill for each occurrence
- 5<sup>th</sup> and following calls: \$500 fee added to utility bill for each occurrence

Public Works will only jet sewer lines that are within the Town's utility easement/right-of-way and not on private property. Water and/or sewer lines not within the utility easement or street right-of-way are considered private property and will need to be repaired by a plumber of the residents choosing at their expense."

The Board suggested if there were multiple issues at a residence and the resident was issued warnings/fines for "Repetitive Service Calls" and then the calls stop for 24 months straight, then Staff should start over on the 25<sup>th</sup> month by giving a "first call" warning on the "Repetitive Service Calls". These fees are not to recoup all the costs for going to the location, but to recover partial costs, and, hopefully, give guidance to the resident to correct the on-going issue.

A motion to add a "Repetitive Service Calls" charge to the Fees & Charges Schedule with a rolling 24-month timeline was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

## **7. New Business**

### **A. Receive an update concerning the Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project.**

Mr. Holloway and Ms. Burris reported that Town Staff, LKC Engineering, Elite Infrastructure Group, and State Utility Contractors met last week for the preconstruction meetings. The Water Distribution Improvements Project will start this week according to State Utility Contractors with three crews: Crew 1 will start on Cook St at the new Cabarrus County Library/Active Living Center on Washington St. and work towards North Main Street then moving towards North Drive while Crew 2 will start on Hwy 49 at Empire Drive working towards North Drive and then on Franklin St. Crew 3 is a tie in and restoration crew to clean-up behind the waterlines being installed. State Utility Contractors is planning to complete the entire project by the end of the year 2025. The contractors will give residents notice if there is a planned water interruption and will try to turn water off only while most people are at work/school to reduce the inconvenience; however, there may be instances where water flow is interrupted without notice. During the project North Main Street will not be completely closed to traffic but may be temporarily reduced to one lane at times. Commissioners would like to encourage people not to park on North Main Street during the construction.

Elite Infrastructure Group will begin the Lower Adams Creek Sewer Outfall Project on March 3<sup>rd</sup> and will have very little impact on residents since most of the work is away from streets. Their contractors expect to complete the project by, if not before, March of 2026. When the Lower Adams Creek Sewer Outfall Project is completed, it will decommission the Summer Street and Pasture Pump Stations since it is a gravity sewer line. This will eliminate the two biggest problems with the Town's sewer system.

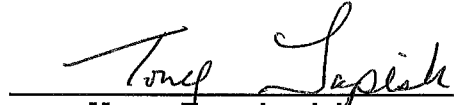
## 8. Adjournment

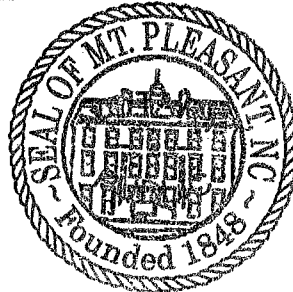
With nothing else to come before the Board, Commissioner Meadows made a motion to adjourn. Commissioner Furr seconded the motion. All Board Members were in favor. (5-0)

Mayor Lapish reminded Board members that the Budget Workshop will be on Saturday, March 22<sup>nd</sup>.

By our signatures, the following minutes were approved as submitted on Tuesday, March 11, 2025 in the Regular Meeting.

  
Town Clerk Amy Schueneman

  
Mayor Tony Lapish





# MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

## RESOLUTION ADOPTING THE CABARRUS STANLY UNION REGIONAL HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within the Town of Mount Pleasant are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, the Town desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, the Town has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

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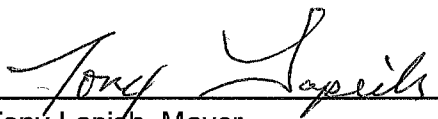
WHEREAS, it is the intent of the Board of Commissioners of the Town of Mount Pleasant to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

NOW, THEREFORE, be it resolved that the Board of Commissioners of Town of Mount Pleasant hereby:

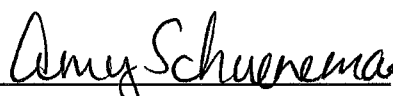
1. Adopts the Cabarrus Stanly Union Regional Hazard Mitigation Plan.
2. Vests Town Emergency Management with the responsibility, authority, and the means to:
  - (a) Inform all concerned parties of this action.
  - (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.
3. Appoints Town Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Town of Mount Pleasant Board of Commissioners for consideration.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this 11<sup>th</sup> day of March, 2025.

Attest:

  
\_\_\_\_\_  
Tony Lapish, Mayor

  
\_\_\_\_\_  
Amy Schueneman  
Town Clerk/Finance Officer

Certified by:  (SEAL)

Date: 3-11-25







# MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

## Resolution Granting the Opening of a New Savings Account with Authorized Signers, Opening of Capital Reserve in FMS, and Move Funds to Capital Reserve from General Fund

**WHEREAS**, the Town Board of Commissioners approved the FY24/25 Budget at the June 24, 2024 Town Board meeting; and

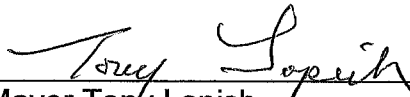
**WHEREAS**, a budget line item for "Fire Department Personnel Capital Reserve" was established to help reserve funds for full-time firefighters as the Town moves from a combination volunteer/paid department to a career department within the next few years.

**BE IT RESOLVED**, that the Town of Mount Pleasant Board of Commissioners hereby designates First Bank to open a new savings account titled "**FD-Personnel Capital Reserve**" under our Federal EIN #56-6001297, and that Town Manager-Terry R Holloway, Assistant Town Manager- Erin Burris, Finance Officer- Amy Schueneman, Human Resource Director- Crystal Smith, and Senior Customer Service- Jennifer Blake, and successors so titled, be authorized effective March 11, 2025 to execute the opening of the account, the ability to manage the account, and authorization to sign checks and/or move funds among all accounts for the Town of Mount Pleasant.

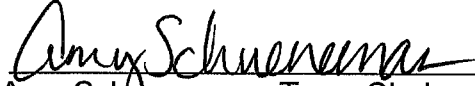
In addition, the Finance Officer, Amy Schueneman, and successors so titled, will have permission to open the savings account with the same name in FMS software, as well as have the Boards permission to move the money from the General Fund Checking account to open the new savings account and to use funds for personnel cost when full-time firefighters are on staff. When the funds are depleted in the savings account, the Finance Officer will have the authority to close the account at the bank

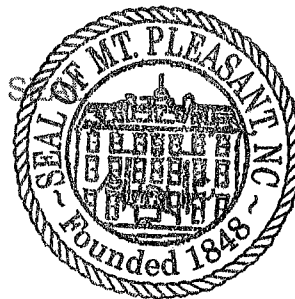
**BE IT FURTHER RESOLVED** that such evidence of debt, checks, and drafts will be signed or authorized by any two of said officials.

This the 11th day of March, 2025.

  
\_\_\_\_\_  
Mayor Tony Lapish

Attest:

  
\_\_\_\_\_  
Amy Schueneman, Town Clerk



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## MEMORANDUM

To: Mayor and Town Board  
From: Randy Holloway, Town Manager  
Date: March 11, 2025  
RE: Manager's report for February 2025

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

- Continued working with Staff and three engineering firms to select the best options for dealing with the ongoing water treatment issues. We have Utility Services conducting an inspection of the ground storage tank in order to give us a report on the condition of that tank that was built in 1970. We may move the final chlorine injection point to the ground storage tank after the water treatment plant renovations are completed. This item continues to occupy the majority of my time.
- Participated in a meeting with Cabarrus County Schools to discuss the ongoing water treatment issues.
- Participated in the pre-construction meetings for the Adams Creek sewer project and the water line projects.
- Participated in a meeting with the City of Concord to discuss using the Concord water connection during the renovation project at the Water Treatment Plant. The meeting went well, and we will be conducting some testing in the near future to make sure the connection will provide an adequate water supply to all our customers.
- Continued worked with Staff to keep the State funded sidewalk project and the North Washington Drive projects moving forward.
- Continued worked with Staff to keep the comprehensive planning update moving forward.
- Participated in the monthly USDA update meeting and obtained the easement for the Food Lion pump station without having to go to condemnation on the adjacent private property.
- Attended the monthly meeting of WSACC.



**Planning, Economic Development, & Infrastructure Projects  
March 11, 2025**

**Active Planning & Zoning Cases**

**SUB 2025-01 N. Main Street Infill Subdivision**

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

**Location:** 800 N. Main Street

**Current Zoning:** RM Residential Medium Density

**Area:** approx. 7.5 acres

**Estimated Sewer Capacity Usage:** 3,375 gpd

**Current Status:** Preliminary Plat currently under review by Technical Review Committee. Tentatively scheduled for April 28 Planning and Zoning Board (administrative review to ensure compliance with regulations of Mount Pleasant Development Ordinance).

**REZ 2025-02 8563 E. Franklin Street**

**Description:** Request to rezone Town-owned property to improve nonconforming lot dimensions ahead of Washington Street widening to facilitate the moving of historic mill house.

**Location:** 8563 E. Franklin St.

**Cabarrus County Parcel Number(s):** 5670-32-1905

**Current Zoning:** RM Residential Medium Density

**Proposed Zoning:** RH Residential High Density

**Area:** 0.31 acres

**Estimated Sewer Capacity Usage:** n/a-Existing house.

**Current Status:** Structure currently being evaluated to determine if it can be moved. Tentatively scheduled for March 24 Planning & Zoning Board meeting.

