



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Regular Board Meeting
Tuesday, January 13, 2026
6:00 PM- Town Hall Commissioners Room

Call to Order- Mayor Tony Lapish

Invocation- Pastor Nick Newman of Propel Church

Pledge of Allegiance- Mayor Tony Lapish

1. Public Forum

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

2. Conflict of Interest

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

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

3. Approve Agenda (Pages 1-2)

4. Consent Agenda (Pages 3-8)

- A. Minutes December 9, 2025 (pages 3-7)
- B. Designated Official Resolution for NC ABC Commission (page 8)

5. Staff Reports (Pages 9-50)

- A. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 9-17)
- B. Town Clerk/Finance Officer - Amy Schueneman (includes Project Cost updates pages 18-23)
- C. Human Resources/Events- Crystal Smith (page 24)
- D. Code Enforcement - Jim Sells (pages 25-39)
- E. Public Works- Derek Linker (page 40)
- F. Fire Department-Dustin Sneed (page 41)
- G. Cabarrus County Sheriff's Department (pages 42-50)

6. Old Business (Pages 51-59)

A. Receive update on the status of (page 51):

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

B. Consider filling a vacant seat as "alternate" on the Planning & Zoning Board with a term that expires on June 30, 2026. (pages 52-59)

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7. New Business (Pages 60-83)

A. Set Public Hearing for ANX 2026-01 & REZ 2026-01 Yost Property (pages 60-72)

B. Set Public Hearing for ANX 2026-02 James Property (pages 73- 83)

8. 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, December 9, 2025 at 6:00 P.M.

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

Also Present: Crystal Smith, Erin Burris, Ally Schueneman, Brent Plott, Tom Cates, Alan & Angela Sundling, Kathy Steiner, Mike Poole, David Snow, Pastor Cliff Wall, Anna & Emma Glossan, Scott & Kate O'Loughlin, Lexi O'Loughlin, Marie Schnitz, Austin McDonald, Dustin Sneed, Brian Padgett, Barry C. Richards, Sara Leonard, Kade Leonard, Grace Leonard, Hayden Leonard, William Meadows, Deputy OJ Grimes, and Deputy T Canaday.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

OATHS OF OFFICE

Town Clerk Amy Schueneman presented the official abstract of votes as received from the Cabarrus County Board of Elections certifying the number of votes received for each candidate as a result of the November 11, 2025, Municipal Elections. The information is entered into the minutes as a matter of record. The Abstract of votes reflected the following:

Board Candidates:

Lori Furr	182
Michael F. Steiner	132
William Meadows	84
Liz Poole	84 (won by coin toss)
Ashley T. Starnes	66
Brylie Mae Newton	5

Reelected Commissioner Lori Furr and newly elected Liz Poole and Mike Steiner were sworn into office.

INVOCATION

Pastor Cliff Wall of Cold Springs Global Methodist Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

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1. Public Forum

No one spoke.

2. Conflict of Interest

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

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No one had a conflict of interest.

3. Approve Agenda

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

4. Consent Agenda

- A. Minutes November 10, 2025
- B. Correction to Budget Amendment #8 Insurance & Salary Adjustments for Premium Increase
- C. Budget Amendment #10 Inundation Study for Black Run Reservoir Dam
- D. Budget Amendment #11 DT Parking Lot-McAdams Contract
- E. Budget Amendment #12 DT Stormwater Change Order #2
- F. PFAS payment #1 from Dupont

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

5. Staff Reports

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

6. Introduction of new Fire Department Lieutenants to Board by Fire Chief

Fire Chief Dusin Sneed introduced himself, Deputy Chief of Operations Austin McDonald, Lt. Scott O'Loughlin, and Lt. Brian Padgett to the Board. Lt. Jerry Taylor was out of Town.

7. New Business

A. Consider selecting a Board member to act as Mayor Pro Tem (MPT) for a 2-year term and administer the Oath of Office.

The Town Clerk asked the Board to elect a new Mayor Pro Tem to serve until December 2027. Mayor Lapish recommended keeping Commissioner Lori Furr as Mayor Pro Tem since she has done a great job the last two years. Commissioner Simpson asked if she was willing to continue in that role, and Commissioner Furr agreed.

A motion to approve Commissioner Furr as Mayor Pro Tem until December 2027 was made by Commissioner Simpson with a second from Commissioner Dixon. All Board members were in favor. (5-0)

Town Clerk Amy Schueneman administered the oath of office for Mayor Pro Tem Lori Furr.

