MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

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

Call to Order- Mayor Tony Lapish
Invocation-
Pledge of Allegiance- Mayor Tony Lapish

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

2. **Conflict of Interest**
The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item.
(No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated.NC State Statute 14-234.3)

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

4. **Consent Agenda** (Pages 3-9)
   A. Minutes for October 13, 2026 (pages 3-7)
   B. 2027 Holiday Schedule (page 8)
   C. 2027 Town Board Meeting Schedule (page 9)

5. **Staff Reports** (Pages 10-37)
   A. Town Manager-Randy Holloway (page 10)
   B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 11-18)
   C. Town Clerk/Finance Officer - Amy Schueneman (pages 19-20)
   D. Human Resources/Events- Crystal Smith (page 21)
   E. Code Enforcement - Jim Sells (pages 22-25)
   F. Public Works- Derek Linker (page 26)
   G. Fire Department-Dustin Sneed (page 27)
   H. Cabarrus County Sheriff's Department (pages 28-37)
   I. Questions from the Board
   J. Request for future agenda items

6. **Public Hearings** (Pages 38-61)
   A. ANX 2026-03 North Dr. Ballfield Property (pages 38-48)

   B. ANX 2026-04 Public Works Property (pages 49-61)

7. **Old Business** (Page 62)
   A. Receive update on the status of (page 62)**:**
      - Lower Adams Creek Sewer Outfall Project
      - Water Distribution Improvements Project
        - S. Main St. Waterline from Lee St. to Oldenburg
      - Water Treatment Plant Renovation Project

8. **New Business** (Pages 63-64)
   A. Consider appointing a Centralina Reginal Council COG Delegate and Alternate for 2027. (page 63)

   B. Consider hiring 3 Full-time firefighter positions. (page 64)

9. **Closed Sessions**
   A. Personnel 143-318.11.(a) (#6)

To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

   B. Property Lien 143-318.11.(a) (#3) Consult with Town Attorney
   C. Public Records Request 143-318.11.(a) (#3) Consult with Town Attorney

To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.

10. **Adjournment**

All agenda items and attachments are considered public records.
If you would like a copy of the Agenda Packet, which includes all documents related to the Board meeting, please *visit https://mtpleasantnc.gov* and look under the Government Tab to see the packet, agenda, and prior Board Minutes
Closed Session minutes are unavailable until released by the Board and/or the Town Attorney.

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

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

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

Also Present: Crystal Smith, Jennifer Blake, Jim Sells, Judith Bonds, John Taylor Brantley, and T. Canaday.

CALL TO ORDER
Mayor Tony Lapish called the meeting to order.

INVOCATION
Pastor John T. Brantley of Boger Reformed Church led the Board in prayer.

PLEDGE OF ALLEGIANCE
Mayor Lapish led the Pledge of Allegiance**.**

1. Public Forum
Judith Bonds**,** Fieldstone Development, requested a waiver of fees due to her checking account being hacked. Town Attorney John Scarbrough informed Ms. Bonds and the Board that staff could not waive fees due to the Town's Schedule of Fees and General Statutes guidelines.

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

**Commissioner Poole stepped outside during the meeting*

4. Consent Agenda

A. Minutes for September 8, 2026
B. Parade Safety Policy with Attachment A - Parade Safety Rules
C. Appendix C: State Grant Certification – No Overdue Tax Debts (for recently awarded State Grant of $225,000)

Commissioner Furr made a motion to approve the Consent Agenda with a second by Commissioner Simpson. All Board Members were in favor. (5-0, Commissioner Poole auto "Yes" since stepped away from meeting)

5. Staff Reports

A. Town Manager- Randy Holloway
B. Town Asst. Manager- Planning & Economic Development Director – Erin Burris
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
I. Questions from the Board – *none were asked*
J. Request for future agenda items – *none were requested*

**Commissioner Poole returned to the meeting*

6. Old Business

A. Receive update on the status of:

Lower Adams Creek Sewer Outfall Project

Randy Holloway stated the Lower Adams Creek Sewer Project is complete. The last item was to repave Hillside Drive and it was done at a cheaper price than quoted, which saved the Town some money. All the State Grant funds for this project were used.

Water Distribution Improvements Project

Mr. Holloway informed the Board the Water Project has had challenges. The water plant was closed down to connect the new water line to Jackson Street and State Utility Contractors ended up working until 2:30am the following morning due to complications. The valves to cut the water off cannot be found at the last old water line left to replace near the water plant. Public Works and State Utility Contractors are trying to locate the valves connected to this line. If the valves cannot be found, water may need to be cut off overnight for the area around North Drive/Hwy 49. Staff will notify the effected area prior to the cut-off if it is necessary. This is the last part of the project.

If there are remaining contingency funds after the water line is complete, the Town will request LKC Engineering to completely engineer the Allman St. Ext./Seneca St. water line replacement. This will make it "project ready" to allow the Town to apply for grants to implement the project or pay for it when funds become available.

Water Treatment Plant Renovation Project

Mr. Holloway shared that the information needed to apply for the well permit was gathered by staff and sent to Garner Engineering to complete the required forms to send to NC DEQ. Unfortunately, the forms have not been sent yet. Once the well permit is approved, the PAC system can be implemented to help with taste, odor, and disinfection byproducts (DBPs). When the PAC system reduces the dissolved DBP's it will improve water quality. The quarterly water test is tomorrow and all indicators show improvements. Hopefully, the water will meet all water quality standards set by NC DEQ, and the Town will no longer be out of compliance.

7. New Business

A. Consider approving a contract with LKC Engineering for Water Supply Expansion Project, Conceptual Evaluation

Mr. Holloway requested the Board to approve a $9,500 contract with LKC Engineering to see what the "safe yield" for Dutch Buffalo Creek would be. The water plant takes approximately 350,000 gallons of water from the creek daily. In 2002 a report stated 3.2 million gallons per day could be removed from the creek. LKC will revisit it to determine what the rated safe yield would be per day allowed by the State. Also, LKC will look to see if it would make sense for the Town to build a new water treatment plant and dam on Dutch Buffalo Creek or if it would be better to purchase water elsewhere.

The current plant and operation systems are ok for 5-10 more years. The plant is old and the dam was built in 1951. Water is flowing through cracks in the dam, and it is on "borrowed time" and needs to be replaced in the near future.

Several years ago, USDA informed the Town that due to the median household income from the 2020 census the Town would qualify for a 45% USDA grant/55% USDA loan. A new plant and dam will cost approximately $30 million. Even if Dutch Buffalo Creek yields 2-2.5 million gallons a day, the Town will not need more than 1 million gallons a day. The new water plant should be able to produce up to 2-2.5 million gallons a day and the extra water could be sold to a neighboring municipality. The money paid for the sale of water could be used to pay the USDA loan payment with extra funds placed in savings each year.

Motions:

1. A motion to approve the contract with LKC Engineering for Water Supply Expansion Project, Conceptual Evaluation was made by Commissioner Dixon with a second by Commissioner Furr. All Board Members were in favor. (5-0)

2. A motion to approve Budget Amendment #6 LKC Contract-Water Supply Expansion was made by Commissioner Simpson with a second by Commissioner Dixon. All Board Members were in favor. (5-0)

B. Annexations- ANX 2026-03 North Dr. Ballfield Property & ANX 2026-04 Public Works Property

Amy Schueneman stated the North Drive Ballfield Property at 8371 North Drive and the Public Works Property at 90 N Main St. need to be annexed into the Town limits since both are properties belonging to the Town. A request was made for the Board to accept the Certificates of Sufficiency for both annexations and vote to set Public Hearings for the annexations at the November 10th meeting.

Motions:

1. A motion to accept the Certificates of Sufficiency for ANX 2026-03 North Dr. Ballfield Property & ANX 2026-04 Public Works Property was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

2. A motion to set Public Hearings for ANX 2026-03 North Dr. Ballfield Property & ANX 2026-04 Public Works Property at the November 10th Town Board meeting was made by Commissioner Furr with a second by Commissioner Poole. All Board Members were in favor. (5-0)

C. Personnel Policy Updates

Crystal Smith recommended the following language updates to the Personnel Policy:

Consider changing Page 7, Section 9 Definitions to the following:

- Full-time Fire Department employee – change 56 hours per week to 48 hours per week (numerical correction)
- Part-time employee: An employee who is not required to work at least 1,000 hours per year.
- Part-time 1,000 hour rule: referencing the North Carolina GS and also changing 'several months' to three months.
- Permanent position – "changing 20 or more hours per week" to "40 or more hours per week" to be consistent with definition of permanent position throughout the Policy

Consider changing Page 25, Section 6 Retirement to the following:

- Replace "Expected" with "Required"
- Replace 6.25% with 6% (numerical correction)

Consider changing Pages 25-26, Section 7 Supplemental Retirement Benefits paragraph to the following:

- The Town provides 401K benefits for its active full-time employees at a rate of 5% of gross salary approved by the Board of Commissioners beginning on the first day of employment, subject to appropriation by the Board of Commissioners. The Town also allows all active part-time employees and elected officials to voluntarily contribute to the North Carolina 401-K program through regular payroll deduction. Part-time employees and elected officials are not eligible for the five percent (5%) Town contribution. (consolidation of original wording)

Consider changing Page 28, Section 13 Cellular Phone Program language to the following:

- C. Definitions
  - Remove Standard Phone: a cell phone with standard features to allow voice calling statement
  - Change all references from Smart phone to Cell Phone
  - Remove sentence "beyond a typical cell phone".

- D. Program
  - Revise first paragraph to read 'Ensure the needs of employees are met based on current job requirements. Department heads must establish the need for cell phone functionality for each employee

A motion to accept the Personnel Policy as presented was made by Commissioner Furr with a second by Commissioner Poole. All Board Members were in favor. (5-0)

Mr. Holloway asked the Board to consider giving a week or two of vacation to new employees as an incentive to come to work for the Town. Hiring experienced people that already receive multiple weeks of vacation at their current job is difficult since the new employee may already have a vacation planned. Another option would be to allow a new employee coming from another governmental position to transfer a week or two of sick time into vacation time.

The Board was agreeable to converting sick time to vacation time over giving vacation time up front. Staff will make a formal recommendation at the November 10th meeting.

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

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

A. Sewer Customer Issue

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

policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.

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

A motion to approve the compromise settlement with Ms. Cauble was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

9. Adjournment

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

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

Town Clerk Amy Schueneman	**Mayor Tony Lapish**

MOUNT PLEASANT
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2027 Holiday Schedule

The Town of Mount Pleasant follows the State of North Carolina's holiday schedule. Dates for 2027 are listed below.

New Year's Day	Friday, January 1, 2027
Martin Luther King, Jr. Birthday	Monday, January 18, 2027
Good Friday	Friday, March 26, 2027
Memorial Day	Monday, May 31, 2027
Independence Day	Monday, July 5, 2027
Labor Day	Monday, September 6, 2027
Veterans Day	Thursday, November 11, 2027
Thanksgiving	November 25 & 26, 2027
Christmas	December 23, 24 & 27, 2027

The Town of Mount Pleasant Board of Commissioners approves the 2027 Holiday Schedule on November 10, 2026.

Amy Schueneman, Town Clerk

Mayor Tony Lapish

SEAL

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

Town Board of Commissioners
Regular Business Meetings
2027 Schedule

All meetings start at 6:00 pm at Town Hall
Other called special meeting may be held throughout the year.

Tuesday, January 12

Tuesday, February 9

Tuesday, March 9

Saturday, March 20 8am-Noon (Annual Budget Workshop)

Tuesday, April 13

Tuesday, May 11

Tuesday, June 8

Tuesday, July 13

Tuesday, August 10

Tuesday, September 14

Tuesday, October 12

Tuesday, November 9

Tuesday, December 14

Adopted November 10, 2026

Attested by:

Mayor Tony Lapish

Amy Schueneman, Town Clerk

MEMORANDUM

To: Mayor and Town Board

From: Randy Holloway, Town Manager

Date: November 10, 2026

RE: Manager's report for October 2026

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

- Continued working with Staff, Graver Engineering and NCDEQ to keep the PAC project plans moving forward. Graver Engineering has provided NCDEQ with all the additional information and details requested to get the new well permitted. We hope to get the well and the PAC system permitted and running by the end of the year.
- Continued working with Staff and the water plant operators to try and prevent taste and order issues. We did reduce the time that we are running the aerators in the lagoon, and it appears this process has helped extend the filter runs times and improved on the quality of the finished water.
- The Jackson Street water line project continues to run behind schedule and should be finished by the middle of November. I worked with Staff, LKC, State Utility and Garrow Utilities to locate the valves to isolate the water lines on Jackson Street in order for State Utility to make the final connections to finish the water line project
- Continued working with Staff to keep the State funded sidewalk project and the North Washington Drive projects moving forward. We hope to go to bid very soon.
- Continued working with Staff to keep the proposed Town parking lot behind Buddy's restaurant moving forward. We hope to go to bid in January 2027.
- Attended the monthly water project meeting with other staff members.
- Participated in the monthly Leadership Team meeting.
- Attended the monthly WSACC meeting.
- Helped with the Fall Festival.
- Continued working with the Fire Chief on several personnel issues.