**REZ 2025-01 McKenzie ETJ Removal**

**Description:** Request to remove property from the edge of the Town's ETJ to apply County zoning instead.

**Location:** 375 Mount Pleasant Road N.

**Cabarrus County Parcel Number(s):** 5671-02-9051

**Current Zoning:** Town of Mount Pleasant AG (Agricultural)

**Proposed Zoning:** Cabarrus County AO (Agricultural/Open Space)

**Area:** 2.8 acres

**Estimated Sewer Capacity Usage:** No sewer, septic proposed.

**Current Status:** Scheduled for Planning & Zoning recommendation at January 27 meeting. Scheduled for March 11 Town Board Meeting.

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

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

**Location:** 8320 W. Franklin St.

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

**Current Zoning:** CC Center City

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

**Estimated Sewer Capacity Usage:** existing tap for previous building

**Current Status:** Board of Adjustment approved at February 24 meeting.



**SITE 2022-04 Highway 49 Mini-Storage**

**Description:** Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet

**Location:** 8830 NC Highway 49 N

**Cabarrus County Parcel Number(s):** 5670-47-4622

**Current Zoning:** I-1 Light Industrial

**Area:** 11.27 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Zoning approval pending.

**SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.)**

**Description:** Site plan for commercial parking lot

**Location:** 8860 E. Franklin Street

**Cabarrus County Parcel Number(s):** 5670-42-6218

**Zoning:** C-1 Light Commercial

**Area:** approx. 0.5 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Temporary Certificate of Compliance issued. Trench drain, asphalt repairs, and ground cover installation to be completed.

**SUB 2020-03 Brighton Park**

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

**Applicant:** Niblock Homes

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

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

**Zoning:** RM Residential Medium Density

**Area:** approx. 86.77 acres

**Density:** 2.05 dwelling units per acre

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

**Current Status:** Incomplete improvements bonded and Phase 1 Final Plat recorded.

**SUB 2017-01 Green Acres**

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

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

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

**Zoning:** RM CZ Conditional Residential Medium Density

**Area:** approx. 14.92 acres

**Density:** 2.28 dwelling units per acre

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

**Current Status:** Final Plat received. Awaiting bond list.

**Code of Ordinances**

Part 2 Government and Administration has been codified and approved by the Town Board and updated on the Town website. Later During Fiscal Year 2024-25, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

### **Infrastructure**

- The WSACC Wastewater Capacity Distribution #12 Memo dated January 28, 2025 shows that Mount Pleasant has a total of 120,155gpd of allocation. Distribution #12 added 3,582gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 18,960 gpd of non-strategic reserve (equivalent of 84 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.
- Work is nearing completion on Empire Drive Sewer Pump Station and sewer line utilizing a USDA loan. There were delays due to rock under Highway 49. Sewer line and manhole replacement on A, B, C, Wade, and Reid Streets began August and will be completed by the end of December 2024. Visit [www.mpncfuture.com](http://www.mpncfuture.com).
- The Town's Water Distribution Line project being installed by State Utility is scheduled to begin February 10, 2025 with an estimated completion by the end of year. The Lower Adams Creek Sewer Interceptor project being installed by Elite Infrastructure Group is scheduled to begin March 3, 2025 with an estimated completion by March 2026. Project updates will be posted on [www.mpncfuture.com](http://www.mpncfuture.com). Information about road closures and service interruptions will be posted on social media. Planned service interruptions will also have door hanger notifications.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is nearing completion and under review by NCDOT. Town staff is working to get the mill house at the corner with E. Franklin Street moved over 10-12 feet in preparation for the project.
- Staff submitted Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan. The two W. Franklin Street segments and E. Franklin Street segment were included in front-loaded funding requested for CMAQ/CRP funding by the MPO and the Town received a \$2.7 million directed grant from the state for sidewalk installation. Staff is currently working with NCDOT to design and administer one or more sidewalk segments on behalf of the Town.
- McAdams Engineering is working on the engineering drawings for downtown stormwater improvements. The drawings are currently under review by NCDOT.
- McAdams Engineering completed a draft conceptual plan for parking and streetscape improvements in the southwest quadrant of downtown. This will facilitate coordination with adjacent property owners and businesses and provide the information needed to apply for funding. McAdams Engineering has prepared scope of work for engineering that the staff is currently reviewing.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%. Staff is working on revising the Benefit Cost Analysis as requested by FEMA.

### **Comprehensive Plan Update**

- Background information was presented to the Steering Committee at its March 25 meeting.
- A public input survey was available online from the end of April until May 31. The public workshop was held May 21. The survey and workshop were publicized on the Town's website, social media, and in the water bills. Benchmark Planning has prepared draft public input results and analysis that was presented to the Steering Committee its July 29 meeting.
- Greenfield Economic Development consultants have been gathering data for the economic development analysis.
- Draft goals and strategies were presented to the Steering Committee at the September 23 meeting.
- The final draft plan is currently being prepared.

### **Permits**

February permits attached.

## February 2025 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-06		5670-43-5114	8900	Wade St.	New	Single-family home	Elite Construction	Waiting on Revised Plot Plan
Z-2025-07	2/7/2025	5670-42-0840	8801	E. Franklin St.	Accessory	Shed	Donnie Galloway	
Z-2025-08	2/14/2025	5579-29-8782	8604	Oldenburg Dr.	Uprfit	Roof solar panels	Top Tier Solar	
Z-2025-09	2/21/2025	5670-06-5934	615	N. Skyland Dr.	Accessory	Addition to garage	Doug Steadman	
Z-2025-10	2/21/2025	5660-13-8021	6300	NC Hwy. 49 N	Temp.	Food sales	Country Fresh Farms	Mar. 12-14
Z-2025-11	2/26/2025	5670-48-1442	8724	Crestwood Dr.	New	Single-family home	JDL Homes	
Z-2025-12	2/27/2025	5671-00-4443	8100	Fisher Road	Addition	Addition to home	CBC & Associates	

7 Zoning Permits

**Financial Report as of February 28, 2025**

	<u>Bank Acct Name</u>	<u>Balance</u>
<u>General Fund Accts</u>	General Checking	\$239,278.49
	General Fund MM at First Bank	\$272,106.97
	General Fund MM (NCCMT)	\$1,965,839.85
	General Fund 42% MM at First Bank	\$3,355.19
	General Fund 42% MM (NCCMT)	\$1,266,570.46
	Façade Grant	\$16,126.21
	Park Development (Uwharrie)	\$1,223.35
	Payroll Checking	\$79,789.57
	Powell Bill	\$54,996.64
	Retiree Insurance at First Bank	\$2,579.89
Retiree Insurance (NCCMT)	\$25,130.35	
Water/Sewer accts	WS Checking	\$242,862.07
	WS Money Market	\$250,779.04
	WS Money Market (NCCMT)	\$864,704.94
	Debt Setoff (NCCMT)	\$1,092.62
	Dredging Fund (Uwharrie)	\$31,140.58
	USDA- Payment Reserve at First Bank	\$5,364.93
	USDA- Payment Reserve (NCCMT)	\$271,362.61
Capital Reserve Accts	Infrastructure & Streets	\$16,965.76
	Police Vehicles	\$56,696.97
Capital Projects	CMAQ Capital Project	\$127,593.02
	SCIF funds	\$1,365.63
	USDA Capital Project	\$156,622.99
	State Funded-Sewer Project	\$127,702.00
	State Funded Water Projects	\$134,109.49
	USDA (Uwharrie-Loan funds-savings)	\$1,574,239.13
	State Grant-WTP renovations	\$2,500.81
	State Grant- \$100,000 capital/equipment	\$99,142.45
	State Grant- \$2.7M for Sidewalks	\$236,842.55
	State Grant- \$2.7M for Sidewalks(NCCMT)	\$2,453,529.59
	Downtown Storm Drainage Improvement	\$2,524.87
	Parking Lot- S Main Cap Proj	\$3,000.70
Fire Dept.	Fire & Rescue Relief Fund (First Bank)	\$3,044.33
	Fire & Rescue Relief Fund (NCCMT)	\$43,689.85
	FD-Radio Reserves	\$10,972.08
	FD Capital Reserve -Vehicles	\$2,587.64
	<b>TOTAL</b>	<b>\$10,647,433.62</b>


<b>FY2024-2025</b>		<b>General Fund</b>			
	<u>APPROVED</u>	<b>MONTH</b>	<b>YEAR</b>	<b>REMAINING</b>	<b>PERCENT</b>
	<u>FY2024-2025</u>	<b>TO DATE</b>	<b>TO DATE</b>		
		<b>(Encumbered)</b>			
Revenues	\$3,200,789.00		\$2,733,218.91	\$467,570.09	85%
Expenditures	\$3,200,789.00	\$94,289.33	\$1,801,508.87	\$1,304,990.80	59%
	<u>APPROVED</u>	<b>MONTH</b>	<b>YEAR</b>	<b>REMAINING</b>	<b>PERCENT</b>
	<u>FY2024-2025</u>	<b>TO DATE</b>	<b>TO DATE</b>		
		<b>(Encumbered)</b>			
Revenues	\$1,696,901.00		\$1,044,004.63	\$652,896.37	62%
Expenditures	\$1,696,901.00	\$28,483.64	\$849,210.28	\$819,207.08	52%