B. Consider the 2026 appointments to the Transportation Advisory Committee (TAC) and the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization.

Amy Schueneman asked the Board to appoint two staff members to the TCC Board for 2026. Erin Burris is currently the TCC representative with Crystal Smith as alternate. Staff are recommending reappointing Erin Burris as TCC representative and Crystal Smith as alternate.

A motion to reappoint Erin Burris as TCC representative with Crystal Smith as alternate for 2026 was made by Commissioner Furr with a second from Commissioner Simpson. All Board members were in favor. (5-0)

The Board was also asked to select two Board members for the TAC Board. Currently, Commissioner Simpson is serving as TAC representative for the Town with Mayor Pro Tem Lori Furr listed as alternate.

A motion to reappoint Commissioner Simpson as TAC representative with Commissioner Poole as the TAC alternate for 2026 was made by Commissioner Furr with a second from Commissioner Dixon. All Board members were in favor. (5-0)

C. Consider appointing 2 members to the NCSFA Relief Fund Board of Trustees for a one-year term.

The Town Board must appoint 2 members to the NCSFA Relief Fund Board of Trustees each year. For the past year Mayor Tony Lapish and Mayor Pro-Tern Lori Furr have been on the Board. Typically, this Board may meet once a year. The new Board must be appointed and submitted to the state by January 15, 2026.

A motion to reappoint Mayor Lapish and appoint Commissioner Dixon to the NCSFA Relief Fund Board for 2026 was made by Commissioner Simpson with a second from Commissioner Furr. All Board members were in favor. (5-0)

D. Consider replacement for vacant "alternate" seat on Planning & Zoning Board.

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

The Town Clerk is asking the Board if the vacant position should be advertised on social media to receive applications, as has been done in the past, or would the Board like to directly appoint someone.

A motion to advertise the position on the Planning & Zoning for people that are interested to be able to apply was made by Commissioner Poole with a second from Commissioner Furr. All Board members were in favor. (5-0)

E. Consider charging a delinquent fee of \$40 for sewer only customers if previous billed amounts are not paid by the 5th of each month.

Amy Schueneman stated that each month the Town's water customers must pay the previous amount of their water/sewer bill by the 5th of each month to prevent disconnection of water services. Sewer only customers, mainly in the Fieldstone community off Cold Springs Road, do not have water

services from the Town. Because sewer services are not easily disconnected, some customers will wait multiple months before paying their bill. In the past, the Finance Officer has sent a letter informing customers that a lien can be placed on the property if the past due amount is not promptly paid. In most cases, customers have paid delinquent bills within a week of receiving the letter. However, water customers face a quick disconnect on the 6th of each month with a \$40 reconnection fee.

To incentivize sewer customers to pay more promptly and in fairness to water customers, Staff is requesting a \$40 delinquent fee be applied to sewer only customers starting January 6th that do not pay the previous amount of their bill by the 5th of each month. If the Board approves of applying the delinquent fee, Staff will send letters to all sewer only customers to give them advance notice of this new fee.

The Board asked questions and discussed the issue.

A motion to charge a delinquent fee of \$40 starting January 6, 2026 for sewer only customers that do not pay the previous amount of the bill by the 5th of each month was made by Commissioner Simpson with a second from Commissioner Furr. All Board members were in favor. (5-0)

8. Old Business

A. Receive update on the status of:

Water Distribution Improvements Project

Erin Burris informed the Board that the MPNCfuture.com website is updated the day following the project meeting. Because of the Thanksgiving holiday, November's meeting was moved to tomorrow (December 10th) and the website still has October updates listed. At the end of the water project, there will be a total of 4 miles of new waterlines installed. This project started at the end of February 2026 on Cook St. with a deadline of March 2026 for completion based on the contract. Flaggers with a lane closure are being used on East Franklin St. and installation has moved from Blueberry St. to the Tuscarora Mill/Barringer St. area as it progresses towards the square. This area is very complicated due to storm drains that must be worked around. The crew from State Utility Contractors has now installed all waterlines on West Franklin St. and are tying in side streets and service lines to homes/businesses to the new waterline. The contractors are also completing pressure tests. Next step will be to dig out the dirt from the trench, lay the flowable fill that NC DOT requires, let it sit for 3+ days since it is cold outside, and finally the pavement. State Utility gave an 8-week estimated closure for W. Franklin St. starting on October 27th and it appears the street will be opened as scheduled. In January restoration will have to be completed to curb & gutter and disturb soil. Sometime in the spring, NC DOT will mill the old pavement on Franklin St. and Main St., then repave the streets.