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

Active Planning & Zoning Cases

ANX 2026-03 TOWN-OWNED PUBLIC WORKS FACILITY PROPERTY
Description: Voluntary annexation request of existing Town-owned public works facility property.
Location: 60 and 90 N. Main Street
Cabarrus County Parcel Number(s): 5671-10-0251 & 5671-10-5166
Current Zoning: OI Office & Institutional
Area: 11.19 acres
Estimated Sewer Capacity Usage: n/a-existing facility
Status: Certificate of Sufficiency and Resolution to set Hearing approved at Oct. 13 Town Board meeting. Public Hearing scheduled for Nov. 10 Town Board meeting.

ANX 2026-04 TOWN-OWNED NORTH DRIVE BALLFIELD PROPERTY
Description: Voluntary annexation request of existing Town-owned North Drive ballfield property.
Location: 8371 North Drive
Cabarrus County Parcel Number(s): 5670-18-8763
Current Zoning: OI Office & Institutional
Area: 4.711 acres
Estimated Sewer Capacity Usage: n/a-existing facility
Status: Certificate of Sufficiency and Resolution to set Hearing approved at Oct. 13 Town Board meeting. Public Hearing scheduled for Nov. 10 Town Board meeting.

SUB 2026-02 HERITAGE PRESERVE SUBDIVISION
Description: Proposed major subdivision preliminary plat for 74-lot single-family residential conservation development. Property was voluntarily annexed into Town Limits in February of 2026. Property was previously in ETJ and zoned RL. No zoning change is proposed.
Location: 2260 Mt. Pleasant Road S.
Cabarrus County Parcel Number: 5579-08-4912
Zoning: RL Residential Low Density
Area: 38.297ac (20.57 acres of open space proposed for conservation design-53.7% open space)
Proposed Density: 1.93 DUA (bonus for 53.7% open space-13.7% density bonus (9 units for additional 13.7% open space) per section 6.7 of MPDO)
Estimated Sewer Capacity Usage: 16,650gpd (Town Board approval required)
Current Status: Administratively Approved 3-2 at October 26 Planning & Zoning Board. Sewer Allocation must be approved by Town Board, and is tentatively scheduled for December 8th meeting.

SUB 2024-01 ADAMS CREEK SUBDIVISION
Description: 60-lot single-family residential subdivision. Property annexed and zoned in 2020 and rezoned with Preliminary Plat approval in 2024.
Location: 929, 941, and 827 Walker Road
Cabarrus PIN: 5650-95-6345, 5660-05-0225, & 5650-95-8958
Current Zoning: CZ RM Conditional Zoning Residential Medium Density
Area: approx.. 30 acres
Proposed Density: 2.0 dwelling units per acre
Estimated Sewer Capacity Usage: 13,500gpd (Town Board approved)
Current Status: Revised Construction Plans addressing comments have been received and are currently under review by TRC. Draft Development Agreement has been prepared to facilitate sewer outfall installation and waterline extension by the developer and engineering and grading for Town Emergency Services tract to the north. This is currently under review.

SUB 2026-01 PLEASANT SPRINGS SUBDIVISION
Description: 89-lot single-family residential development. Property was initially annexed into the Town limits in 2019.
Location: 5122 & 5130 NC Highway 49 N (near intersection of Hwy. 49 and Cold Springs Rd.)
Cabarrus PIN: 5559-69-1561
Current Zoning: RH Residential High Density
Area: 38.8 acres
Proposed Density: 2.3 dwelling units per acre
Estimated Sewer Capacity Usage: 20,025 gpd (Town Board approved)
Current Status: On June 22, Planning & Zoning Board voted to approve rezoning of front portion of property to match the rest of the property. Planning & Zoning Board conducted administrative review and approved the preliminary plat finding all requirements of the MPDO had been met. Sewer capacity allocation was approved at July 14 Town Board of Commissioners meeting. Construction plans received are under review by Technical Review Committee.

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION
Description: 17-lot infill subdivision on N. Main Street.
Location: 816 N. Main Street
Cabarrus PINs: 5670-16-6055 & 5670-15-7981
Current Zoning: RM Residential Medium Density
Area: 7.90 acres
Proposed Density: 2.15 dwelling units per acre
Estimated Sewer Capacity Usage: 3,825 gpd (Administrative approval for less than 5,000gpd)
Current Status: Construction Plans have been received and are under review by Technical Review Committee

SUB 2020-03 BRIGHTON PARK SUBDIVISION
Description: 178-lot single-family subdivision with community clubhouse and pool. Plans for development of this property were originally initiated in 2008.
Applicant: Niblock Homes
Location: Southwest corner of NC Highway 73 and NC Highway 49
Cabarrus County Parcel Number: 5660-56-4096, 6785, 8647, & 9681
Zoning: RM Residential Medium Density
Area: 86.77 acres
Density: 2.05 dwelling units per acre

Estimated Sewer Capacity Usage: 28,560gpd for first three phases and 14,160gpd for last two phases (42,720gpd total, allocated in development agreement 6/17/2022)
Current Status: Phase 1 Final Plat (57 lots) recorded (approximately half of lots built). Recreation Amenity Center/Pool site plan submitted and under review. Phase 2 improvements are being installed.

SUB 2017-01 GREEN ACRES SUBDIVISION
Description: 37-lot single-family subdivision. Plans for development of this property were originally initiated in 2008.
Location: NC Highway 73 at Green Acres Circle
Cabarrus County Parcel Number(s): 5651-70-6355
Zoning: RM CZ Conditional Residential Medium Density
Area: 14.92 acres
Density: 2.28 dwelling units per acre
Estimated Sewer Capacity Usage: 8,880gpd (allocated in development agreement 7/12/2022)
Current Status: Built out. Inspection report issued on July 6. Waiting on corrections and final layer of asphalt to accept streets.

SITE 2023-01 PROPEL CHURCH
Description: Site plan for religious institution
Location: 7801 NC Highway 73 E
Cabarrus County Parcel Number(s): 5660-96-0201
Zoning: OI Office & Institutional
Area: approx. 6.8 acres
Estimated Sewer Capacity Usage: 1,520gpd (5gal per seat)
Current Status: Final review comments provided. Waiting on NCDOT Driveway Permit, Copy of NCDEQ approval and final submittal.

SITE 2025-01 HARRIS MUSTANG SUPPLY
Description: 12,000 square foot building with office, retail, and warehouse space
Location: 6705 NC Highway 49 N
Cabarrus PIN: 5660-34-5579
Zoning: CZ I-1 Light Industrial
Area: 4.93 acres
Estimated Sewer Capacity Usage: 0 gpd (project to utilize well and septic)
Current Status: Construction underway.

Code of Ordinances
Codification and updates to Part 4 Public Works, Part 6 Licensing and Regulation, and Part 9 Minimum Housing are needed and will be completed soon.

WSACC Sewer Treatment Capacity Allocation
The WSACC Wastewater Capacity Distribution #15 (August 2026) added 2,854 gpd to Mount Pleasant's allocation (for a total of 136,292gpd since November 20, 2023). The Town's sewer allocation spreadsheet currently shows 106,431 gpd of non-strategic reserve allocated, 42,075gpd of pending non-strategic reserve, and 13,699gpd of non-strategic reserve and 8,308gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion. Allocation expires after two years, if developments have not moved forward with construction plans. WSACC flow acceptance expires after two years following construction plan approval.

Permits

October permits attached at end of report.

Active Infrastructure Projects

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

WATER DISTRIBUTION IMPROVEMENTS (12-INCH WATER MAINS) – NEARING COMPLETION

- **Project Description:** This project will replace old 6-inch water lines (most installed in 1937) with new 12-inch water mains along Main Street (North Drive to Lee Street), Franklin Street (Skyland Drive to Blueberry Street), Cook Street (Main Street to N. Washington Street), and Highway 49 (Main Street to Highway 73 interchange). This is a total of approximately 4 miles of waterline. This project will improve both water quality and fire flow throughout the Town. Click here to view the proposed improvements map.
- **Schedule:** This project began February 10, 2025 with substantial completion scheduled by the end of 2025. Contracted completion date is May 6, 2026.
- **Funding Source:** $9,988,029 State Budget allocation from federal ARPA funds
- **Status:** Original project scope completed. New segment added to project due to available funds. Jackson Street segment to be completed by mid-November. A 700-ft section of 6-inch waterline is under discussion for potential replacement with all remaining funds.

LOWER ADAMS CREEK SEWER OUTFALL (& HILLISIDE DRIVE SEWER LINE, RIDGE AVENUE MANHOLES) – COMPLETE

- **Project Description:** This project was originally planned to be completed by the Water and Sewer Authority of Cabarrus County (WSACC) in 2009. The project never came to fruition, so the Town is picking up the project where it left off. This project will retire the Summer Street and Pasture pump stations. Click here to view the proposed Lower Adams Creek Sewer Outfall map. Click here to see a composite map of all proposed sewer improvements.
- **Schedule:** Original project scope completed. Hillside portion of project expected to begin in July 2026.
- **Funding Source:** $5,822,971 State Budget allocation from federal ARPA funds
- **Status:** Project complete and scheduled for close-out by end of year.

WATER INTAKE & TREATMENT IMPROVEMENTS – NEARING COMPLETION

- **Project Description:** The Town worked with the North Carolina Department of Environmental Quality (NCDEQ) and three different consulting engineers to determine the necessary water intake and treatment upgrades and changes to improve drinking water quality and bring disinfection byproduct levels into compliance. All internal components and filter media the Water Treatment Plant are being replaced, a new Powder Activated Carbon (PAC) system is being installed, and the ground storage tank will be cleaned and coated and have new pipes and pumps installed. The Town plans to utilize a well to feed the PAC system and supplement the water from Dutch Buffalo Creek.
- **Schedule:** Recommendations from engineering firms were provided in February 2025. The implementation and installation of improvements began March 2025. The water treatment plant will be shut down to complete water treatment plant, PAC, and ground storage improvements August through December of 2025. Water will be purchased from the City of Concord during this time.
- **Funding Source:** Approximately $2,000,000 total cost, utilizing $1,000,000 State Budget allocation (redirected by technical correction in state budget from S. Skyland Drive/Allman Road extension water lines). Approximately $1,000,000 to be used from Water/Sewer fund balance.
- **Status:** Nearing Completion-Approximately 99% complete. Water Treatment Plant, ground storage, and clear well upgrades and testing have been completed. Water Treatment Plant started producing water the week of March 4, 2026. Powder Activated Carbon (PAC) system building has been constructed and system

has been set up. NCDEQ has approved well location. Well has been installed and tested. Waiting on final NCDEQ approval of engineering for PAC integration. PAC system should be active this fall.

N. WASHINGTON STREET SIDEWALK – ENGINEERING COMPLETE

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. The first sidewalk project will complete 900 feet of sidewalk, curb & gutter on the southern end of N. Washington St. between Park Drive and E. Franklin Street. This also includes a new stormwater culvert and slightly wider travel lanes. Phase 2 on S. Washington Street is not included in this project.
  N. Washington Street cut-sheet excerpt from Project Acceleration Plan
- **Schedule:** Engineering is complete. Final approvals are underway. Right-of-way acquisition is underway. The project is expected to go to bid in spring of 2026 with construction to begin mid-year.
- **Funding Source:** In the state's 2023 budget, $2.7 million was directed to the Town of Mount Pleasant to complete priority sidewalk segments.
- **Status:** Volkert Engineering has completed engineering plans. Right-of-way acquisition underway. Waiting on NCDOT encroachment approval. Should go to bid in fall of 2026.