**TOWN OF MOUNT PLEASANT**  
**COMPARISON BUDGET VS ACTUAL -February 2025**

	<b>CURRENT BUDGET</b>	<b>YTD ACTUAL</b>	<b>DIFFERENCE</b>
<b>GENERAL GOVERNMENT</b>			
Town Hall	112,584.00	86,489.22	26,094.78
Governing Body	40,650.00	18,379.07	22,270.93
Admin	511,775.00	321,938.56	189,836.44
Planning & Zoning	258,609.00	111,544.83	147,064.17
	<u>923,618.00</u>	<u>538,351.68</u>	<u>385,266.32</u>
<b>PUBLIC SAFETY</b>			
Law Enforcement	242,452.00	78,088.68	164,363.32
Fire Department	1,101,000.00	570,300.60	530,699.40
	<u>1,343,452.00</u>	<u>648,389.28</u>	<u>695,062.72</u>
<b>PUBLIC WORKS</b>			
Operations Center	59,708.00	35,558.29	24,149.71
Streets	178,437.00	57,296.14	121,140.86
Sanitation	150,170.00	84,060.21	66,109.79
Buildings & Grounds	114,652.00	55,220.26	59,431.74
	<u>502,967.00</u>	<u>232,134.90</u>	<u>270,832.10</u>
<b>CULTURE/REC</b>	<u>85,400.00</u>	<u>44,557.60</u>	<u>40,842.40</u>
<b>DEBT SERVICE</b>			
Debt Service Principal	229,052.00	169,859.38	59,192.62
Debt Service Interest	116,300.00	90,816.03	25,483.97
	<u>345,352.00</u>	<u>260,675.41</u>	<u>84,676.59</u>
<b>TOTAL</b>	<b>3,200,789.00</b>	<b>1,724,108.87</b>	<b>1,476,680.13</b>
<b>WATER/SEWER</b>			
Admin	310,772.00	167,457.23	143,314.77
Operations Center	24,853.00	15,506.62	9,346.38
Water	203,594.00	130,302.10	73,291.90
Sewer	439,440.00	238,983.78	200,456.22
Water Treatment Plant	471,294.00	283,831.95	187,462.05
	<u>1,449,953.00</u>	<u>836,081.68</u>	<u>613,871.32</u>
<b>DEBT SERVICE</b>			
Debt Service Principal	241,552.00	9,043.04	232,508.96
Debt Service Interest	5,396.00	4,085.56	1,310.44
	<u>246,948.00</u>	<u>13,128.60</u>	<u>233,819.40</u>
<b>TOTAL</b>	<b>1,696,901.00</b>	<b>862,338.88</b>	<b>834,562.12</b>
<b>COMBINED</b>	<b>4,897,690.00</b>	<b>2,586,447.75</b>	<b>2,311,242.25</b>



To: Mayor and Town Board of Commissioners

From: Crystal Smith, Human Resources Director 

Date: March 2025

Listed below are activities for the month of February 2025.

- Participated in department budget meetings.
- Worked with Finance Director on FY 2025/2026 budget projections
- Worked with Finance Director and Assistant Town Manager on budget presentation slideshow
- Attended virtual Cabarrus Community Planning Council meeting (due to snow)
- Attended virtual Aetna Insurance webinar (medical insurance) for FY 2025/2026 coverage
- Attended February Town Board meeting

**Customer Service Area:**

- LEAD Line Surveys: Staff continue to collect information as customers call in.
- Three (2) customers were disconnected for non-payment.
- Generated 1288 (which includes 590 ebills) totaling \$120,241.77
- Reminder notification to customers: Staff implemented the reminder notification function on Constant Contact. 173 customers received either email/text notification with 90% opening the notification.

**Constant Contact Update:**

- Statistics from February Bill: 573 sent, 397 opened, 92 clicked on links, 13 bounced back (email changes, etc.) and 176 people did not open

**Human Resources Area:**

- No new employees hired during February

**Events:**

- Continued planning process for the Independence Celebration, which is Saturday, June 28, 2025

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*CODE ENFORCEMENT*

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**Monthly report**  
**The following case load was managed by Code Enforcement for the month of:**  
**February 2025**

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**Case Status**

<b>New Cases</b>	7
<b>Cases Cleared</b>	4

**New Cases**

<b>Case #</b>	<b>Location</b>	<b>Reference</b>	<b>Status</b>
025-012-C	840 North Main	Driveway connection	Closed
025-013-C	8327 West Franklin Street	Excavation	Monitoring
025-014-C	7894 NC 49, N	Debris/Junk	Monitoring
025-015-C	9000 NC 49, N	Permit violation	Open
025-016-C	501 South Halifax	Utility theft5	Closed
025-17-C	1530 Crowell Street	Junk vehicle	Open
025-016-C	8338 Fisher Road	Junk vehicle	Open

**Route Card Summary**

<b>Action</b>	<b>Number</b>
<b>Code Enforcement</b>	22
<b>Emergency Management</b>	8
<b>Golf Cart Inspection</b>	0
<b>Grants</b>	0
<b>Investigation</b>	0
<b>Meeting</b>	1
<b>Other</b>	0
<b>Recheck</b>	6
<b>Sign Sweep</b>	0
<b>Training</b>	0
<b>Hazardous Condition</b>	0
<b>TOTAL</b>	<b>37</b>

**MONTH****February 2025 Route Card**

<b>Day</b>	<b>Activity</b>	<b>Code</b>	<b>Notes</b>
03	Office	C	Monthly report and updated case files
04	024-101-C 450 Mount Pleasant Rd, N	C	History of property research. Contacted Cabarrus County regarding their permits.
04	025-009-C 8510 Lee Street	C	Spoke with the owner who advised the vehicle was for sale. Advised I would check back in 60 days.
06	024-101-C	C	Further discussion with Cabarrus County about joint investigation into the site.
10	025-001-C 1074 N. College Street	R	Email to Asst. Manager regarding complaint at this property for debris on porch and yard. Section 9-1.2 Minimum Standards for Maintenance and Cleanliness for Residential Property.
10	024-101-C	C	Photos from public way of unpermitted, 2-story addition to dwelling and vehicles on site.
10	024-100-C 605 Jackson Street CLOSED	R	Vehicles have been removed.
11	Review of updated Regional Mitigation Plan	EM	Initiated review of the Regional Mitigation Plan.
11	100 Brackenbury Circle – ETJ MONITORING	C	Checked an reported issue with a possible garage addition and vehicles. Per Asst. Man. will monitor the situation.
11	Regional Mitigation Plan Meeting	M	Virtual meeting discussing the status of the Regional Mitigation Plan.
17	024-101-C	C	Email to Erin request review of 450 Mount Pleasant Road North. LOI before sending to Cabarrus for their interpreter to translate into Spanish.
17	Winter Weather Advisory	EM	Sent information regarding approaching winter weather
17	Black Run Creek Plan	EM	Requested update from NCDEQ regarding status of the plan. Inundation study has not been completed.
17	Lions Club Building	C	Email to Cabarrus County Building Inspection regarding electrical connection installed at the trailer behind the Lions Club.
17	025-014-C 7894 Hwy 49-N MONITORING	C	Discovered a large pile of debris behind the building including at least one mobile home frame and axles along with other debris. Advised to monitor site which is also being used for the layup site for the sewer line project.



18	Winter Weather Advisory Update	EM	Update for expected approaching severe weather system.
18	Security Assessment	EM	Requested and received permission to proceed with a security assessment of Town facilities.
18	Lions Club	C	Requested and received past fire inspection reports for the building.
18	Regional Mitigation Plan	EM	Drafted resolution for council to consider passing a resolution adopting the plan.
18	024-014-C	C	Site visit
20	025-001-C - CLOSED	R	Material has been removed.
20	025-002-C – MONITORING	C	Checked vehicles parked at property. Owner remarked left by previous tenant. Will monitor.
20	025-003-C Alish Trail – CLOSED	R	No parking found and parking on the street is not restricted.
20	025-004-C Oldenburg CLOSED	C	Found large area of ice on road and reported to staff as a possible water leak. Initially thought it was a natural spring but further investigation revealed it was a water line leak.
20	025-005-C 1470 South Main Street	C	Appliance left beside road for pick up.
20	025-006—C 400 North Halifax Street	C	Investigated possible hazardous materials storage at the site. Found new tenant but limited hazmat.
24	025-015-C 9000 Hwy 49-N Piedmont Hardwoods	C	Possible permit violation of an area being excavated.
24	025-016-C 501 South Halifax Street CLOSED	C	Report of possible utility theft. Unfounded,.
24	024-071-C 857 Skyland Drive	R	Site is improving. Will schedule a site visit in March.
25	Request from Windy Hill Builders	C	Request from Windy Hill builders to discuss the permitting process for the Town.
25	Community Church	C	Checked and found a new trailer behind the property, possibly for construction. Will monitor.
25	025-017-C 1530 Crowell Street	C	Junked vehicle - LOI
25	025-018-C 8338 Fisher Road	C	Junked vehicle - LOI
25	025-010-C 501 South Halifax Street	R	Building remains. Letter have been refused. Will search for additional information on owner.
27	Regional Mitigation Plan	EM	Email to Town board regarding the upcoming resolution adopting the Regional Mitigation Plan

27	Independence Day Plan	EM	Requested to review new information for the upcoming Independence Day Special Event Plan.
27	Cook S treet	C	Complaint of traffic detouring through Funeral home due to construction.

## MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: March 11, 2025

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

### **New:**

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 0 pump station alarm calls
- Responded to 4 after hour customer calls
- Picked up 10 dump truck loads of brush which equals 120 cubic yards of brush
- Completed 26 work orders for various issues
- Installed new water tap at 4430 Laurelwood court
- Repaired two 2in.main leaks on Seneca Rd.
- Changed out 44 water meters

### **Ongoing:**

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

Mayor and Commissioner's,

-We responded to 98 incidents in February 2025.