Randy Holloway explained to the new Board members and audience that although some lines are replacements, others are new like the Hwy 49 12" waterline from N. Main St. to Hwy 73. The new 12" water line on Cook St. runs to Washington St. and will help with water pressure to the new Virginia Foil Park & Library for fire protection and any future expansions on the Foil property.

Lower Adams Creek Sewer Outfall Project

Erin Burris stated Elite Infrastructure completed the bore under Adams Creek. The remaining sewer line should be installed by year end with only restoration left to be completed in January. This gravity line will replace Summer St. and Pasture Pump Stations. Once, final testing and permitting is received from NC Department of Environmental Quality (NC DEQ), those two aging and problematic pump stations will be decommissioned.

Randy Holloway reminded the Board and audience that both the Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project were funded completely by grants and did not require loans, or rate increases to the customers.

Water Treatment Plant Renovation Project

Randy Holloway stated Harper Construction set 3 of the 4 replacement pumps today: 2 in the ground storage tank and 1 in the clear well. The remaining pump will be installed tomorrow. Also, Utility Services is cleaning and repainting the inside of the clear well this week. Weather will delay how fast the paint dries and the paint must be cured for two weeks before water can be placed in the clear well for testing. The Town hoped to be operational at the first of January, but the holidays are causing delays. The new target date to go back online is January 15th. A state inspector will be onsite tomorrow to look over what has been completed. Once the Water Treatment Plant goes back online, the water quality will be the best it has been in years since everything will have been replaced and/or repaired in the water treatment system.

The installation of the Powder Activated Carbon (PAC) system is behind schedule due to permitting delays but should be ready for use early spring. The Town still has not received the permit from NC DEQ even though the Town has checked every box given as requirements. Until permitted, the Town cannot connect it to the water system. Town Staff are meeting with Garver Engineering tomorrow to discuss bringing the Water Treatment Plant back online and why the permit for the PAC system has been delayed.

Also, the Town is looking at another device that sends out soundwaves into the water at the lagoon to push the algae down to the bottom of the lagoon. Because the soundwaves will push the algae to the bottom of the lagoon, and algae needs sunlight to grow, it will kill the algae. Algae is what creates the taste and odor issues in the water during spring, summer, and fall. Monroe has 2 of the original devices considered which cost \$50,000 each and Monroe staff are very pleased with the results. Another company makes a similar ultrasonic device and only costs \$6,000 and they agreed to allow the Town to test it for 6 months free of charge. The Town will install the ultrasonic device in early spring before algae starts to grow in the lagoon. Between the PAC system and the ultrasonic system, taste and odor will no longer be an issue with the Town's water.

9. Adjournment

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

By our signatures, the following minutes were approved as submitted on Tuesday, January 13, 2026 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor Tony Lapish

**NORTH CAROLINA
ALCOHOLIC BEVERAGE CONTROL COMMISSION
(919) 779-0700**

DESIGNATED OFFICIAL RESOLUTION

RESOLUTION OF THE TOWN OF MOUNT PLEASANT, COUNTY OF CABARRUS, REGARDING THE DESIGNATION OF AN OFFICIAL TO MAKE RECOMMENDATIONS TO THE NORTH CAROLINA ALCOHOLIC BEVERAGE CONTROL COMMISSION ON ABC PERMIT APPLICATIONS.

WHEREAS G.S.18B-904(f) authorizes a governing body to designate an official, by name or by position, to make recommendations concerning the suitability of persons or locations for ABC permits; and

WHEREAS the Town of MOUNT PLEASANT, County of CABARRUS, wishes to notify the NC ABC Commission of its designation as required by G.S.18B-904(f);

BE IT THEREFORE RESOLVED that Erin Burris, Asst. Town Manager
(Name of Official) (Title or Position) is hereby designated to notify the North Carolina Alcoholic Beverage Control Commission of the recommendations of the Town of MOUNT PLEASANT, County of CABARRUS, regarding the suitability of persons and locations for ABC permits within its jurisdiction.

BE IT FURTHER RESOLVED THAT notices to the Town of MOUNT PLEASANT, County of CABARRUS, should be mailed or delivered to the official designated above at the following address:

Mailing address:

PO Box 787

Office location:

8590 PARK DRIVE

City:

MOUNT PLEASANT, NC

Zip Code:

28124 Phone #: 704-436-9800

This the _____ day of _____, 20 ____.