FRANKLIN STREET SIDEWALKS - IN PRELIMINARY ENGINEERING

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. There were three segments identified on Franklin Street: Duchess Drive to Halifax Street, Halifax Street to Main Street, and Main Street to Blueberry Street. The Town worked with NCDOT to design a project for one or more of these segments to stay within available funds. Click here for excerpts from the Project Acceleration Plan. Each segment was evaluated for feasibility with available funds.
  Franklin Street (Duchess Drive to Halifax Street) cut-sheet from Project Acceleration Plan
  Franklin Street (Halifax Street to Main Street) cut-sheet from Project Acceleration Plan
  Franklin Street (Main Street to Blueberry Street) cut-sheet from Project Acceleration Plan
  After getting cost estimates from NCDOT, it was determined that only the E. Franklin Street section of sidewalk, curb & gutter between Main Street and Blueberry Street could be completed with available funding. This segment was chosen because it will also be able to correct several stormwater issues.
- **Schedule:** NCDOT provided a timeline that shows completion of E. Franklin Street sidewalk during 2029. There is currently no funding source identified for completion of sidewalk on W. Franklin Street.
- **Funding Source:** Estimated project cost-$3.2 million. Funding from remainder of $2.7 million state directed grant (after completion of N. Washington Street) as min. 20% match with federal CMAQ/CRP grant funding. A grant deadline extension has been approved by the state. Grant matching funds will be remitted to NCDOT prior to June 30, 2027.
- **Status:** Project approved by State Board of Transportation. Contract approved in May 2026. Engineering matching funds sent to NCDOT. In discussions with NCDOT to replace sections of existing sidewalk for ADA compliance.

DOWNTOWN SOUTHWEST QUADRANT PARKING AND STORMWATER IMPROVEMENTS – ENGINEERING NEARING COMPLETION

- **Project Description:** The Town's Comprehensive Plan, adopted in 2017 and updated in 2025 includes a strategy to improve downtown parking. McAdams Engineering prepared a conceptual parking plan for the southwest quadrant of downtown which will provide approximately 160 parking spaces when complete. Downtown Southwest Quadrant Parking Conceptual Plan. The plan will also implement half of the recommendations from the Downtown Stormwater Study.
- **Schedule:** Project engineering is scheduled to begin in November 2025 with estimated completion of Phase 1 parking by the end of 2026. Completion of other phases depends on cost estimates.

- **Funding Source:** Estimated project cost is $1,700,000 (in three phases). Funding of Phase 1 will come from the Town General Fund. The Town is currently seeking funding for Phase 2 and Phase 3.
- **Status:** 60% engineering plans received and under review. 100% engineering plans to be completed by the end of January 2027 with plans to go to bid in February 2027.

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

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

TOWN STREET PAVING - ONGOING

- **Project Description:** In 2023, the Town Engineer and Public Works Department surveyed each town-maintained street as identified on the Town's Powell Bill Map to determine the pavement condition rating (PCR) of each street to prioritize paving. Streets were grouped together by pavement condition and geography in the Capital Improvements list to keep mobilization costs low. The Town maintains approximately 8 miles of Powell Bill eligible streets and 0.85 miles of non-eligible streets. All other streets in the Town limits are either state-maintained or private.
- **Schedule:** The following streets are tentatively scheduled for the identified fiscal year based on available funds. Streets will be reassessed regularly to determine any needed changes in this list.

- FY2023-24: Westerholt Court, Bilverlor Court, Lorilei Street, Rhineland Court, Alish Trail, Lee Street, Jackson St. (North of Hwy. 49) - **COMPLETE**
- FY2024-25: A Street, B Street, C Street, Wade Street, Reid Street (covered by funds from USDA sewer line project) - **COMPLETE**
- FY2025-26: Erbach Lane, Oberhaus Street, Waldeck Court, and Marksburg Court (due to need for base repair and increase in asphalt price, costs exceeded funds for FY2025-26 and had to utilize three fiscal years of funding) – **COMPLETE**
- FY2026-27: Park Drive & Municipal Complex Parking (partially funded by state grant with remaining portion funded by general fund balance since Park Drive is not a Powell Bill street), Hillside Drive (covered by funds from Lower Adams Creek Sewer Outfall project)-**COMPLETE**
  N. Washington St. & Cook Street (to be paved as part of N. Washington Street sidewalk project)-Scheduled for 2027
- FY2027-28: Ridge Street, Ludwig Street, Summer Street, New Street, S. College Street
- FY2028-29: Jackson Street (south of Hwy. 49), Broad Street, Kluttz Street, Walnut Street (west), Elm Street
- FY2029-30: Abbott Street, Eagle Street, Wood Street, Page Street
- FY2030-31: Crestwood Drive (east & west), Pine Street, Circle Drive, Valley Street, Foil Street
- FY2031-32: S. Washington Street, Eastover Drive, Enchanted Lane
- FY2032-33: N. College Street, MPCI, Walnut Street (east)

- **Funding Source:** Annual Powell Bill funds from the state and transportation reserve from the Town of Mount Pleasant fund town street paving. The Town has a goal of matching Powell Bill funds (state funds provided to municipalities based on population and linear miles of street that meet specific criteria for municipal street maintenance) with Town funds to pave 3-4 streets every two years to eventually achieve a 10-year paving rotation. Annual Powell Bill funds currently average approximately $60,000. Matching these funds with an additional $60,000 would make approximately $120,000 available for paving each year or $240,000 biennally. Click here to view the list of Powell Bill eligible and ineligible Town-maintained streets. If a street is not listed, that means it is either state-maintained or private.

October 2026 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-64	10/2/2026	5670-17-7936	400	N. Main St.	Town	Temp. Use	Chrome & Courage Benefit	Kim Lefler	at CCMP
Z-2026-65	10/15/2026	5670-53-4780	1284	B St.	ETJ	New	Single-family home	Yasmin Barrera	
Z-2026-66	10/16/2026	5670-06-7147	8165	Wood St.	Town	Accessory	Storage building	Geraldine Chronister	
Z-2026-67	10/28/2026	5670-38-5311	8601	Circle Dr.	Town	New	Single-family home	Del Eudy	

4 Zoning Permits

Financial Report as of October 31, 2026

	Bank Acct Name	Balance	
General Fund Accts	General Checking	$231,326.97	
	General Fund MM at First Bank	$103,414.53	
	General Fund MM (NCCMT)	$837,963.83	
	General Fund 42% MM (NCCMT)	$1,412,966.08	
	Façade Grant (NCCMT)	$26,407.58	
	Park Development (Uwharrie)	$6,230.72	
	Payroll Checking	$89,185.29	
	Powell Bill	$30,277.17	
	Retiree Insurance (NCCMT)	$29,497.64	
Water/Sewer accts	WS Checking	$92,715.12	
	WS Money Market	$36,846.53	
	WS Money Market (NCCMT)	$77,403.16	
	Debt Setoff (NCCMT)	$1,012.56	
	Dredging Fund (Uwharrie)	$304.75	
	USDA- Debt Service Reserve Fund (DSRF)	$3,000.09	
	USDA- (DSRF)Payment Reserve (NCCMT)	$359,938.00	
	USDA- (SLARF) Short Lived Asset Rep (NCCMT)	$131,602.51	
Capital Reserve Accts	12-Infrastructure & Streets	$4,935.24	
	12-Police Vehicles	$24,169.06	
Capital Projects	26-State Funded Water Projects	$144,762.56	
	27-State Funded-Sewer Project	$521,566.11	
	29-State Grant- $2.7M for Sidewalks	$22,445.91	
	29-State Grant- $2.7M for Sidewalks(NCCMT)	$2,628,312.24	
	30-State Grant- $100,000 capital/equipment	$0.00	CLOSED
	31-State Grant-WTP Grant	$58,814.00	
	32-Parking Lot- S Main Cap Proj	$3,000.11	
	33-Downtown Storm Drainage Improvement	$2,500.59	
	52-CMAQ Capital Project	$127,655.43	
Fire Dept.	11-Fire & Rescue Relief Fund (NCCMT)	$61,934.47	
	12-FD-Radio Capital Reserves	$36,572.99	
	12-FD Capital Reserve -Vehicles	$39,189.88	
	12-FD Capital Reserve -Facilities (NCCMT)	$1,010.50	
	TOTAL	**$7,146,961.62**	

General Fund

	APPROVED FY2026-2027	MONTH TO DATE (Encumbered)	YEAR TO DATE	REMAINING	PERCENT
Revenues	$3,612,199.00		$880,922.77	$2,731,276.23	24%
Expenditures	$3,612,199.00	$51,083.12	$1,333,536.77	$2,278,662.23	38%

Water Sewer Fund

	APPROVED FY2026-2027	MONTH TO DATE (Encumbered)	YEAR TO DATE	REMAINING	PERCENT
Revenues	$1,985,708.00		$655,791.53	$1,329,916.47	33%
Expenditures	$1,985,708.00	$27,729.15	$631,650.93	$1,354,057.07	33%

TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -October 2026

	CURRENT BUDGET	YTD ACTUAL	DIFFERENCE	
GENERAL GOVERNMENT				
Town Hall	118,592.00	75,288.32	43,303.68	63%
Governing Body	40,716.00	9,668.28	31,047.72	24%
Admin	332,560.00	115,073.56	217,486.44	35%
Planning & Zoning	131,873.00	41,837.74	90,035.26	32%
	623,741.00	241,867.90	381,873.10	39%
PUBLIC SAFETY				
Law Enforcement	261,488.00	65,280.10	196,207.90	25%
Fire Department	1,373,401.00	415,669.38	957,731.62	30%
	1,634,889.00	480,949.48	1,153,939.52	29%
PUBLIC WORKS				
Operations Center	82,000.00	19,438.33	62,561.67	24%
Streets	460,469.00	359,276.97	101,192.03	78%
Sanitation	207,342.00	51,780.47	155,561.53	25%
Buildings & Grounds	149,439.00	37,960.86	111,478.14	25%
	899,250.00	468,456.63	430,793.37	52%
CULTURE/REC	120,020.00	16,943.60	103,076.40	14%
DEBT SERVICE				
Debt Service Principal	232,086.00	67,615.76	164,470.24	29%
Debt Service Interest	101,712.00	30,282.47	71,429.53	30%
	333,798.00	97,898.23	235,899.77	29%
TOTAL	**3,611,698.00**	**1,306,115.84**	**2,305,582.16**	36%
WATER/SEWER				
Admin	600,394.00	189,782.37	410,611.63	32%
Operations Center	27,256.00	$ 5,959.07	21,296.93	22%
Water	181,739.00	90,541.90	91,197.10	50%
Sewer	441,939.00	156,462.52	285,476.48	35%
Water Treatment Plant	476,454.00	182,577.54	293,876.46	38%
	1,727,782.00	625,323.40	1,102,458.60	36%
DEBT SERVICE				
Debt Service Principal	110,259.00	3,255.14	107,003.86	3%
Debt Service Interest	138,165.00	1,121.06	137,043.94	1%
	248,424.00	4,376.20	244,047.80	2%
TOTAL	**1,976,206.00**	**634,075.80**	**1,342,130.20**	32%
COMBINED	**5,587,904.00**	**1,940,191.64**	**3,647,712.36**	35%

Date: November 2026
To: Mayor and Town Board of Commissioners
From: Crystal Smith, Human Resources Director/Event Coordinator

Listed below are activities for the month of October 2026

General Business

- Attended October Town Board meeting
- Attended Leadership Team meeting

Customer Service:

- Nineteen (19) customers were disconnected for non-payment ($760 reconnect fees)
- Five hundred eighty-one (581) customers were drafted ($57,407.62)
- One hundred twelve (112) customers received late fees ($1120)
- Generated 1360 bills (which includes 651 ebills) totaling $134,557.56
- Bill reminder notification to customers on Constant Contact:
- Update on installation of meters at Brighton Park
    - Brighton Park – 17 homes have been sold (out of 178 homes being built)
- 120Water Update: Waiting to hear an update from 120Water. The last communication said work would begin late 2026.

Human Resources:

- Open enrollment complete. All full-time employees are aware of the State Health Plan changes in preferred providers. Employees may use Atrium Health; however, their copays will be at a higher rate.