-Met with Cabarrus County Fire Marshals Office and flowed the new hydrants in Brighten Park to verify all the valves were open and functioning.

-Met with Staff for initial budget meetings

-Two firefighters joined and will be working part time. They both work full time at Harrisburg Fire Dept.

-E2 takes a long time to build air pressure. Parts have been ordered, and we are awaiting their arrival.

-No other mechanical issues to report.

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

12/01/2024 - 02/28/2025

		Dec-2024	Jan-2025	Feb-2025
DISPATCHED	<b>Total</b>	<b>42</b>	<b>42</b>	<b>45</b>
	ALL ANIMAL CONTROL CALLS	2	2	3
	ASSIST COUNTY FIRE DEPARTMENT	1	0	0
	ASSIST EMS	3	3	2
	ATTEMPT TO LOCATE	1	1	0
	BREAKING AND ENTERING OF RESD	0	0	1
	BREAKING ENTER OF VEHICLE	1	0	1
	BURGLAR ALARM	6	1	3
	CAC BITE	0	0	1
	CAC WELFARE CHECK	1	1	0
	CARELESS RECKLESS DRIVING	2	2	1
	COMMUNICATING THREATS	0	2	1
	DIRECT TRAFFIC	0	0	1
	DISPUTE (ANYONE)	2	1	2
	DOMESTIC DISTURBANCE	1	1	0
	ESCORT	1	0	2
	FOLLOW UP	0	0	1
	FRAUD / FORGERY	2	0	1
	IDENTITY THEFT	0	0	1
	INFORMATION	2	1	0
	INTOXICATED DRIVER	0	1	0
	LARCENY	0	0	1
	LOUD (ANYTHING DESC IN NARR)	0	1	0
	OPEN DOOR	0	1	0
	OVERDOSE / POISONING	1	2	0
	PROPERTY DAMAGE	1	0	0
	REAL TIME TEST	0	1	1
	REPOSESSION	2	0	1
	SEE SOMETHING_GAGGLE	0	1	0
	SERVICE CALL LAW	4	8	6
	STRANDED MOTORIST	0	2	1
	STRUCTURE FIRE	1	1	0
	SUSPICIOUS SUBJECT	3	2	3
	SUSPICIOUS VEHICLE	0	0	2

		Dec-2024	Jan-2025	Feb-2025
DISPATCHED	THREATENING SUICIDE	1	0	0
	TRAFFIC ACC PROPERTY DAMAGE	3	2	3
	WARRANT	0	0	1
	WELFARE CHECK (PERSON)	1	5	5
OFFICER-INITIATED	<b>Total</b>	<b>955</b>	<b>843</b>	<b>790</b>
	ANIMAL CONTROL FOLLOW UP	1	0	0
	ASSIST OTHER	0	0	1
	CHECKPOINT	1	0	0
	CIVIL PROCESS	5	7	10
	COMMUNITY CONTACT	3	5	3
	ESCORT	2	0	0
	FOLLOW UP	2	1	1
	IMPROPERLY PARKED VEH	1	0	0
	INVESTIGATION	0	3	1
	REAL TIME TEST	0	2	0
	ROAD HAZARD	0	0	2
	SCHOOL INVEST	0	1	1
	SEARCH WARRANT	1	0	0
	SECURITY CHECK	564	431	445
	SERVICE CALL LAW	0	0	2
	SEX OFFENDER CHECK	1	0	0
	SPECIAL EVENT	6	6	6
	SRO ASSIST ADMIN	51	69	64
	SRO DRUG INVESTIGATION	0	2	2
	SRO FIGHT/ASSAULT	0	0	1
	SRO INVESTIGATION	1	7	1
	SRO MENTOR/COUNSEL	73	65	45
	SRO PARENT MEETING	2	9	7
	SRO SAFETY CHECK	167	195	172
	SRO THREAT	0	1	0
	STRANDED MOTORIST	0	2	1
	SUSPICIOUS SUBJECT	1	1	0
	SUSPICIOUS VEHICLE	7	9	0
	TRAFFIC ACC PROPERTY DAMAGE	1	0	0
	TRAFFIC STOP	63	23	22
	WARRANT	1	3	3
	WELFARE CHECK (PERSON)	1	1	0

Event #	Date Time	Street	Case #	callsource
<b>ALL ANIMAL CONTROL CALLS 3</b>				
25021692	Feb 2 14:57	NORTH DR		PHONE
25025984	Feb 8 8:55	N COLLEGE ST		PHONE
25026152	Feb 8 14:43	N COLLEGE ST	2502080007	PHONE
<b>ASSIST EMS 2</b>				
25021447	Feb 1 23:09	LEE ST		PHONE
25026792	Feb 10 5:39	W FRANKLIN ST		PHONE
<b>BREAKING AND ENTERING OF RESD 1</b>				
25031386	Feb 16 17:54	NC HWY 73 E		PHONE
<b>BREAKING ENTER OF VEHICLE 1</b>				
25027314	Feb 10 15:52	NC HWY 49 N	2502100019	PHONE
<b>BURGLAR ALARM 3</b>				
25022099	Feb 3 9:47	W FRANKLIN ST		PHONE
25024299	Feb 6 4:02	NC HWY 49 N		PHONE
25028140	Feb 11 15:04	W FRANKLIN ST		PHONE
<b>CAC BITE 1</b>				
25032255	Feb 18 8:05	W FRANKLIN ST	2502180002	PHONE
<b>CARELESS RECKLESS DRIVING 1</b>				
25026221	Feb 8 18:41	NC HWY 49 N		PHONE
<b>COMMUNICATING THREATS 1</b>				
25023038	Feb 4 13:14	NC HWY 49 N		PHONE
<b>DIRECT TRAFFIC 1</b>				
25022405	Feb 3 14:51	NC HWY 49 N		PHONE
<b>DISPUTE (ANYONE) 2</b>				
25026241	Feb 8 19:43	S MAIN ST		PHONE
25031007	Feb 15 20:13	C ST		PHONE

**ESCORT 2**

25029454	Feb 13 10:12	COOK ST	PHONE
25038460	Feb 27 9:27	COOK ST	PHONE

**FOLLOW UP 1**

25029111	Feb 12 18:21	ROSS CIR	PHONE
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**FRAUD / FORGERY 1**

25023499	Feb 5 6:56	B ST	2502050002 PHONE
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**IDENTITY THEFT 1**

25030245	Feb 14 11:48	E FRANKLIN ST	PHONE
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**LARCENY 1**

25029127	Feb 12 19:21	NC HWY 49 N	2502120014 PHONE
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**REAL TIME TEST 1**

25032549	Feb 18 13:15	PARK DR	PHONE
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**REPOSESSION 1**

25036460	Feb 24 22:09	MPCI ST	PHONE
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**SERVICE CALL LAW 6**

25024804	Feb 6 15:40	SHORT ST	PHONE
25028572	Feb 12 8:31	NC HWY 49 N	PHONE
25031814	Feb 17 11:49	N MAIN ST	PHONE
25035268	Feb 22 20:16	ROSS CIR	PHONE
25037210	Feb 25 20:13	N MAIN ST	PHONE
25038103	Feb 26 20:01	ROSS CIR	PHONE

**STRANDED MOTORIST 1**

25031198	Feb 16 10:38	W FRANKLIN ST	PHONE
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**SUSPICIOUS SUBJECT 3**

25036349	Feb 24 16:38	PAGE ST	PHONE
25039500	Feb 28 13:38	E FRANKLIN ST	PHONE
25039684	Feb 28 16:24	E FRANKLIN ST	PHONE

**SUSPICIOUS VEHICLE 2**

25031889	Feb 17 13:44	E FRANKLIN ST	PHONE
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# Cabarrus County Sheriff's Office

Mt Pleasant

Traffic Stop, Citation, & Arrest Data

02/01/2025 - 02/28/2025

Traffic Stop Data with CAD Event Disposition (Zone 253)

TRAFFIC STOP	
ARREST MADE	1
ARREST MADE REPORT TAKEN	1
CITATION ISSUED	8
VERBAL WARNING	9
WRITTEN WARNING	3
<b>Total</b>	<b>22</b>

Citation Data (Mt Pleasant)

<b>Total # of Citations: 20</b>	<b>Total # of Charges: 24</b>
<b>Charges</b>	
DWLR NOT IMPAIRED REV	5
EXPIRED REGISTRATION CARD/TAG	3
EXPIRED/NO INSPECTION STICKER	1
FAIL TO NOTIFY DMV ADDR CHANGE	1
ILLEGAL RIGHT TURN ON RED	1
LOCAL ORDINANCE - FREE TEXT	1
NO OPERATORS LICENSE	2
SPEED VIOLATION	8
SPEEDING	1
WINDOW TINTING VIOLATION	1
<b>Total</b>	<b>24</b>

Arrest Data (Mt Pleasant)

<b>Case #</b>	<b>Charge</b>	<b>City</b>
<b>ON-VIEW 1</b>		
2502080013	DRIVING WHILE IMPAIRED	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