Events:

- **Fall Festival – Saturday, October 3, 2026, 10am-3:30pm** – Festival held at Town Hall Complex
    - Update we had 67 total vendor spaces and 12 food vendors
    - 13 vendors cancelled due to forecast heavy rain
    - Event was very successful and we estimated around 1500 people attending
    - Event was closed at 1:45 due to heavy rains in the area.
    - All vendors were safe on their way home by 3 pm

- **Christmas Parade/Tree Lighting – Saturday, December 5**
    - Parade @ 3:30pm
    - Tree Lighting @ 5:30pm
    - Preparations are under way for the Christmas Events

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

CODE ENFORCEMENT

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

October 2026

Case Status

New Cases	17
Cases Cleared	09
Referred	02

New Cases

Case #	Location	Reference	Status
026-137-C	1190 Summer Street	Deck w/o permit – referred to CCBS	R
026-138-C	1670 South Main Street	Minimum Housing – could not contact complainant.	C
026-139-C	540 South Halifax Street	Grass	C
026-140-C	End of Duchess Street	Work Order – No parking signs	O
026-141-C	Public Records Request	Referred to Finance	C
026-142-C	1073 North College Street	Vehicle – LOI	O
026-143-C	7894 NC Hwy 49, N	Operating w/o permit – LOI	O
026-144-C	1325 S. College Street	Vehicle parking	C
026-145-C	6300 Hwy 49, N	Banner Signs	C
026-146-C	400 N. Main Street	Signs – Informational Letter	C
026-147-C	1545 Crowell Drive	Expired permit POD	C
026-148-C	7894 NC Hwy 49, N	Sign, temporary sales LOI	O
026-149-C	550 South Halifax Street	Dumpster partially in roadway – referred to NCDOT.	R
026-150-C	1075 Circle Drive	Minimum Housing	O
026-151-GCI	1340 South College Street	GCI	C
026-152-C	900 Mount Pleasant Road, W	No permits	O
026-153-GCI	570 Cold Springs Road, S	GCI	C

Route Card Summary

Action	Number
Code Enforcement	15
Emergency Management	0
Golf Cart Inspection	2
Grants	0
Investigation	0
Meeting	0
Other	0
Recheck	0
Sign Sweep – stopped due to elections	0
Training	0
Hazardous Condition	0
TOTAL	**17**

Day	Activity	Code	Notes
03	Fall festival	EM	Monitored Wx conditions and ended up closing the event early due to approaching rain at 1400. Had one issue with vendor parking and their generator.
05	026-076-C	C	Updated case status and noted that USPS attempted but an authorized recipient was not available to sign.
05	Monthly Report	O	Compiled monthly report for September.
05	026-136-C 1190 Summer Street	C	Notice to Abate for high grass sent certified and regular mail. Contact Cabarrus County Building Inspections regarding a new deck at the rear of the house. **13**
05	026-106-C 7670 NC Hwy 73-E	C	High grass **LOI**
05	026-139-C 540 S. Halifax Street	C	High grass **LOI**
06	026-110-C 8424 Hwy 49, N	C	Updated the case based on continued progress reports from the occupant verified by site inspection. Will continue to monitor and not close the case at this point.
06	026-124-EM	EM	Completed the after-action report for the event
06	Office	O	Closed cases and updated files.
12	026-132-C 787 North Main Street	C	Reviewed the LOI and sent a review of the case to the Town Manager and Assistant. Site investigation indicates this is a drainage ditch, has been mowed in the past by the Town, and is not "directly in front of the property" as the ordinance states. Will request a work order to clear the ditch. Closing the case. **CLOSED**
12	026-136-C 1190 Summer Street	R	CCBS states they do not have a permit on the property for a new deck. They will address the permitting requirements at the property.
12	026-094-C 1545 Crowell Drive	R	Permit for the POD at the site has expired. Sent a **NOV**.
12	026-142-C 1075 North College Street	C	Vehicle – **LOI**
12	026-141-C Public Records Request	C	**Referred** to the Town Finance for response.
13	026-106-C 7670 Hwy 73-E	C	Owner called and stated that the house if being demolished in the future and if they still needed to maintain it. Yes, once the property is developed it is considered developed. Allowed additional time to mow the grass to 10/23/2026.
13	Board meeting	M	Attended board meeting in the event questions were needed to be fielded regarding the parade policy.
13	Continued filing and updating cases	O	Office maintenance
13	Well Doctor	O	Began an investigation into the history of property and permitting.
13	026-136-C 1190 Sumer Street	R	Front of the property has been mowed. **CLOSED**
13	PSA for newsletter	O	Created a graphic for the Town's newsletter on junked vehicles.
13	Updated parade safety	O	Based on council approval, updated the Town's Parade Policy

13	Well Doctor	O	Reviewed past aerial photographs and submitted site plans to create an aerial overlay of what was submitted compared to what has been done.
13	016-143-C 7894 NC Hwy 49, North	C	After reviewing the site, opened a case and sent a request to Cabarrus County Fire Marshal Office for past inspections and certificate of occupancy.
19	026-209-C 7670 Hwy 73-E	R	Site has been mowed. **CLOSED**.
19	026-145-C 6300 NC Hwy 49-N	C	GMax. Multiple feather flags at the property. Sent an **LOI.**
19	026-244-C 1325 S. College Street	C	Vehicle (vendor trailer and truck) parked in front of the property. **LOI**.
19	026-076-C 1075 Circle Drive	R	Checked property and noted no change. A hole was noted in the roof on the left side of the structure where a tarp had been blown over. Still no response from the owner.
20	026-146-C 400 North Main Street	C	Signs. Multiple signs continue to be displayed on the property and an informational letter detailing the Town's requirements and a determination by the Zoning Director which allows 1 sign on the fence for each facing (North Main Street and NC Hwy 49).
20	026-076-C 1075 Circle Drive	R	Checked the status of letter delivery by the USPS. The certified letter and regular mail letter was mailed on 09/28/2026 at 1053 in Mount Pleasant and departed on 1633. The letter arrived at the Mid-Charlotte distribution center on 09/29/2026 at 1043 and arrived in Tampa, FL on 10/01/2026 @ 0757. A notice was left at the FL USPS Apollo Branch on 10/02/26. The regular mail nots has not been returned. Requested quotes for remediation of the site from several contractors.
20	1545 Crowell Drive POD	C	**NOV** POD due to permit expiration.
22	026-146-C 400 N Main Street.	C	Finalized the LOI and mailed. **LOI**
22	Crowell Drive	C	Check a lot at the corner of Crowell and Wade street – nothing found/no case started.
26	026-147-C 1545 Crowell Drive	R	POD has been mowed. **CLOSED**
26	026-139-C 540 S Halifax Street	R	Grass has been mowed. **CLOSED**
26	026-148-C 6300 NC Hwy 49	R	Owner of the auto sales called and stated the signs had been moved inside the fence which still not legal. Discussed this and that if a sign is added a permit will be needed. Referred him to the ordnance on the Town's web-site.
26	026-154-C 7894 NC Hwy 49, N.	C	Based on the sign on a trailer on the property which is not legal and the sign is advertising a future Christmas tree sales lot, issued an **LOI**. Also included that the property has an incomplete permit application from 2023 for the business including parking.
26	026-076-C 1075 Circle Drive	C	Sent out the requests for quotes via email.
27	026-54-C Complaint of no water	EM	Received a call from a commissioner regarding no water service in the North Main Street area including Jackson Street, Kluttz Street, and

			Broad Street. Verified the outage and contacted Public Works and they had just been notified by LKC. LKC had been checking valves due to high pressure on Franklin Street and turned off a valve which should not have impacted these areas. The valve was turned back on and immediately remedied the situation. Incident occurred prior to 0800 and managed notification until other staff arrived. **CLOSED**
27	026-149-C 540 South Halifax Street	C	While rechecking this property discovered a dumpster partially in the roadway and a porta-jon in the ROW. Referred the situation to NCDOT. **REFERRED**
27	026-139-C 540 South Halifax	R	Grass has been mowed. **CLOSED**
27	026-076-C 1075 Circle Drive	C	Called Cabarrus County Tax Collected to determine how taxes on the property is being paid. Determined that Core Logic LLC was paying the property taxes for USDA Rural Development. Composed and sent an email to USDA regarding the situation at the property.
27	026-150-C 1075 Circle Drive	C	Opened a case for minimum housing at this property. Requested Cabarrus County Building inspections examine the property due to the condition of the property and it being in the ETJ. **OPEN**
29	026-151-GCI 1340 S College Street	GCI	Golf Cart Registration
29	026-149-C 7594 Hwy 49, N	C	Documented commercial vehicles not being parked at a new area of the property in front of the premises.
29	026-152-C 900 MP Road W	C	At request of the Asst. Town Manager for possible driveway connection and business operation violation. Documented the site and sent a request to NCDOT to investigate the driveways.
29	026-076-C 1075 Circle Drive	C	The certified mail has been returned while the regular mail has not indicating the addressee received the regular mail.
30	026-152-C 900 MP Road, W	C	Reached out to Cabarrus Building inspectors after determining a building was added to the property around March. The building has an electrical connection visible from the street, yet no zoning permit for the site had been issued. They requested they check the site. Also reached out to Concord Zoning since the owners had property in the City with large trucks. Sent a LOI to the property owner to discuss the situation.
30	026-153-GCI 570 Cold Springs Road	C	GCI
30	026-143-C 7894 NC 49, N	C	Sent an LOI to the property owner as the first address was not complete.

MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: November 10, 2026

Please find listed below an update / overview for the month of November 10 , 2026

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 0 pump station alarm calls
- Responded to 0 after hour customer calls
- Picked up 12 dump truck loads of brush which equals 144 cubic yards of brush
- Completed work orders for various issues
- Worked on mulching the brush pile that's behind the shop
- Fixed 2-inch water line leak on the main at 9830 Hwy 73
- Fixed a 6-inch water main leak on Jackson St
- Had a service leak twice at 1100 Allman Rd Extension

Ongoing:

- Public works mows and maintains approximately 18 acres each week to biweekly depending on conditions as well as ground maintenance at all 5 of our sewer pump stations
- 5 pump stations are checked once a week which includes a visit to each station checking dialer status and recording run times. Alarm floats are pulled and checked and stations cleaned monthly in accordance to NC DWQ standards
- Weekly Chlorine monitoring is done on Mondays & Fridays and consists of pulling samples from 3 different test sites
- Due to the volume of brush/yard debris collection typically takes 1 to 1.5 days of the week especially during leaf season

Mayor and Commissioner's,

- We responded to 101 calls in October
- yearly total of calls as of now, is 1,026
- Chief McDonald and I met with the Town Administrator about hiring 3 full time firefighters.
- As of now all truck issues have been repaired.
- The new 5" has been tested and put on the truck.
- Light hydrant maintenance/painting will be taking place in November.

Thanks,

Dustin Sneed
Fire Chief
Mt. Pleasant Fire Dept.