2/1/2025 - 2/28/2025

---

**CRESS, DEAN MARTONE - W/M 59**

126847 02/23/25 9100 E FRANKLIN ST	O - ON-VIEW ARREST	PAT	CSO
9914 - DWLR NOT IMPAIRED REV	M		

---

**HOUSTON, GREGORY TRAVIS - W/M 41**

25-0210-0015 02/10/25 8425 NC HWY 49 N	O - ON-VIEW ARREST	CRU	CSO
35B - PWIMSD METHAMPHETAMINE	F		
35B - POSS OF DRUG PARAPHERNALIA	M		
35B - POSS OF DRUG PARAPHERNALIA	M		
90Z - ORDER FOR ARREST	M		
90Z - ORDER FOR ARREST	F		
90Z - ORDER FOR ARREST	F		
90Z - ORDER FOR ARREST	M		
90Z - ORDER FOR ARREST	M		
90Z - ORDER FOR ARREST	M		
90Z - ORDER FOR ARREST	F		

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**LAMBERT, DAVID WAYNE - W/M 49**

126334 02/01/25 9100 E FRANKLIN ST	T - WARRANT FOR ARREST	PAT	CSO
90Z - ORDER FOR ARREST	M		
90Z - ORDER FOR ARREST	M		
90Z - ORDER FOR ARREST	M		
90Z - ORDER FOR ARREST	M		

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# Cabarrus County Sheriff's Office

ABC  
8840 E Franklin St,  
Mt Pleasant, NC

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

2/1/2025 - 2/28/2025

Charge by Misdemeanor or Felony

	F	M	Total
DWLR NOT IMPAIRED REV	0	1	1
ORDER FOR ARREST	3	8	11
POSS OF DRUG PARAPHERNALIA	0	2	2
PWIMSD METHAMPHETAMINE	1	0	1
<b>Total</b>	<b>4</b>	<b>11</b>	<b>15</b>

## NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant **Town Board will hold a legislative hearing on Tuesday, March 11, 2025 at 6:00pm** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following case:

### **REZ 2025-01 McKenzie ETJ Removal**

Request to remove property from the edge of the Town's ETJ to apply County zoning instead; Location: 375 Mt. Pleasant Road N.; Cabarrus County Parcel Number(s): 5671-02-9051; Current Zoning: Town of Mount Pleasant AG (Agricultural); Proposed Zoning: New zoning district to be assigned by Cabarrus County; Area: 2.8 acres.

Please call Mount Pleasant Town Hall at 704-436-9800 if you have questions or need special accommodations for the meeting. Those who are unable to attend the in-person meeting may submit comments or concerns in writing to be presented to the Planning & Zoning Board. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number (711 or 800-735-2962).

\*\*\*\*\*

Publish dates: Saturdays, March 1 and 8

**AFFIDAVIT OF PUBLICATION**

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

State of Florida, County of Orange, ss:

Before the undersigned, a Notary Public duly commissioned, qualified, and authorized by law to administer oaths, personally appeared the Publisher's Representative, Amber Finneseth, 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:**

Mar. 1, 2025, Mar. 8, 2025

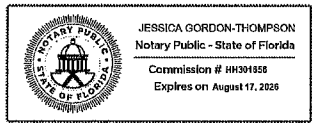
**NOTICE ID:** zgq7kU5x99osCXwqRH1G

**PUBLISHER ID:** COL-NC-400883

**NOTICE NAME:** REZ 2025-01 McKenzie ETJ Removal

**Publication Fee:** \$227.08

(Signed) Amber Finneseth



**VERIFICATION**

State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 03/11/2025

J. Ra

Notary Public  
Notarized remotely online using communication technology via Proof.

## Notice of Public Hearing

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\*\*\*\*\*

Publication Dates: March 1, 8, 2025. COL NC-400883



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

**To:** Mayor & Town Board of Commissioners  
**From:** Erin S. Burris, AICP – Planning & Economic Development Director  
**Date:** March 11, 2025  
**Subject:** REZ 2025-01 McKenzie Property ETJ Removal

**A. BACKGROUND**

**Property Owner/:** Thomas & Amanda McKenzie  
375 Mount Pleasant Road N.  
Mount Pleasant, NC 28124

**Location:** 375 Mount Pleasant Road N.

**PIN(s):** 5671-02-9051

**Property Size:** 2.5 acres

**Current Zoning:** Town of Mount Pleasant Extraterritorial Jurisdiction (ETJ)  
Agricultural (AG) district

**Requested Zoning:** Cabarrus County Agricultural-Open Space District (subject to approval by Cabarrus County)

The subject property is located in Town extraterritorial jurisdiction (ETJ) and is contiguous with Cabarrus County’s zoning jurisdiction and AO zoning district on the northwest boundary of the property, along approximately 85 feet. The property currently has a single-family residential dwelling and associated accessory structures. The property owner has requested that the property be removed from the Town’s ETJ to be subject to Cabarrus County zoning. If approved by the Town, the County would have up to 60 days to apply county zoning to the property. The property is currently zoned Town of Mount Pleasant AG. The applicant is in the process of requesting that the Cabarrus County AO zoning district be applied to property to facilitate the division of one additional parcel. If the Town votes to remove the property from its ETJ, the property will no longer be under the zoning jurisdiction of the Town, but subject to the zoning of Cabarrus County, as applied by Cabarrus County.

## **B. ZONING DISTRICT REVIEW CRITERIA**

### **Adopted Plans**

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

*“This land use classification is intended primarily for agricultural purposes and estate lot single-family residential development of less than one (1) dwelling unit per two (2) acres.”*

Based on Table 4.3-1 in the Mount Pleasant Development Ordinance (MPDO), the requested Conditional Zoning OI district is consistent with this land use designation.

Cabarrus County’s Eastern Area Land Use Plan shows the property is located within the “Suburban Residential” land use classification. This classification is described below:

*“This district is the area plan’s single-family designation. Housing densities of one (1) to four (4) units per acre are appropriate. Areas without access to existing public utility infrastructure should develop at a density of one unit per acre.”*

### **Zoning District Intent**

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

*“To provide for areas of low intensity agricultural operations as well as agribusiness and supportive commercial uses. AG zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, established 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 within 500 feet**

	<b><i>Zoning District(s)</i></b>	<b><i>Land Use(s)</i></b>
<b><i>North</i></b>	Town AG District County AO District	Religious institution, Agriculture
<b><i>East</i></b>	Town AG District	Single-family residential, Rural Home Occupation, Cemetery, Agriculture
<b><i>South</i></b>	Town AG District	Single-family residential, Agriculture
<b><i>West</i></b>	Town AG District County AO District	Agriculture

### **Utility Availability**

The property is currently located in the Town’s ETJ and does not have water or sewer utilities available.



### Transportation Capacity

The property is located on Mount Pleasant Road North, and NCDOT secondary road 1006. The most recent AADT is 3,900 trips per day. Relinquishment of ETJ for this 2.5-acre parcel is not anticipated to increase traffic on this road.

### Environment

There are no mapped streams, floodplain, or wetlands on the property. The property gradually slopes decreasing in elevation by approximately 40 feet from the road to the rear of the property.

### ETJ Requirements

Extraterritorial jurisdiction is authorized under NCGS 160D-202. The Town of Mount Pleasant ETJ boundary has been in place since the 1970s. There is no record of boundary changes since that time. This is the first request for ETJ removal on record. The property is at the edge of the ETJ boundary and contiguous to the Cabarrus County zoning jurisdiction. When a municipality relinquishes jurisdiction over an area to a county, the municipality development regulations and powers of enforcement shall remain in effect until (i) the county has adopted such development regulation or (ii) a period of 60 days has elapsed following the action by which the city relinquished jurisdiction, whichever is sooner. The process of removal is subject to the same notification requirements as zoning map amendments as set forth in NCGS 160D-601. Removal of this property will not affect the proportional ETJ representation required for the Planning & Zoning Board. The elected board is required to hold a public hearing and adopt a resolution to amend the ETJ boundary. The Cabarrus County Planning Department has been made aware of this request and is working with the applicant on the process to apply a County zoning district.

### **C. STAFF COMMENTS**

Staff finds that the request to remove the subject property from the Town of Mount Pleasant is not inconsistent with the Comprehensive Plan and that there would be no adverse impacts for the removal of this 2.5-acre parcel from the Town's ETJ.

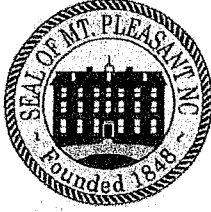
### **D. PLANNING & ZONING BOARD RECOMMENDATION**

The Planning & Zoning Board made a **recommendation to approve the ETJ removal request**, finding that it was not inconsistent with the Comprehensive Plan.

### **E. PROCEDURES & ACTIONS**

Following a public hearing, the Town Board of Commissioners is requested to **take action on one (1) of the following items:**

- **Approve and consistent:** The Town Board finds that the request to remove the subject property from the Town's extraterritorial jurisdiction (ETJ) is not inconsistent with the "Rural" land use designation on the Future Land Use Map in the Town's Comprehensive Plan, provided that a similar and/or adjacent zoning district to the Town's AG district is applied by Cabarrus County.



**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 2025-01

**1. Application Type**

Rezoning (Map Amendment):

Standard Rezoning

Conditional District Rezoning

Text Amendment:

Date of Application 10/30/24

**2. Amendment Information**

For All Rezonings

Name of Rezoning \_\_\_\_\_

Location 375 Mt. Pleasant rd N Property Size (acres) 2.8 acres

Tax Parcel Number(s) 5671-02-9051

Current Zoning AG Proposed Zoning AO Current Land Use Res

For CD Rezonings Proposed Use(s) \_\_\_\_\_

For Text Amendments Affected Section(s) of the UDO \_\_\_\_\_

**3. Contact Information**

Thomas + Amanda McKenzie

Applicant \_\_\_\_\_

375 Mt. Pleasant rd. N Mt. Pleasant, NC 28124

Applicant Address City, State Zip

704-989-4278

Telephone Fax

Amanda McKenzie Thomas McKenzie 10/30/24

Signature Print Name Date

Agent (Engineer, Surveyor, etc. if applicable)

Address

City, State Zip

Telephone Fax

Signature Date

11 11  
Property Owner (if applicable)

Address

City, State Zip

Telephone Fax

Signature Date

**4. Description of Request**

a. Briefly explain the nature of this request.

parcel is requesting relinquishment from Mt. Pleasant  
ETJ into Cabarrus County AO zoning district. Retaining  
to GS-160A-202(h). I understand the fees associated

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

X

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

X

**Staff Use Only:**

Date Application Received: 10-30-2024

Received By: C&B

Fee Paid: \$ pd.

Case #: REZ-2025-01

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

Notes: \_\_\_\_\_

REZ 2025-01  
 375 Mt. Pleasant Rd N.

Town Limits

District

- 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

County Zoning

Districts

- AO
- CR

Cabarrus County

Subject Property

MT PLEASANT RD N

N MAN ST

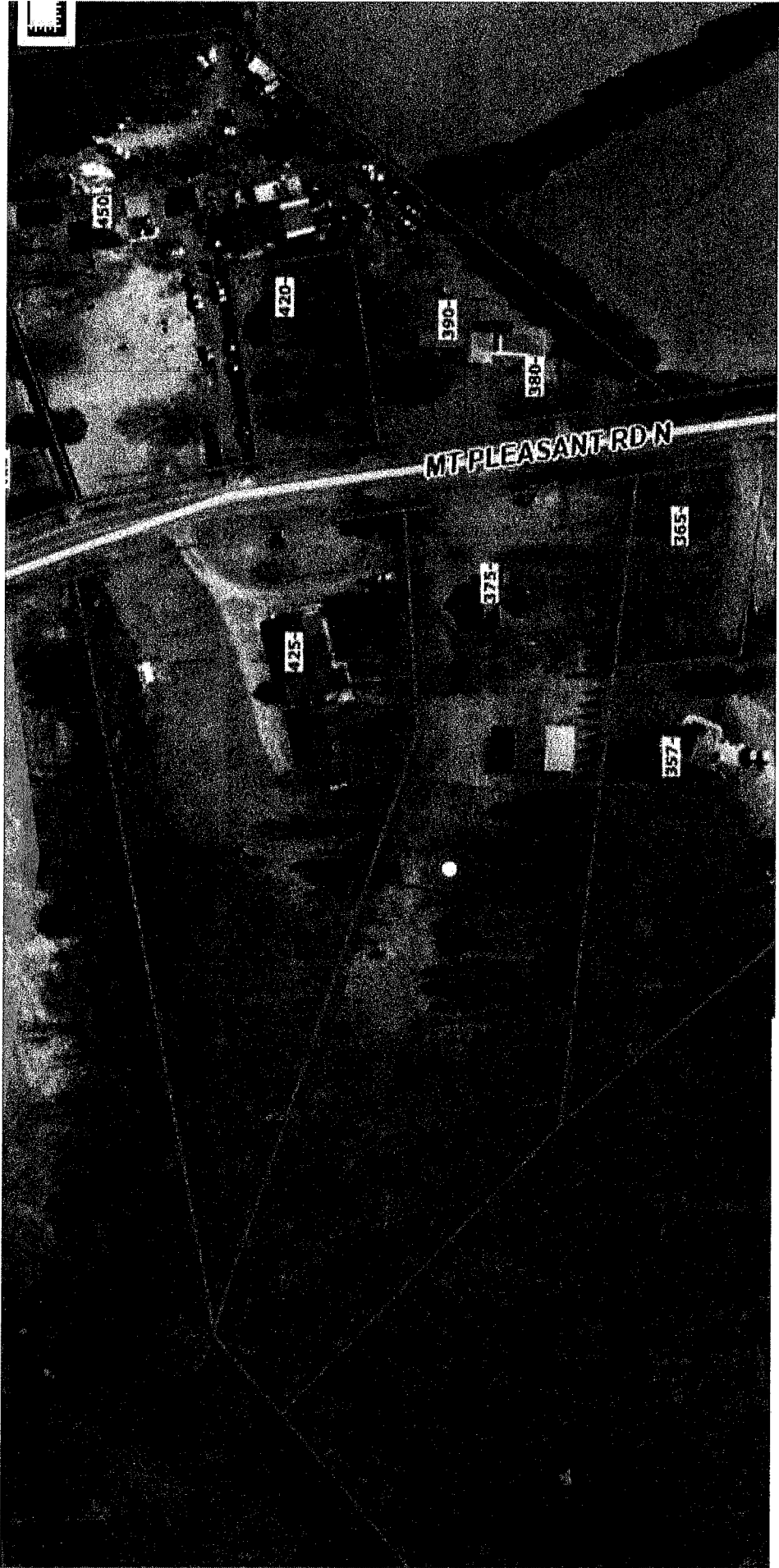
RL

RL

BRACKENBERRY CIR

FISHER RD





REZ 2025-01 McKenzie Property ETJ Removal

375 Mt. Pleasant Rd. N.

# FUTURE LAND USE MAP

Adopted December 11, 2017, as amended through March 23, 2020



	ACRES	% OF TOTAL
Open Space / Recreation	1,141.6	9.2%
Rural	3,105.2	25.0%
Low Intensity	5,512.0	44.5%
Medium Intensity	2,354.9	19.0%
High Intensity	165.7	1.3%
Downtown Core	18.3	0.1%
Employment Center	106.7	0.9%
<b>TOTAL</b>	<b>12,404.4*</b>	<b>100.0%</b>

Recreational / Open Space  
 Rural  
 Low Intensity  
 Medium Intensity  
 High Intensity  
 Downtown Core  
 Employment Center

Planning Area Boundary  
 Town Limits  
 Roads

1 MILE

\* does not include R-C-W acreage

## FUTURE LAND USE CLASSIFICATION



### OPEN SPACE/RECREATION

This land use classification is intended for large areas of floodplain, existing and proposed parks, recreation facilities, and large areas of common open space that can be used by residents and visitors. This category includes the Carolina Thread Trail and connecting spurs. Designated recreational areas include the Mount Pleasant Community Park at Town Hall, the Elementary School facilities, the Buffalo Creek Preserve, and a future East Cabarrus District Park.

### RURAL

This land use classification is intended primarily for agricultural purposes and estates of single-family residential development of less than one dwelling unit per two acres. Rural areas typically have limited or no access to infrastructure and a low probability of future utility extension.

### LOW INTENSITY

This land use classification is intended primarily for low density single-family residential development of greater one dwelling unit per acre and no more than 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.

### MEDIUM INTENSITY

This land use classification is intended for a variety of medium density residential uses of two to four dwelling units per acre and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.

### HIGH INTENSITY

This land use classification is intended to accommodate a wide variety of civic, institutional, retail, service, and office uses and high density residential uses of between 4 to 8 dwelling units per acre. These areas are immediately adjacent to major transportation corridor intersections where utility infrastructure is readily available.

### DOWNTOWN CORE

This land use classification is intended to protect and promote the vitality and character of Downtown Mount Pleasant. The Downtown Core is the central hub of the Town and eastern Cabarrus County, including civic activities, tourism, arts, entertainment, restaurants, events, small-scale specialty retail, and professional services, in a pedestrian-oriented setting.

### EMPLOYMENT CENTER

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



**§ 160D-202. Municipal extraterritorial jurisdiction.**

(a) Geographic Scope. - Any city may exercise the powers granted to cities under this Chapter within a defined area extending not more than one mile beyond its contiguous corporate limits. In addition, a city of 10,000 or more population but less than 25,000 may exercise these powers over an area extending not more than two miles beyond its limits and a city of 25,000 or more population may exercise these powers over an area extending not more than three miles beyond its limits. In determining the population of a city for the purposes of this Chapter, the city council and the board of county commissioners may use the most recent annual estimate of population as certified by the Secretary of the North Carolina Department of Administration. Pursuant to G.S. 160A-58.4, extraterritorial municipal planning and development regulation may be extended only from the primary corporate boundary of a city and not from the boundary of satellite areas of the city.

(b) Authority in the Extraterritorial Area. - A city may not exercise any power conferred by this Chapter in its extraterritorial jurisdiction that it is not exercising within its corporate limits. A city may exercise in its extraterritorial area all powers conferred by this Chapter that it is exercising within its corporate limits. If a city fails to extend a particular type of development regulation to the extraterritorial area, the county may elect to exercise that particular type of regulation in the extraterritorial area.

(c) County Approval of City Jurisdiction. - Notwithstanding subsection (a) of this section, no city may extend its extraterritorial powers into any area for which the county has adopted and is enforcing county zoning and subdivision regulations. However, the city may do so where the county is not exercising both of these powers, or when the city and the county have agreed upon the area within which each will exercise the powers conferred by this Chapter. No city may extend its extraterritorial powers beyond one mile from its corporate limits without the approval of the board or boards of county commissioners with jurisdiction over the area.

(d) Notice of Proposed Jurisdiction Change. - Any municipality proposing to exercise extraterritorial jurisdiction under this Chapter shall notify the owners of all parcels of land proposed for addition to the area of extraterritorial jurisdiction, as shown on the county tax records. The notice shall be sent by first-class mail to the last addresses listed for affected property owners in the county tax records. The notice shall inform the landowner of the effect of the extension of extraterritorial jurisdiction, of the landowner's right to participate in a legislative hearing prior to adoption of any ordinance extending the area of extraterritorial jurisdiction, as provided in G.S. 160D-601, and of the right of all residents of the area to apply to the board of county commissioners to serve as a representative on the planning board and the board of adjustment, as provided in G.S. 160D-303. The notice shall be mailed at least 30 days prior to the date of the hearing. The person or persons mailing the notices shall certify to the city council that the notices were sent by first-class mail, and the certificate shall be deemed conclusive in the absence of fraud.