Cabarrus County Sheriff's Office

253 / Mt. Pleasant | Law Calls for Service | 08/01/2026 - 10/31/2026

		Aug-2026	Sep-2026	Oct-2026
DISPATCHED	**Total**	**57**	**63**	**69**
	ALL ANIMAL CONTROL CALLS	5	2	4
	ANIMAL ATTACK	1	0	0
	ANIMAL CONTROL FOLLOW UP	0	2	0
	ASSAULT	0	1	0
	ASSAULT VICTIM	0	0	1
	ASSIST EMS	3	1	1
	ATTEMPT TO LOCATE	0	1	0
	BANK ALARM	1	0	0
	BURGLAR ALARM	4	2	4
	CAC BITE	0	1	0
	CAC WELFARE CHECK	0	1	1
	CARELESS RECKLESS DRIVING	1	3	1
	CIVIL PROCESS	1	0	0
	COMMITMENT PAPERS	1	0	0
	COMMUNICATING THREATS	1	1	0
	DEATH	1	0	1
	DIRECT TRAFFIC	0	0	1
	DISCHARGE FIREARMS	0	2	0
	DISPUTE (ANYONE)	3	8	10
	DOMESTIC ASSIST	1	0	0
	DOMESTIC DISTURBANCE	2	1	1
	ESCORT	0	0	3
	FOLLOW UP	1	2	2
	FRAUD / FORGERY	1	2	1
	HARRASSING PHONE CALLS	0	1	0
	IMPROPERLY PARKED VEH	0	0	1
	INFORMATION	1	2	1
	INTOXICATED DRIVER	2	0	1
	LARCENY	2	1	2
	LIVESTOCK	0	0	2
	LPR HIT	0	0	1
	MISSING PERSON OR RUNAWAY	0	0	1
	OVERDOSE / POISONING	1	0	0

		Aug-2026	Sep-2026	Oct-2026
DISPATCHED	PROPERTY DAMAGE	0	1	3
	PROWLER	0	1	0
	REPOSESSION	0	3	2
	ROAD HAZARD	1	0	0
	SECURITY CHECK	0	1	1
	SEE SOMETHING / GAGGLE	0	1	0
	SERVICE CALL LAW	4	5	5
	SEX CRIME	0	1	2
	SRO MEDICAL CALL	0	1	0
	SUICIDE / PSYCHIATRIC / ABNOR	1	0	0
	SUSPICIOUS SUBJECT	1	4	1
	SUSPICIOUS VEHICLE	2	3	2
	THREATENING SUICIDE	1	0	0
	TRAFFIC ACC PROPERTY DAMAGE	8	3	7
	TRAFFIC ACCIDENT PI	2	1	2
	TRAFFIC STOP	0	0	1
	TRESPASSING	2	0	1
	WELFARE CHECK (PERSON)	2	4	2
OFFICER-INITIATED	**Total**	**582**	**907**	**810**
	50 B OR C	1	0	1
	ALL ANIMAL CONTROL CALLS	1	0	0
	ANIMAL CONTROL FOLLOW UP	1	1	2
	ASSIST COUNTY FIRE DEPARTMENT	0	1	0
	CAC BITE	0	0	1
	CARELESS RECKLESS DRIVING	1	0	0
	CIVIL PROCESS	18	7	14
	COMMUNICATING THREATS	0	0	1
	COMMUNITY CONTACT	6	13	5
	CRIMINAL SUMMONS	0	1	0
	DRUG INVESTIGATION	0	0	1
	ESCORT	0	0	1
	EVICTION	0	0	1
	FOLLOW UP	2	0	1
	FRAUD / FORGERY	1	0	0
	GOVT SECURITY CHECK	11	37	15
	IMPROPERLY PARKED VEH	0	0	1
	INFORMATION	1	0	0
	INVESTIGATION	1	3	3
	LARCENY	0	0	1

		Aug-2026	Sep-2026	Oct-2026
OFFICER-INITIATED	NOTIFICATION / DEATH OR OTHER	1	0	0
	ROAD HAZARD	0	1	0
	SECURITY CHECK	247	280	230
	SERVICE CALL LAW	1	0	0
	SPECIAL EVENT	4	3	1
	SRO ASSIST ADMIN	58	119	120
	SRO CAMERA REVIEW	0	25	16
	SRO DARE	8	10	8
	SRO DRILL	2	5	5
	SRO DRUG INVESTIGATION	2	1	0
	SRO FIGHT/ASSAULT	0	0	1
	SRO INVESTIGATION	0	2	0
	SRO MEDICAL CALL	0	1	0
	SRO MENTOR/COUNSEL	69	139	129
	SRO PARENT MEETING	3	11	4
	SRO SAFETY CHECK	0	1	3
	SRO SCHOOL EVENT	1	1	0
	SRO SECURITY CHECK	124	214	225
	SRO THREAT ASSESSMENT	3	2	2
	STRANDED MOTORIST	2	5	0
	SUSPICIOUS SUBJECT	1	6	2
	SUSPICIOUS VEHICLE	3	2	2
	TRAFFIC ACC PROPERTY DAMAGE	0	1	0
	TRAFFIC STOP	8	13	14
	WARRANT	1	2	0

Event #	Date	Time	Street	Case #	callsource
ALL ANIMAL CONTROL CALLS 4					
26185185	Oct 3	21:19	MT PLEASANT RD S/OLDENBURG DR		PHONE
26195242	Oct 19	13:19	LEE ST		PHONE
26197468	Oct 22	7:52	W FRANKLIN ST/N MAIN ST		PHONE
26199506	Oct 25	9:48	N MAIN ST		PHONE
ASSAULT VICTIM 1					
26194270	Oct 17	13:14	C ST		PHONE
ASSIST EMS 1					
26198171	Oct 22	23:38	S MAIN ST		PHONE
BURGLAR ALARM 4					
26191203	Oct 13	9:50	WALKER RD		PHONE
26194102	Oct 17	0:18	BLUEBERRY ST		PHONE
26199630	Oct 25	16:20	W FRANKLIN ST		PHONE
26204295	Oct 31	8:14	W FRANKLIN ST		PHONE
CAC WELFARE CHECK 1					
26204187	Oct 30	23:02	OLDENBURG DR/MT PLEASANT RD S		PHONE
CARELESS RECKLESS DRIVING 1					
26189033	Oct 8	22:00	W FRANKLIN ST		PHONE
DEATH 1					
26203700	Oct 30	12:14	E FRANKLIN ST	2610300005	PHONE
DIRECT TRAFFIC 1					
26202204	Oct 28	15:17	JACKSON ST/CIRCLE DR		PHONE
DISPUTE (ANYONE) 10					
26185154	Oct 3	19:22	SHORT ST		PHONE
26186292	Oct 5	15:55	PAGE ST		PHONE
26189242	Oct 9	8:56	NC HWY 49 N		PHONE
26190258	Oct 11	9:06	BARRINGER ST		PHONE
26192597	Oct 15	7:40	W FRANKLIN ST		PHONE

26194362	Oct 17	17:45	C ST		PHONE
26197261	Oct 21	17:57	C ST		PHONE
26198055	Oct 22	18:03	S MAIN ST		PHONE
26199199	Oct 24	14:09	S MAIN ST		PHONE
26199278	Oct 24	18:17	S MAIN ST		PHONE
DOMESTIC DISTURBANCE 1					
26204534	Oct 31	18:22	N MAIN ST		PHONE
ESCORT 3					
26189939	Oct 10	11:08	COOK ST		PHONE
26190711	Oct 12	10:44	COOK ST		PHONE
26204368	Oct 31	11:12	COOK ST		PHONE
FOLLOW UP 2					
26190257	Oct 11	9:02	ROSS CIR		PHONE
26199184	Oct 24	13:04	S MAIN ST		PHONE
FRAUD / FORGERY 1					
26191874	Oct 14	10:00	E FRANKLIN ST	2610140004	PHONE
IMPROPERLY PARKED VEH 1					
26196823	Oct 21	12:05	W FRANKLIN ST		PHONE
INFORMATION 1					
26185053	Oct 3	12:57	MALIBU RD		PHONE
INTOXICATED DRIVER 1					
26195114	Oct 19	11:02	NC HWY 49 N	2610190011	PHONE
LARCENY 2					
26193598	Oct 16	10:15	E FRANKLIN ST		PHONE
26199628	Oct 25	16:18	S MAIN ST	2610250008	PHONE
LIVESTOCK 2					
26192429	Oct 14	21:51	NC HWY 49 N		PHONE
26193316	Oct 15	21:51	NC HWY 49 N		PHONE

MISSING PERSON OR RUNAWAY 1				
26190243	Oct 11 7:37	ROSS CIR		PHONE

PROPERTY DAMAGE 3				
26198115	Oct 22 20:55	N MAIN ST		PHONE
26199140	Oct 24 11:35	S MAIN ST	2610240006	PHONE
26203356	Oct 29 23:36	N MAIN ST		PHONE

REPOSESSION 2				
26184554	Oct 2 14:39	MITCHELL ST		PHONE
26187958	Oct 7 15:29	E FRANKLIN ST		PHONE

SECURITY CHECK 1				
26204102	Oct 30 20:34	PAGE ST		PHONE

SERVICE CALL LAW 5				
26187749	Oct 7 13:04	S COLLEGE ST		PHONE
26188220	Oct 7 22:56	S MAIN ST		PHONE
26191181	Oct 13 9:36	ROSS CIR		PHONE
26194252	Oct 17 12:20	SUMMER ST		PHONE
26203844	Oct 30 14:43	C ST		PHONE

SEX CRIME 2				
26193068	Oct 15 15:23	PAGE ST	2610150009	PHONE
26200297	Oct 26 13:59	PAGE ST	2610260013	PHONE

SUSPICIOUS SUBJECT 1				
26202515	Oct 29 2:09	W FRANKLIN ST		PHONE

SUSPICIOUS VEHICLE 2				
26197317	Oct 21 19:59	N WASHINGTON ST		PHONE
26199521	Oct 25 11:20	NC HWY 49 N		PHONE

TRAFFIC ACC PROPERTY DAMAGE 7				
26183113	Oct 1 0:13	E FRANKLIN ST		PHONE
26184602	Oct 2 15:22	NORTH DR	2610020011	PHONE
26190969	Oct 12 18:33	E FRANKLIN ST	2610120016	PHONE
26198045	Oct 22 17:34	E FRANKLIN ST	2610220018	PHONE
26200592	Oct 26 18:36	E FRANKLIN ST		PHONE

26201632	Oct 27	23:54	NC HWY 73 E		PHONE
26203769	Oct 30	13:28	W FRANKLIN ST		PHONE

TRAFFIC ACCIDENT PI 2					
26196547	Oct 21	6:58	W FRANKLIN ST	2610210002	PHONE
26199145	Oct 24	11:57	NC HWY 49 N	2610240007	PHONE

TRAFFIC STOP 1				
26183836	Oct 1	16:29	W FRANKLIN ST/N MAIN ST	PHONE

TRESPASSING 1				
26196133	Oct 20	13:54	HILLSIDE DR	PHONE

WELFARE CHECK (PERSON) 2				
26192569	Oct 15	6:57	MT PLEASANT RD S/OLDENBURG DR	PHONE
26197330	Oct 21	20:39	NC HWY 49 N	PHONE

LPR HIT 1				
26187855	Oct 7	14:22	NC HWY 49 N	RTIC

Total Disp. CFS: 69

Cabarrus County Sheriff's Office

Mt Pleasant | Traffic Stop, Citation, & Arrest Data | 10/01/2026 - 10/31/2026

Traffic Stop Data with CAD Event Disposition (Zone 253)

TRAFFIC STOP		
	CITATION ISSUED	1
	VERBAL WARNING	11
	WRITTEN WARNING	3
Total		**15**

Citation Data (Mt Pleasant)

Total # of Citations: 10 **Total # of Charges: 13**

	Charges
DWLR NOT IMPAIRED REV	1
DWLR VIOL RESTORED LIC	1
FAIL TO NOTIFY DMV ADDR CHANGE	1
FAILURE TO REDUCE SPEED	2
IMPROPER TURN	1
NO OPERATORS LICENSE	1
SPEED VIOLATION	3
SPEEDING	3
Total	**13**

Arrest Data (Mt Pleasant)

Case #	Charge	City

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

Arrest & Citation Data

LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

10/1/2026 - 10/31/2026

HANSEN, BROCK MICHAEL - W/M 46				
26-1019-0011 10/19/26 8455 NC HWY 49 N		O - ON-VIEW ARREST	PAT	CSO
90Z - RESISTING PUBLIC OFFICERS	M			
90G - OPEN CONTAINER ALCOHOL VIOLATION	M			

11/1/2026 7:00:10 AM

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

Arrest & Citation Data

LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

10/1/2026 - 10/31/2026

Charge by Misdemeanor or Felony

	M	Total
OPEN CONTAINER ALCOHOL VIOLATION	1	1
RESISTING PUBLIC OFFICERS	1	1
Total	2	2

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

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

To: Mayor and Board of Commissioners
From: Erin S. Burris, AICP
Date: October 13, 2026
Subject: ANX 2026-03 North Drive Ballfield Property

A. BACKGROUND

Applicant(s)/ Property Owner: Town of Mount Pleasant
PO Box 787
Mount Pleasant, NC 28124

Location: 8371 North Drive

PIN(s): 5670-18-8763

Property Size: 4.711 acres

Current Zoning: Office & Institutional (OI)

The subject property is currently located in Mount Pleasant Extraterritorial Jurisdiction (ETJ) and Fire District. The property is currently used for recreation purposes with an agreement in place for use as practice ballfields. The request is for a voluntary contiguous annexation of a Town-owned property.

B. ANNEXATION EVALUATION

The property is adjacent to the primary Town limits and is currently served by public water and sewer. The annexation assessment criteria are listed below and the applicable degree of favorability is **highlighted in red** for each of the criteria.

A. Contiguity

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

B. Size of Proposed Area

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

C. Utility Service

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

D. Fire District

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

E. Development Status

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

- Vacant property with no planned development (outside ETJ, outside Planning Area) – Least Favorable

Based on the evaluation criteria, the proposed annexation has four (4) instances of *Most Favorable*, one (1) instance of being *Least Favorable.* Staff considers this annexation to be **Favorable.**

Estimated Annual Tax Revenue based on current assessed land value: $0 (the property is owned by a local government unit)

C. ZONING CRITERIA

Comprehensive Plan

The subject property is located in the "High Intensity" land use classifications on the Future Land Use Map of the Town's current Comprehensive Plan. This classification is described below:

> *"This land use classification is intended to accommodate a mixture of uses including civic, institutional, retail, service, office uses, and higher density residential uses of between four to eight dwelling units an acre. These areas are immediately adjacent to major transportation corridor intersections where utility infrastructure is readily available."*

Zoning District Intent

The current zoning of the property is Office & Institutional. The intent of the RL district, as set forth in the Mount Pleasant Development Ordinance is outlined below:

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

Existing Zoning and Development Patterns

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

	Zoning District(s)	***Land Use(s)***
North	RL Residential Low Density	Single-family residential
East	RL Residential Low Density, RM Residential Medium Density, OI Office & Institutional	Single-family Residential, Recreational, Public School, Public Utility
South	CZ OI Conditional Zoning Office & Institutional, C-2 General Commercial	Religious Institution

West	RL Residential Low Density	Two-family residential (duplexes), Single-family residential

The subject property is located in an area with mixture of zoning districts and medium intensity land uses.

Utility Availability
The property is currently served by public water and sewer service.

Transportation Capacity
The property is located at the intersection of North Drive, a state-maintained road with an average daily trip count (AADT) of 1,200 vehicles per day, and N. Main Street, state-maintained road SR 1006 with an AADT of 4,200 vehicles a day, according to NCDOT's interactive traffic volume map.

The current Comprehensive Plan shows a future 2E cross section for N. Main Street at this location (min. 60-foot right-of-way) with sidewalk curb and gutter (modified to exclude bike lanes). The current right-of-way width along the frontage is 60 feet.

Environment
The property is flat with no streams or wetlands.

D. STAFF COMMENTS

Staff finds that the contiguous annexation request is favorable, based on the Town's annexation evaluation criteria. There are no changes proposed to the zoning district.

E. ACTION REQUESTED

The Town Board of Commissioners is requested to hold a public hearing and take one of the following actions:
1. Approve ordinance for annexation request ANX 2026-03 **OR**
2. Deny annexation request ANX 2026-03.

F. ATTACHMENTS

1. Ordinance ANX 2026-03
2. Annexation Petition
3. Metes & Bounds Description
4. Survey Map
5. Aerial Map

ORDINANCE ANX 2026-03 TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA

WHEREAS, the Board of Commissioners has been petitioned pursuant to G.S. Chapter 160A-31 to annex the attached described area identified as ANX 2026-03; and

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

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

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-31 and any annexation agreement in effect as of the date of this ordinance; and

WHEREAS, the Board of Commissioners finds (1) that the area described in the petition meets all of the standards set out in G.S. 160A-31, (2) the petition bears the signatures of all of the owners of real property within the area proposed for annexation, (3) the petition is otherwise valid, and (4) the public health, safety, and welfare of the inhabitants of the Town and of the area proposed for annexation will be best served by the annexation; and

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the attached described territory (ANX 2026-03) is hereby annexed and made part of the Town of Mount Pleasant as of November 11, 2026.

Section 2. Upon and after November 11, 2026, the attached described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mount Pleasant and shall be entitled to the same privileges and benefits as other parts of the Town of Mount Pleasant. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

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

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

Adopted this 10th day of November, 2026.

APPROVED AS TO FORM:

_____ _____

Tony Lapish, Mayor Town Attorney

ATTEST:

_____

Amy Schueneman, Town Clerk

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

VOLUNTARY CONTIGUOUS ANNEXATION PETITION (NCGS 160A-31)

Date of Petition: 10-5-2026

To the Town of Mount Pleasant Board of Commissioners:

1. We the undersigned owners of the real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mount Pleasant.

2. The area to be annexed is non-contiguous to the Town of Mount Pleasant and the boundaries of such territory are as such:

   Property Address 8371 North Drive Property PIN 5670-18-8763

   (Attach metes and bounds description and survey)

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

4. The property is currently served by Town of Mount Pleasant

   ✓ Water ✓ Sewer

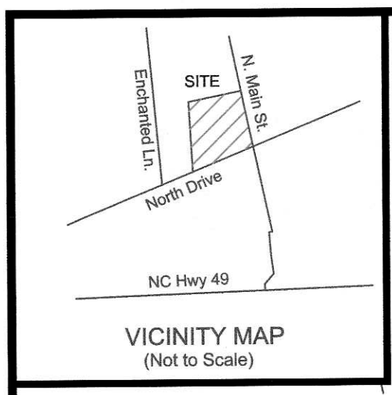
   We acknowledge that if the property is not currently served by one or both utilities, then the Town is not responsible for the cost of the extension of utilities to the property.

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

Owner Names	Mailing Address	Do you declare vested rights? (Yes or No)	Signature
1. Town of Mt. Pleasant	PO Box 787 Mt. Pleasant, NC 28124	Yes	Terry R. Holloway
2.			
3.			
4.			

4.711 AC.

Beginning at a point, said point being located in the pavement of North Main Street (40’ R/W), said point being a common corner with now or formerly Ryan A. Jordan (Deed Bk. 12104, Pg. 134), thence within the pavement of North Main Street (40’ R/W) the following two (2) calls: (1) S 11°45’10” E 84.00 feet to a point; (2) S 12°19’53” E 339.12 feet to a point, said point being located in the intersection of North Main Street (40’ R/W) and North Drive (40’ Public R/W), said point being located S 67°02’50” W 8.57 feet from a PK Nail; thence with the centerline of North Drive (40’ Public R/W), S 67°02’50” W 489.37 feet to a point; thence N 03°20’29” W, passing a ½” rebar at 23.31 feet, for a total of 523.80 feet to a 5/8” rebar, said rebar having NC Grid Coordinates of N 608833.64, E 1571654.54, said point also being a common corner with now or formerly Eric Smith Properties Limited (Deed Bk. 2265, Pg. 1), now or formerly Christopher K, Harrison and Courtney B. Rimer (Deed Bk. 11139, Pg. 24) and now or formerly Ryan A. Jordan (Deed Bk. 12104, Pg. 134); thence with the property of now or formerly Ryan A. Jordan (Deed Bk. 12104, Pg. 134), N 78°14’56” E, passing an axle on line at 181.14 feet for a total of 400.00 feet to the POINT AND PLACE OF BEGINNING and containing 4.711 AC.



VICINITY MAP
(Not to Scale)

N

NC GRID - NAD 83

Line	Bearing	Distance	
L1	S 67°02'50" W	8.57'	Tie Line

NOW OR FORMERLY
Ryan A. Jordan
Deed Bk. 12104, Pg. 134
Lots #114-118, Map Bk. 5, Pg. 78
PIN #5670199014
Cabarrus Co. Registry

NOW OR FORMERLY
Christopher K. Harrison & Courtney B. Rimer
Deed Bk. 11139, Pg. 24
Map Bk. 37, Pg. 94
PIN #5670195094
Cabarrus Co. Registry

5/8" REBAR
N 608833.64
E 1571654.54
NAD 83/NAVD 88

AXLE
N 78°14'56" E 400.00' Total
181.14'
200.61'

3/4" PIPE
18.26'
CP

EoP
EoP
S 11°45'10" E 84.00'
CP

NOW OR FORMERLY
Eric Smith Properties Limited
Deed Bk. 2265, Pg. 1
Lot #9, Map Bk. 32, Pg. 94
PIN #5670185837
Cabarrus Co. Registry

Scake Factor: 0.999854776
N 51°10'25" E 2677.58' Ground
2677.19' Grid

121.61'

NCGS Mon. Tribune
N 607155.15
E 1569568.87
NAD 83/NAVD 88

NOW OR FORMERLY
Eric Smith Properties Limited
Deed Bk. 2265, Pg. 1
Lot #10, Map Bk. 32, Pg. 94
PIN #5670185755
Cabarrus Co. Registry

1/2" REBAR

Chainlink Fence (Typ.)

205207.00 sf
4.711 AC

Cabarrus County
Deed Bk. 9544, Pg. 34
PIN #5670188793
Cabarrus Co. Registry

*** Not all improvements located per client request. ***

NOW OR FORMERLY
Eric Smith Properties Limited
Deed Bk. 2265, Pg. 1
Lot #11, Map Bk. 32, Pg. 94
PIN #5670185674
Cabarrus Co. Registry

Mobile Trailer
Concession/Restroom
FFE = 736.87
Decktop
Ramp

158.5'
162.2'

N 03°20'29" W 523.80' Total
378.88'

Inv. 729.67

733.83
733.42
733.87
733.04
733.57
732.61
732.32
733.04
733.82
732.68
733.54
733.77
732.28
733.07
733.46
732.76
733.13
732.29
732.76
732.31

Tennis Court

20"
12"
29.4
FFE = 732.16
Metal Out Bldg.
64.1'
18" CPP

NOW OR FORMERLY
Eric Smith Properties Limited
Deed Bk. 2265, Pg. 1
Lot #12, Map Bk. 32, Pg. 94
PIN #5670186511
Cabarrus Co. Registry

Treeline

12"
12"
1/2" REBAR
Inv. 725.67
23.31'
CP

Enchanted Lane
45' Public R/W

Electric Panel

OHE (Typ.)

New Property Line
N 67°02'50" E 489.37'

Tie Line
N 74°34'49" E 456.54'

Pedestrian Crosswalk

North Drive
40' Public R/W

Water Vault

Inv. 730.76
18" CPP

Rim 725.02
In 723.07
EoP
15" RCP
Inv. 724.43
EoP
PK NAIL
L1
CP

NCGS Mon. "High"

Force Main Easement
Deed Bk. 2237, Pg. 3

North Main Street
Apparent 40' R/W (EoP to EoP)
S 12°19'53" E 339.12'

LEGEND
R/W - RIGHT OF WAY
CP - CALCULATED POINT
OHE - OVERHEAD ELECTRIC
FFE - FINISH FLOOR ELEVATION
EoP - EDGE OF PAVEMENT
- POWER POLE
- GUYWIRE
- SIGN
- FIRE HYDRANT
- WATE VALVE
- SANITARY SEWER CLEANOUT
- BOLLARD
- CABLE PEDESTAL
- SEPTIC
- DROP INLET
- CEDAR TREE
- MAPLE TREE
- PINE TREE
- OAK TREE
- ASPHALT
- GRAVEL
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE

40 20 0 40
BAR GRAPH
1" = 40'

I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 9544, page 34, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 9544, page 34; that the ratio of precision as calculated exceeds 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600). The topography was prepared in accordance with the North Carolina Administrative Code, Chapter 56 (21 NCAC 56. 1605 & 1606), to the standards of trigonometric topographic survey (Class C) as described therein. Witness my original signature, registration number and seal this 30th day of August, A.D., 2018.

R. Scott Dyer

R. Scott Dyer, PLS #4444

NORTH CAROLINA PROFESSIONAL SEAL L-4444 LAND SURVEYOR R. SCOTT DYER

NOTES:
* Deed Reference - Deed Bk. 9544, Pg. 34 Cabarrus County
Dated April 14, 2011 Recorded in Cabarrus Co. Registry
* 1/2" rebar set at all corners unless otherwise noted.
* Property subject to recorded and unrecorded rights of way, easements and agreements as may appear.
* Vertical datum based on NAVD 88 per NCGS monuments.
* Survey control based on the NC Continuously Operating Reference Stations (CORS) GPS Network. NAD 83 (NSRS 2011).
* Underground utilities shown as delineated by RDL Private Utility Locating, LLC.