(e) Boundaries. - Any council exercising extraterritorial jurisdiction under this Chapter shall adopt an ordinance specifying the areas to be included based upon existing or projected urban development and areas of critical concern to the city, as evidenced by officially adopted plans for its development. A single jurisdictional boundary shall be applicable for all powers conferred in this Chapter. Boundaries shall be defined, to the extent feasible, in terms of geographical features identifiable on the ground. Boundaries may follow parcel ownership boundaries. A council may, in its discretion, exclude from its extraterritorial jurisdiction areas lying in another county, areas separated from the city by barriers to urban growth, or areas whose projected development will have minimal impact on the city. The boundaries specified in the

ordinance shall at all times be drawn on a map, set forth in a written description, or shown by a combination of these techniques. This delineation shall be maintained in the manner provided in G.S. 160A-22 for the delineation of the corporate limits and shall be recorded in the office of the register of deeds of each county in which any portion of the area lies.

Where the extraterritorial jurisdiction of two or more cities overlaps, the jurisdictional boundary between them shall be a line connecting the midway points of the overlapping area unless the city councils agree to another boundary line within the overlapping area based upon existing or projected patterns of development.

(f) County Authority Within City Jurisdiction. - The county may, on request of the city council, exercise any or all of these powers in any or all areas lying within the city's corporate limits or within the city's specified area of extraterritorial jurisdiction.

(g) Transfer of Jurisdiction. - When a city annexes, or a new city is incorporated in, or a city extends its jurisdiction to include, an area that is currently being regulated by the county, the county development regulations and powers of enforcement shall remain in effect until (i) the city has adopted such development regulations or (ii) a period of 60 days has elapsed following the annexation, extension, or incorporation, whichever is sooner. Prior to the transfer of jurisdiction, the city may hold hearings and take any other measures consistent with G.S. 160D-204 that may be required in order to adopt and apply its development regulations for the area at the same time it assumes jurisdiction.

(h) Relinquishment of Jurisdiction. - When a city relinquishes jurisdiction over an area that it is regulating under this Chapter to a county, the city development regulations and powers of enforcement shall remain in effect until (i) the county has adopted such development regulation or (ii) a period of 60 days has elapsed following the action by which the city relinquished jurisdiction, whichever is sooner. Prior to the transfer of jurisdiction, the county may hold hearings and take other measures consistent with G.S. 160D-204 that may be required in order to adopt and apply its development regulations for the area at the same time it assumes jurisdiction.

(i) Process for Local Government Approval. - When a local government is granted powers by this section subject to the request, approval, or agreement of another local government, the request, approval, or agreement shall be evidenced by a formally adopted resolution of the governing board of the local government. Any such request, approval, or agreement can be rescinded upon two years' written notice to the other governing boards concerned by repealing the resolution. The resolution may be modified at any time by mutual agreement of the governing boards concerned.

(j) Local Acts. - Nothing in this section shall repeal, modify, or amend any local act that defines the boundaries of a city's extraterritorial jurisdiction by metes and bounds or courses and distances.

(k) Effect on Vested Rights. - Whenever a city or county, pursuant to this section, acquires jurisdiction over a territory that theretofore has been subject to the jurisdiction of another local government, any person who has acquired vested rights in the surrendering jurisdiction may exercise those rights as if no change of jurisdiction had occurred. The city or county acquiring jurisdiction may take any action regarding such a development approval, certificate, or other evidence of compliance that could have been taken by the local government surrendering jurisdiction pursuant to its development regulations. Except as provided in this subsection, any building, structure, or other land use in a territory over which a city or county has



acquired jurisdiction is subject to the development regulations of the city or county. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

**ORDINANCE TO REMOVE A PARCEL FROM THE EXTRATERRITORIAL OF  
THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA**

**WHEREAS**, the Board of Commissioners has been petitioned pursuant to G.S. 160D-202 to remove the described area from the Town of Mount Pleasant Extraterritorial Jurisdiction (ETJ); and

**WHEREAS**, the Board of Commissioners held a public hearing for this request at the Mount Pleasant Town Hall at 6:00 PM on March 11, 2025; and

**WHEREAS**, Cabarrus County Government has been notified of the request; and

**WHEREAS**, the Board of Commissioners finds that the removal of the described territory from the ETJ is not inconsistent with the Town's Comprehensive Plan and that its removal will not be detrimental; 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. 160D-202, the described territory (REZ 2025-01) is hereby removed from the Town of Mount Pleasant extraterritorial jurisdiction as of March 12, 2025; and

*Section 2.* Upon and after March 12, 2025, the attached described territory and its citizens and property shall be subject to all laws, ordinances and regulations in force in Cabarrus County and that Cabarrus County shall have up to 60 days to establish the appropriate County zoning district to the property as set forth in G.S. 160D-202(g); and

*Section 3.* The Town of Mount Pleasant shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, this Ordinance with territory described below as set forth as Exhibit A of Deed Book 16913, Page 138:

*BEGINNING at an iron stake, Ceph M. Rice's corner, said stake about 10 feet from the West edge of the Mount Pleasant-Salisbury Highway and runs thence with two lines of Rice as follows: 1) N. 83-00 W. 567.3 feet to an iron stake, Rice's corner; 2) N, 40-55 W. 301.5 feet to an iron stake, Archie B. Fisher's and Rice's corner; thence with two of Fisher's 1) N. 44-35 E. 59 feet to a locust stump near a spring; 2) N. 80-35 E. 667.3 feet to an iron stake about 10 feet from*

*the edge of west edge of Mount Pleasant-Salisbury Highway; thence along the West edge of said Highway S. 8-55 E. 450.6 feet to the beginning, containing 5.2 acres more or less, saving and excepting all real property heretofore conveyed including a tract containing 2.5 acres as described in Deed Book 333, page 24, Cabarrus County Registry.*


**Adopted this 11<sup>th</sup> day of March, 2025.**

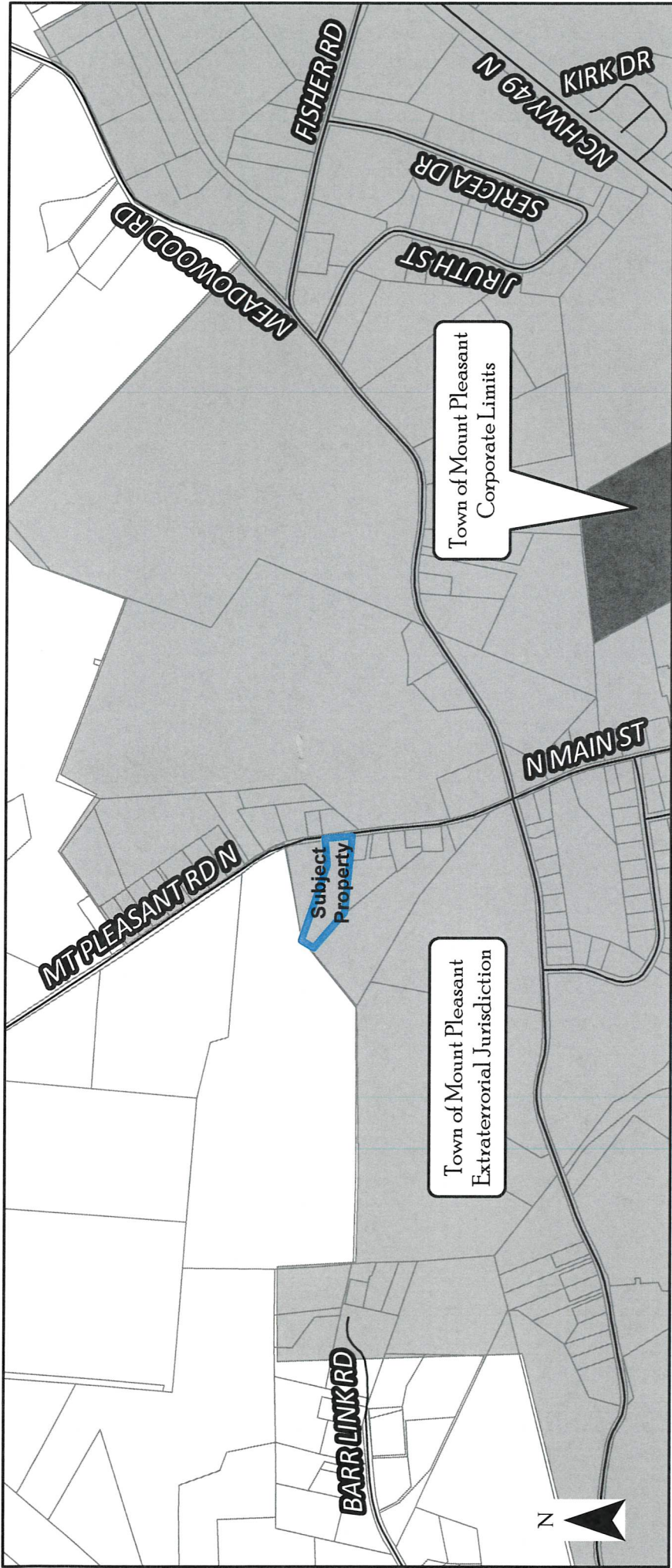
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Tony Lapish, Mayor

\_\_\_\_\_  
Town Attorney

ATTEST:

  
\_\_\_\_\_  
Amy Schueneman, Town Clerk



0 0.1 0.2 0.4 0.6 0.8 Miles

**Town of Mount Pleasant  
ETJ Removal  
Ordinance 2025-01**

**Effective Date: March 12, 2025**

**Parcels: 5671-02-9051**  
**Acres: 2.5 acres +/-**



# MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**AGENDA ITEM:**

Receive update on the status of Water Treatment issues.