DATE	REVISION	BY

SHEET 1 OF 1
CHECKED BY S. Dyer
DRAWN BY S. Kimrey
NLS NO. 18123
SCALE 1" = 40'
DATE August 30, 2018

Prepared for: Cabarrus County

Old Mt. Pleasant Middle School Parking

Township No. 8 Cabarrus County, NC

DESIGN SURVEY

NorStar Land Surveying, Inc.
552-B Newell Street NW
Concord, NC 28025
Ph 704 721 6651
Fax 704 721 6653
Firm Lic. # C-2294

NORSTAR LAND SURVEYING 2002


BRACKENBERRY CIR
ENCHANTED LN
N MAIN ST
NORTH DR
CIRCLE DR
JACKSON ST
PINE ST
VALLEY ST
FOIL ST
NC HWY 49 N
N SKYLAND DR

PARCEL INFORMATION

PHYSICAL ADDRESS	8371 NORTH DR / MT PLEASANT, NC 28124	PIN	56701887630000
PROPERTY REAL ID	08-009 -0009.00	CLARIS	More Property Data Here
ACCOUNT NAME	TOWN OF MT PLEASANT	MAILING ADDRESS	PO BOX 787 / MT PLEASANT, NC
LAND UNITS	4.7110 AC	LAND VALUE	$442,650
BUILDING VALUE	$0	OBXF VALUE	$37,380
ASSESSED VALUE	$480,030	MARKET VALUE	$480,030
SALE DATE	7/2026	SALE PRICE	$0
DEED BOOK & PAGE	18098, 0326	PLAT BOOK & PAGE	No Plat Found
OWNERSHIP HISTORY	View Ownership History Card	TAX APPRAISAL CARD	View Property Record Card
TAX BILL	View Tax Bills	PROPERTY PHOTO	View Property Photo
FIRE DISTRICT	Mt Pleasant	ZONING CODE	OI
MUNICIPALITY	Cabarrus County	PERMITTING JURISDICTION	Mt. Pleasant
WATERSHED CLASS	Not within a watershed	WATERSHED NAME	Not within a watershed
WATERSHED PCA	Not within a watershed	MOBILE HOME DISTRICT	Not within an overlay district
VOTING PRECINCT	08-00	NC HOUSE DISTRICT	82
NC SENATE DISTRICT	34	US HOUSE DISTRICT	8
ELEMENTARY SCHOOL	Mount Pleasant ES	MIDDLE SCHOOL	Mount Pleasant MS
HIGH SCHOOL	Mount Pleasant HS	FLOODWAY	Not within a floodway
100 YEAR FLOODPLAIN	Not within a floodplain	500 YEAR FLOODPLAIN	Not within a floodplain

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

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

To: Mayor and Board of Commissioners
From: Erin S. Burris, AICP
Date: November 10, 2026
Subject: ANX 2026-04 Public Works Property

A. BACKGROUND

Applicant(s)/ Property Owner: Town of Mount Pleasant
PO Box 787
Mount Pleasant, NC 28124

Location: 60 & 90 N. Main Street

PIN(s): 5671-10-0251 and 5670-10-5166

Property Size: 11.19 acres

Current Zoning: Office & Institutional (OI)

The subject property is currently located in Mount Pleasant Extraterritorial Jurisdiction (ETJ) and Fire District. The property is currently used for the Town's Public Works facility and is the location of a former landfill. The request is for a voluntary non-contiguous annexation of a Town-owned property.

B. ANNEXATION EVALUATION

The property is adjacent to the primary Town limits and is currently served by public water and sewer. The annexation assessment criteria are listed below and the applicable degree of favorability is **highlighted in red** for each of the criteria.

A. Contiguity

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

B. Size of Proposed Area

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

C. Utility Service

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

D. Fire District

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

E. Development Status

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

- Vacant property with no planned development (outside ETJ, outside Planning Area) – Least Favorable

Based on the evaluation criteria, the proposed annexation has three (3) instances of *Most Favorable*, one (1) instance of *Favorable,* one (1) instance of *Less Favorable.* Staff considers this annexation to be **Favorable.**

Estimated Annual Tax Revenue based on current assessed land value: $0 (the property is owned by a local government unit)

C. ZONING CRITERIA

Comprehensive Plan

The subject property is located in the "Medium Intensity" land use classifications on the Future Land Use Map of the Town's current Comprehensive Plan. This classification is described below:

> *"This land use classification is intended 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."*

Zoning District Intent

The current zoning of the property is Office & Institutional. The intent of the RL district, as set forth in the Mount Pleasant Development Ordinance is outlined below:

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

Existing Zoning and Development Patterns

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

	Zoning District(s)	***Land Use(s)***
North	Residential Low Density (RL), Agricultural (AG)	Single-family residential, Agriculture
East	Residential Low Density (RL), Office & Institutional	Single family residential, Water Pump Station (Public Utility), Elementary School
South	Residential Low Density (RL)	Single-family residential

West	Residential Low Density (RL)	Single-family residential, Agriculture, Forestry

The subject property is located within a primarily residential area with a Public Utility facility and a Public School within 1,000 feet.

Utility Availability
The property is currently served by public water and sewer service.

Transportation
The property is located on N. Main Street (SR 1006) a two-lane state-maintained minor thoroughfare. Traffic volume on N. Main Street at this location is 4,200AADT, according to NCDOT's online interactive map. The use of the property will remain the same, and no additional traffic volume is anticipated.

Environment
There are no wetlands or streams on the site. There is a former landfill on the site. No building will take place on the former landfill in the future.

D. STAFF COMMENTS

Staff finds that the non-contiguous annexation request is favorable, based on the Town's annexation evaluation criteria. There are no changes proposed to the zoning district.

E. ACTION REQUESTED

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

1. Approve ordinance for annexation request ANX 2026-04. **OR**
2. Deny annexation request ANX 2026-04.

F. ATTACHMENTS

1. Ordinance ANX 2026-04
2. Annexation Petition
3. Metes & Bounds Description
4. Survey Map
5. Aerial Map

ORDINANCE ANX 2026-04 TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA

WHEREAS, the Board of Commissioners has been petitioned pursuant to G.S. 160A-58.1 to annex the attached described area identified as ANX 2026-04; and

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

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

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

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

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

Section 1. By virtue of the authority granted by G.S. 160A-58.1 (b), the attached described territory (ANX 2026-04) is hereby annexed and made part of the Town of Mount Pleasant as of November 11, 2026.

Section 2. Upon and after November 11, 2026, the attached described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mount Pleasant and shall be entitled to the same privileges and benefits as other parts of the Town of Mount Pleasant. Said territory shall be subject to municipal taxes according to G.S. 160A-58.1.

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

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

Adopted this 10th day of November, 2026.

APPROVED AS TO FORM:

_____ _____

Tony Lapish, Mayor Town Attorney

ATTEST:

_____

Amy Schueneman, Town Clerk

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

VOLUNTARY NON-CONTIGUOUS ANNEXATION PETITION (NCGS 160A-58.1)

Date of Petition: 10-5-2026

To the Town of Mount Pleasant Board of Commissioners:

1. We the undersigned owners of the real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mount Pleasant.

2. The area to be annexed is non-contiguous to the Town of Mount Pleasant and the boundaries of such territory are as such:

   Property Address 60 N. Main St. + 90 N. Main St. Property PIN 5671-10-0251 5671-10-5166

   (Attach metes and bounds description and map)

3. We acknowledge that any zoning vested rights acquired pursuant to NCGS 160D-108 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in the termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof).

4. The property is currently served by Town of Mount Pleasant

   ✓ Water ✓ Sewer

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

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

	Owner Names	Mailing Address	Do you declare vested rights? (Yes or No)	Signature
1.	Town of Mt. Pleasant	PO Box 787 Mt. Pleasant, NC 28124	Yes	Tony R. Holloway
2.				
3.				
4.				

Metes & Bounds Description for ANX 2026-04

Beginning at the base of a found ¾" pipe marking the easternmost corner of Cabarrus County PIN 5671-10-5166 in Number 8 Township, Cabarrus County, North Carolina, the unlabeled parcel on Plat Book 56, Page 11, said pipe being within the right of way for Mount Pleasant Road North and being located N77°19'39''W 74.91' from a ¾" pipe which is located N12°11'20''W 1,537.92' from North Carolina Grid Monument "High", said monument having the NC NAD 80(2011) published datum coordinates of Northing 608,531.12 feet & Easting 1,572,126.24 feet; thence from said point of beginning and following the southern boundaries for said unlabeled parcel the following four calls:
1. S77°19'39''W 198.60' to a capped 1" pipe,
2. S82°16'32''W 109.55' to a ¾" pipe,
3. S82°19'08''W 124.77' to the base of a ¾" pipe, &
4. S82°23'16''W 125.15'

To a ¾" pipe marking the westernmost corner for said unlabeled parcel, a corner the southern boundary of PIN 5671-10-0251, a tract labeled "Parent Parcel" on Plat Book 56, Page 11; thence following the southern, western, and northern boundaries for said tract the following fifteen calls:
1. S82°12'30''W 124.95' to a ¾" pipe,
2. S82°17'31''W 249.78' to the base of a ¾" pipe,
3. S82°40'08''W 124.94' to a broken 1" pipe'
4. S82°33'24''W 124.63' to the base of a 1" pipe,
5. S81°55'35''W 134.90' to a set ¾" rebar,
6. N21°20'23''E 161.50' to a threaded ½" bolt,
7. N21°20'23''E 134.84' to a ¾" pipe,
8. N21°08'45''E 170.46' to a1" pipe,
9. N81°34'16''E 112.5' to a ¾" pipe,
10. N81°27'09''E 137.98' to a ¾" pipe,
11. N81°31'30''E 137.89' to a ¾" pipe,
12. N81°33'53''E 134.63' to a ¾" pipe,
13. N81°30'52''E 171.29' to a 5/8" rod,
14. N81°31'25''E 80.83' to a 1" pipe, &
15. N81°31'02''E 221.80'

To a set ½" rebar, said rebar marking the northeastern corner for said "Parent Parcel", said rebar near the western right of way for Mount Pleasant Road North; thence following the eastern boundary for said "Parent Parcel"
S22°54'42''E 169.22'
To a calculated point (monumentation not found) marking the northeastern corner for the unlabeled parcel on Plat Book 56, Page 11; thence following the eastern boundaries for said parcel the following two calls:
21. S22°54'42''E 147.68' &
22. S13°42'50''E 99.91'

To the point of **Beginning**. This description encompasses 11.055 acres and is reflected on a survey recorded in Plat Book 112, Page 10 of the Cabarrus County Registry.

Book 112 Pg 10

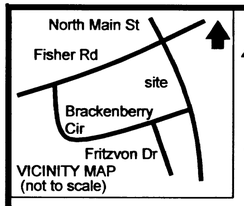
Survey of the two Town of Mount Pleasant Public Works Facility tracts

(potential combination) of lots shown on Plat Book 56, Page 11
Instrument of seperation illustrated on Plat Book 56, Page 11 was not found or provided.

PIN 5671-10-0251/ portion of Deed Book 241, Page 160
PIN 5671-10-5166 / portion of Deed Book 241, Page 160
remainder of Deed Book 239, Page 167 (second tract)
Myrtle E. Foil McAllister to R.A. Cook & Alice Mayfield Cook

Town of Mount Pleasant, Number 8 Township, Cabarrus County, North Carolina
Mount Pleasant ETJ - RL zoning district. No watershed overlay found.
Survey ended: October 8th, 2026 / Map completed October 9th, 2026
The subject tract is shown within areas of low flood hazard risk (Zone X),
as per FIRM Map Number 3710567100K & 3710567000K, both effective 11/16/2018.

Plat Book 56, Page 11 setbacks	front-35'
	side-15'
	rear-30'



VICINITY MAP
(not to scale)

Grid North
NAD83(2011) datum

0 grid distance 80'
one inch equals eighty feet when printed at 18" x 24"
calculated GPS scale: 0.99984654
For horizontal distances, divide by GPS scale factor.