**NARRATIVE:**

Randy Holloway will give an update to the Board on the current status of the Water Treatment issues.

**RECOMMENDATIONS:**

Open

**TOWN OF MOUNT PLEASANT**

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | [mtpleasantnc.gov](http://mtpleasantnc.gov)



# MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**AGENDA ITEM:**

Receive update on the status of Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project.

**NARRATIVE:**

Randy Holloway will give an update to the Board on the status of the Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project.

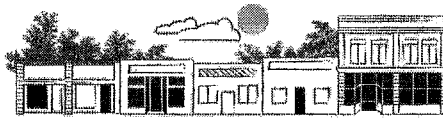
**RECOMMENDATIONS:**

Open

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# MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Agenda item:**

Consider setting filing fees for the 2025 November Election.

**Narrative:**

The Town Clerk has received a request from the Cabarrus County Board of Elections requesting information on the 2025 filing fees for the Town of Mount Pleasant. The current filing fee is \$25.00. We also have an estimated budget of \$8,318.00 for the 2025 elections and that will be included in the recommended FY-2025/2026 Town budget.

**Recommendation:**

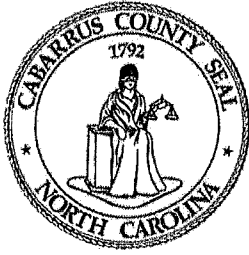
Motion to set the filing fee at \$ 25.00 for the November 2025 election.

\* Emailed CabCo BOE with  
filing fee amount 3/12/25  
ACS

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Martin Ericson – Chairman  
Jay White - Secretary  
Joanna Dudley - Member  
Avis Edmond – Member  
Sophia Wilkerson - Member

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Carol Link Soles, Director

Cabarrus County Board of Elections

February 13, 2025

To: Amy Schueneman, Town Clerk  
Town of Mt. Pleasant

From: Carol Link Soles, Director  
Cabarrus County Board of Elections

Re: 2025 Municipal Election estimates/filing dates

Please note the General Election for the Town of Mt. Pleasant will be held November 4, 2025. The approximate cost to Mt. Pleasant for their General Election in November will be \$8,318.00. Be assured, as in the past, we will try to keep this cost down and pro-rate where possible.

Candidate filing opens Monday, July 7, 2025 at 8:00 AM and closes Friday, July 18, 2025 at 12 o'clock noon.

Since we have many inquiries as to the cost to file, it would be helpful to our office if you would inform us of the filing fee as soon as possible. The filing fee as stated in §163-294.2 (e) shall be fixed by the governing board. The governing board shall have the authority to set the filing fee at not less than five dollars nor more than one percent of the annual salary of the office sought unless one percent of the annual salary of the office sought is less than five dollars, in which case the minimum filing fee of five dollars will be charged.

Finally, if there have been any town charter changes, please send a copy to me.

Do not hesitate to call this office if I can be of assistance to you.



GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2025

H.B. 271  
Mar 3, 2025  
HOUSE PRINCIPAL CLERK

H

D

HOUSE BILL DRH10072-LUe-9A

Short Title: Partisan Elections/Muni./Cabarrus Co. (Local)

Sponsors: Representative Echevarria.

Referred to:

1 A BILL TO BE ENTITLED  
2 AN ACT TO PROVIDE THAT REGULAR MUNICIPAL ELECTIONS FOR  
3 MUNICIPALITIES IN CABARRUS COUNTY SHALL BE CONDUCTED ON A  
4 PARTISAN BASIS AND TO PROVIDE THAT ONLY VOTERS RESIDING IN THE  
5 DISTRICT THE CITY COUNCIL MEMBER REPRESENTS SHALL VOTE FOR THAT  
6 MEMBER IN THE CITY OF CONCORD.

7 The General Assembly of North Carolina enacts:

8 **SECTION 1.(a)** Section 3.1 of the Charter of the City of Concord, being Chapter  
9 861 of the 1985 Session Laws, as amended by Ordinance No. 1995-02-09, adopted February 9,  
10 1995, and Ordinance No. 96-105, adopted November 14, 1996, reads as rewritten:

11 "Sec. 3.1. Regular municipal elections; conduct and method of election. Pursuant to G.S.  
12 160A-101, the Charter of the City of Concord, as set forth in Chapter 861 of the 1985 Session  
13 Laws of North Carolina, as amended, is hereby further amended to implement nonpartisan  
14 plurality for elections (G.S. 163-292) of the City Board of Aldermen [city council]. Beginning in  
15 2025, regular municipal elections shall be held in the city every odd-numbered year and shall be  
16 conducted in accordance with the uniform municipal election laws of North Carolina. The Mayor  
17 and the City Council shall be elected according to the partisan election method, as provided in  
18 G.S. 163-291. In 2025, and quadrennially thereafter, the Mayor and three council members, who  
19 shall represent Districts 3, 4, and 5, shall be nominated and elected for four-year terms. In 2027,  
20 and quadrennially thereafter, four council members, who shall represent Districts 1, 2, 6, and 7,  
21 shall be nominated and elected for four-year terms."

22 **SECTION 1.(b)** Section 3.2 of the Charter of the City of Concord, being Chapter  
23 861 of the 1985 Session Laws, as amended by Ordinance No. 96-105, adopted November 14,  
24 1996, and Ordinance No. 02-11, adopted April 11, 2002, reads as rewritten:

25 "Sec. 3.2. Election of the Mayor and City Council. (a) The Mayor shall be nominated and  
26 elected by all the voters of the city voting at large.

27 (b) The City Council shall consist of seven members serving staggered four-year terms and  
28 each member shall reside in and represent a district of the city but shall be nominated and elected  
29 by all the voters of the city voting at large city. Only the qualified voters residing in that district  
30 may vote for the member from that district."

31 **SECTION 2.** Section 4.1 of the Charter of the Town of Harrisburg, being Chapter  
32 111 of the 1973 Session Laws, as amended by Town Ordinance adopted on July 13, 2015, reads  
33 as rewritten:

34 "Sec. 4.1. Regular Municipal Elections. Regular municipal elections shall be held on the  
35 Tuesday after the first Monday in November of each odd-numbered year, beginning in 1973.  
36 Council members shall be elected on a nonpartisan basis and the results determined by plurality,



1 ~~as approved in the North Carolina General Statutes. Town officers shall be elected according to~~  
2 ~~the partisan election method, as provided in G.S. 163-291."~~

3       **SECTION 3.** Section 4-1 of the Charter of the City of Kannapolis, as adopted by the  
4 Kannapolis Charter Commission on December 11, 1984, pursuant to Chapter 191 of the 1983  
5 Session Laws, reads as rewritten:

6       "Sec. 4-1. **Conduct of city elections.** City officers shall be elected on a ~~non-partisan basis~~  
7 ~~and the results determined by plurality, as provided in the North Carolina General Statutes,~~  
8 ~~Chapter 163, Section 292, partisan basis, as provided in G.S. 163-291."~~

9       **SECTION 4.** Section 4.1 of the Charter of the Town of Midland, being S.L. 2000-91,  
10 reads as rewritten:

11       "Section 4.1. **Conduct of Town Elections.** Regular municipal elections shall be held in each  
12 odd-numbered year in accordance with the uniform municipal election laws of North Carolina.  
13 Elections shall be conducted on a ~~nonpartisan basis and results determined by a plurality as~~  
14 ~~provided in G.S. 163-292, partisan basis, as provided in G.S. 163-291."~~

15       **SECTION 5.** Section C-3.2 of the Charter of the Town of Mount Pleasant, being  
16 Chapter 77 of the Private Laws of 1883, as amended by Town Ordinance adopted on February  
17 11, 2019, reads as rewritten:

18       "Section C-3.2. Manner of Election; Term of Office The qualified voters of the entire Town  
19 shall elect the Mayor and members of the Town Board of Commissioners that shall serve  
20 staggered four (4) year terms. ~~Nonpartisan plurality elections~~ Elections shall take place every  
21 two years, in odd-numbered years, with three commissioners being elected during one election  
22 cycle, and two commissioners and the Mayor during the next election cycle, and so on. Town  
23 officers shall be elected according to the partisan election method, as provided in G.S. 163-291.  
24 Absentee ballots are permitted pursuant to Board of Elections requirements. The present Mayor,  
25 Commissioners and other officers of Mount Pleasant shall hold said offices with all the powers,  
26 privileges, rights and responsibilities which this charter and the former charter conferred until  
27 their successors are elected or appointed and qualified."

28       **SECTION 6.** This act shall have the effect of repealing any conflicting provisions  
29 of local or special acts or conflicting local ordinances relating to the nonpartisan municipal  
30 elections for any municipalities covered by this act. This act shall not affect the filling of a  
31 vacancy in a municipal election that occurs for a seat elected prior to the effective date of this  
32 act.

33       **SECTION 7.** Except as otherwise provided, this act is effective when it becomes law  
34 and applies to elections held in 2025 and thereafter.