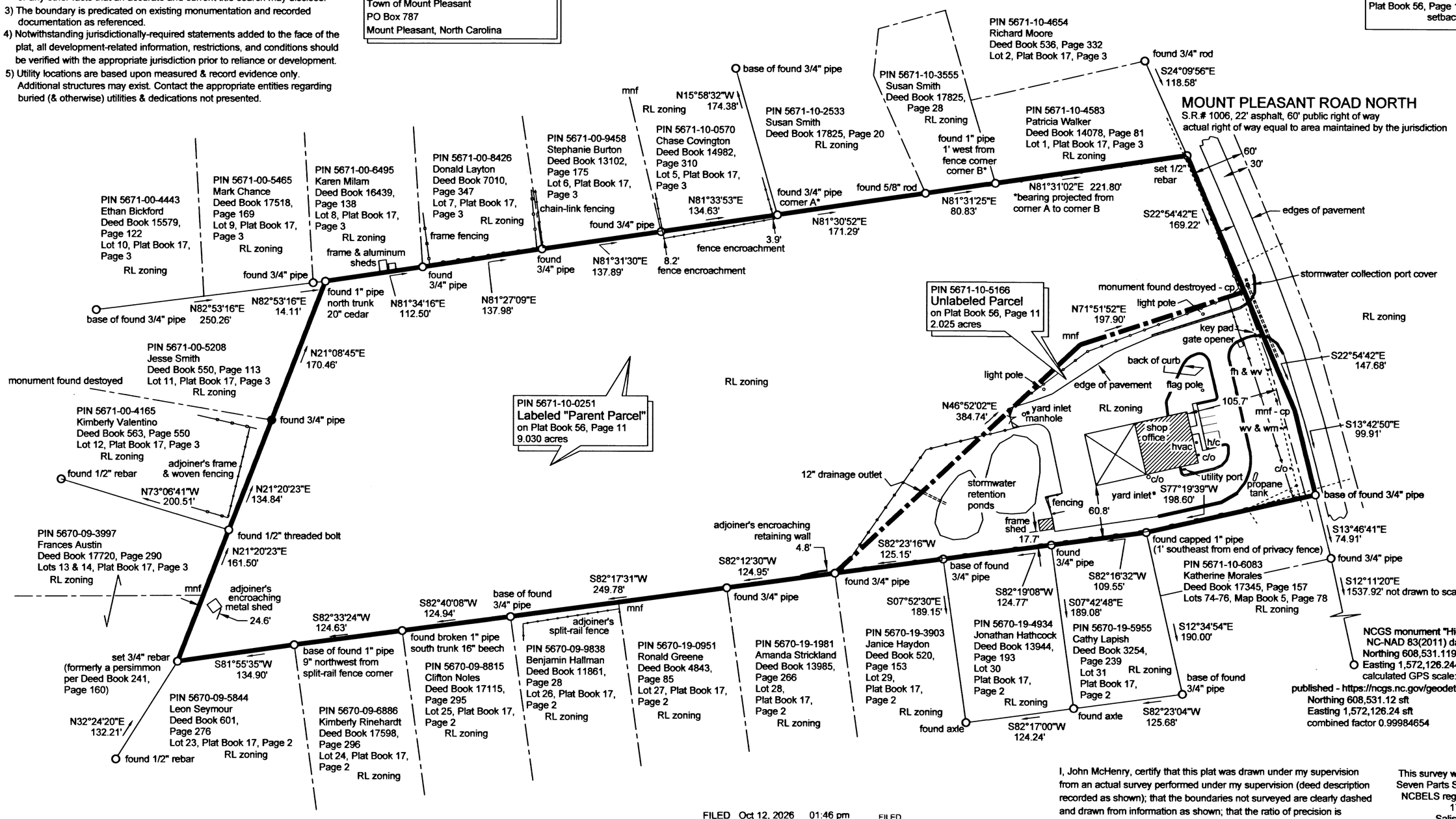
The client(s) acknowledge that:
1) Surveying services do not determine land ownership.
2) Surveyor has made no investigation for easements of record, encumberances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3) The boundary is predicated on existing monumentation and recorded documentation as referenced.
4) Notwithstanding jurisdictionally-required statements added to the face of the plat, all development-related information, restrictions, and conditions should be verified with the appropriate jurisdiction prior to reliance or development.
5) Utility locations are based upon measured & record evidence only. Additional structures may exist. Contact the appropriate entities regarding buried (& otherwise) utilities & dedications not presented.

Certificate of Approval for Recording
This plat has been presented by the surveyor of record as exempt from subdivision requirements pursuant to NCGS 160D-802 and has not been reviewed for compliance with the Cabarrus County Development Ordinance.
This purpose of this plat is to illustrate a survey of existing parcels.

Subdivision Administrator Date

REVIEW OFFICER CERTIFICATION
State of North Carolina, County of Cabarrus
I, Andrew Berrier (EN), Review Officer of Cabarrus County, certify the the map to which this certification is affixed meets all statutory requirements for recording.
Review Officer [signature] Date 10/12/26

Property Owner per
Deed Book 241, Page 160
Town of Mount Pleasant
PO Box 787
Mount Pleasant, North Carolina



FILED Oct 12, 2026 01:46 pm
BOOK 00112
PAGE 0010 THRU 0010
INSTRUMENT # 23957

EXCISE TAX $0.00

FILED
CABARRUS
COUNTY NC
WAYNE NIXON
REGISTER
OF DEEDS
MKL

LEGEND & GENERAL INFORMATION

cp represents calculated point (from record shown)
sft represents US survey foot for grid ties
broken lines not surveyed
N/E Northing/Easting for grid coordinates (in survey feet)
Acreages calculated by coordinate method.
O corner monumentation as labeled
mnf monumentation not found
h/c handicapped parking
fh & wv fire hydrant & water valve
c/o clean-out

Subject tract boundaries (monumented)
Subject tract boundaries (unmonumented)
surveyed tie or boundary or item as labeled
non-surveyed boundary from record shown
fencing as labeled
utility line & timber pole (typical), dedications not found

I, John McHenry, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded as shown); that the boundaries not surveyed are clearly dashed and drawn from information as shown; that the ratio of precision is 1:10,000+ and/or that this is a Global Positioning System (GPS/GNSS) survey and the following information was used to perform the survey:

Class of Survey (A)
Positional Accuracy (0.10 feet + 50 ppm)
Type of GPS field procedure (RTK network)
Date of survey (as shown)
Datum (NAD 83(2011))
Published/Fixed-control use (Concord CORS)
Geoid model (12B)
Calculated GPS scale 0.99984654
Units (U.S. Survey foot)

that this plat was prepared in accordance with G.S. 47-30 as amended, & that this survey is a rsurvey of existing tracts.

[signature] 10-9-26
Witness my seal & signature this date.

NORTH CAROLINA PROFESSIONAL SEAL L-3676 LAND SURVEYOR JOHN A. McHENRY

This survey was prepared by:
Seven Parts Surveying, PLLC
NCBELS registration P-2688
175 Rainey Road
Salisbury, NC 28146
704-431-2687

© 2026, Seven Parts Surveying, PLLC. All rights reserved.
Copies of the original of this document distributed by the surveyor bear the original signature and seal of the surveyor.


FISHER RD
FISHER RD
BRACKENBERRY CIR
BRACKENBERRY CIR
N MAIN ST
ENCHANTED LN
NORTH DR
N MAIN ST
CIRCLE DR
JACKSON ST
PINE ST
NORTH DR
FOIL ST
NC HWY 49 N
NC HWY 49 N

PARCEL INFORMATION

PHYSICAL ADDRESS	90 N MAIN ST / MT PLEASANT, NC 28124	PIN	56711051660000
PROPERTY REAL ID	08-009 -0017.00	CLARIS	More Property Data Here
ACCOUNT NAME	TOWN OF MT PLEASANT	MAILING ADDRESS	PO BOX 787 / MT PLEASANT, NC
LAND UNITS	2.0300 AC	LAND VALUE	$86,050
BUILDING VALUE	$1,077,460	OBXF VALUE	$73,260
ASSESSED VALUE	$1,236,770	MARKET VALUE	$1,236,770
DEED BOOK & PAGE	No Deed Found	PLAT BOOK & PAGE	No Plat Found
OWNERSHIP HISTORY	View Ownership History Card	TAX APPRAISAL CARD	View Property Record Card
TAX BILL	View Tax Bills	PROPERTY PHOTO	View Property Photo
FIRE DISTRICT	Mt Pleasant	ZONING CODE	RL
MUNICIPALITY	Cabarrus County	PERMITTING JURISDICTION	Mt. Pleasant
WATERSHED CLASS	Not within a watershed	WATERSHED NAME	Not within a watershed
WATERSHED PCA	Not within a watershed	MOBILE HOME DISTRICT	Not within an overlay district
VOTING PRECINCT	08-00	NC HOUSE DISTRICT	82
NC SENATE DISTRICT	34	US HOUSE DISTRICT	8
ELEMENTARY SCHOOL	Mount Pleasant ES	MIDDLE SCHOOL	Mount Pleasant MS
HIGH SCHOOL	Mount Pleasant HS	FLOODWAY	Not within a floodway
100 YEAR FLOODPLAIN	Not within a floodplain	500 YEAR FLOODPLAIN	Not within a floodplain


FISHER RD
N MAIN ST
BRACKENBERRY CIR
BRACKENBERRY CIR
ENCHANTED LN
NORTH DR
NORTH DR
CIRCLE DR
JACKSON ST
PINE ST
VALLEY ST
CRESTWOOD DR
NC HWY 49 N
FOIL ST
NC HWY 49 N
NC HWY 49 N
N SKYLAND DR
N MAIN ST

PARCEL INFORMATION

PHYSICAL ADDRESS	60 N MAIN ST / MT PLEASANT, NC 28124	PIN	56711002510000
PROPERTY REAL ID	08-012 -0015.00	CLARIS	More Property Data Here
ACCOUNT NAME	TOWN OF MT PLEASANT	MAILING ADDRESS	PO BOX 787 / MT PLEASANT, NC
LAND UNITS	9.1600 AC	LAND VALUE	$274,980
BUILDING VALUE	$0	OBXF VALUE	$0
ASSESSED VALUE	$274,980	MARKET VALUE	$274,980
DEED BOOK & PAGE	No Deed Found	PLAT BOOK & PAGE	No Plat Found
OWNERSHIP HISTORY	View Ownership History Card	TAX APPRAISAL CARD	View Property Record Card
TAX BILL	View Tax Bills	PROPERTY PHOTO	View Property Photo
FIRE DISTRICT	Mt Pleasant	ZONING CODE	RL
MUNICIPALITY	Cabarrus County	PERMITTING JURISDICTION	Mt. Pleasant
WATERSHED CLASS	Not within a watershed	WATERSHED NAME	Not within a watershed
WATERSHED PCA	Not within a watershed	MOBILE HOME DISTRICT	Not within an overlay district
VOTING PRECINCT	08-00	NC HOUSE DISTRICT	82
NC SENATE DISTRICT	34	US HOUSE DISTRICT	8
ELEMENTARY SCHOOL	Mount Pleasant ES	MIDDLE SCHOOL	Mount Pleasant MS
HIGH SCHOOL	Mount Pleasant HS	FLOODWAY	Not within a floodway
100 YEAR FLOODPLAIN	Not within a floodplain	500 YEAR FLOODPLAIN	Not within a floodplain

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

AGENDA ITEM:

Receive update on the status of:

- Lower Adams Creek Sewer Outfall Project
- Water Distribution Improvements Project
    - S. Main St. Waterline from Lee St. to Oldenburg
- Water Treatment Plant Renovation Project

NARRATIVE:

An update on the projects listed above will be given.

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

AGENDA ITEM:
Consider appointing a Centralina Reginal Council COG Delegate and Alternate for 2027.

NARRATIVE:
Currently, Commissioner Poole is the COG Delegate and Commissioner Furr is the Alternate. Commissioner Poole and Commissioner Fure are willing to continue as Delegate and Alternate for 2027.

RECOMMENDATIONS:
Motion to appoint Commissioner _____as Delegate and Commissioner _____ as Alternate to the COG for 2027.

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

AGENDA ITEM:
Consider hiring 3 Full-time firefighter positions.

NARRATIVE:
Town Staff and Fire Chiefs are recommending the Town move forward in hiring additional full-time fire positions. The title for the position (driver or firefighter) has not been determined at this time. This will ensure staffing needs are met. There have been multiple occasions when daytime and weekend shifts have not been filled.

The excess payroll not used for these shifts will cover the difference in full-time pay and reduce the amount of overtime. The positions will be advertised internally as well as externally. Any shortages on the payroll/benefits line items will be adjusted at the end of the Fiscal Year and will come from the Fire Department Capital Reserve-Facilities line item. This line item had $81,242 budgeted for FY26/27.

The goal is to have these positions filled during the month of January 2027.

RECOMMENDATIONS:
Motion to approve hiring 3 full-time firefighter positions.