(Mayor/Chairman)

Sworn to and subscribed before me this the _____ day of _____, 20 ____.

(Clerk)



To: Planning & Zoning Board
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: January 13, 2026
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

TA 2026-01 & REZ 2026-02 ESTEP ELECTRICAL

Description: Applicant requests text amendment to permit Contractors Offices and Contractors Shops in the Agricultural (AG) zoning district as special uses. Applicant also requests to rezone property with existing single-family residential home and 6,200sf shop building to Conditional Zoning Agricultural (CZ AG) to permit single-family residential, contractor shop, and agriculture on the property.

Location: 9950 Foil Road

Cabarrus PIN: 5670-89-4187

Current Zoning: RL Residential Low Density

Proposed Zoning: CZ AG Conditional Zoning Agricultural

Area: 17.78 acres

Current Status: Scheduled for January 26 Planning & Zoning Board meeting and February 10 Town Board meeting.

ANX 2026-02 JAMES PROPERTY VOLUNTARY ANNEXATION REQUEST

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

Location: 2260 Mt. Pleasant Rd. S.

Cabarrus PIN: 5579-08-4903

Current Zoning: Town of Mount Pleasant RL Residential Low Density

Proposed Zoning: No zoning change proposed

Area: 36.03 acres

Current Status: Scheduled for January 13 Town Board Meeting to accept Clerk Certification and set public hearing date for February 10.

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

Description: Property owner requests non-contiguous voluntary annexation of property into the Town limits. Parallel request to zone property Conditional Zoning Office & Institutional (CZ OI) for existing office use, existing single-family residential, and one additional professional office building. Preliminary site plan provided with zoning district request.

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

Cabarrus PIN: 5650-82-0012, 5650-81-1884, 5650-71-9774

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

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

Area: 4.06 acres

Current Status: Scheduled for January 13 Town Board Meeting to accept Clerk Certification and set public hearing date for February 10. Planning & Zoning Board zoning district recommendation scheduled for January 26.

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

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

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

Cabarrus PIN: 5660-34-5579

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

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

Area: 38.8 acres

Proposed Density: 2.3 dwelling units per acre

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

Current Status: Application received. Plat distributed to Technical Review Committee (TRC) for review. Will be scheduled for Planning & Zoning Board review following completion TRC review and submission of revised plat.

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

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

Location: 816 N. Main Street

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

Current Zoning: RM Residential Medium Density

Area: 7.90 acres

Proposed Density: 2.15 dwelling units per acre

Estimated Sewer Capacity Usage: 3,825 gpd

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

SITE 2025-01 HARRIS MUSTANG SUPPLY

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

Location: 6705 NC Highway 49 N

Cabarrus PIN: 5660-34-5579

Zoning: CZ I-1 Light Industrial

Area: 4.93 acres

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

Current Status: Construction underway.

SITE 2024-01 UWHARRIE BANK

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

Location: 8320 W. Franklin St.

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

Current Zoning: CC Center City

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

Estimated Sewer Capacity Usage: existing tap for previous building

Current Status: Zoning permit issued. Construction underway.

SUB 2020-03 BRIGHTON PARK

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

Applicant: Niblock Homes

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

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

Zoning: RM Residential Medium Density

Area: 86.77 acres

Density: 2.05 dwelling units per acre

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

Current Status: Phase 1 Final Plat (58 lots) recorded. Bonded improvements are being completed. Zoning Permits being issued (14 issued to date, 43 remaining in Phase 1).

SUB 2017-01 GREEN ACRES

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

Location: NC Highway 73 at Green Acres Circle

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

Zoning: RM CZ Conditional Residential Medium Density

Area: 14.92 acres

Density: 2.28 dwelling units per acre

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

Current Status: Final Plat recorded. Bonded improvements are being completed. Zoning Permits being issued (34 issued to date, 4 remaining).

Code of Ordinances

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

WSACC Sewer Treatment Capacity Allocation

The WSACC Wastewater Capacity Distribution #1 Memo dated July 22, 2025 shows that Mount Pleasant has a total of 123,864gpd of allocation. Distribution #13 added 3,709gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 29,421gpd of non-strategic reserve (equivalent of 130 homes) and 11,173gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion. Currently there are pending requests for 38,700gpd for residential development proposals. 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

December permit list and end of year highlights attached at end of report.

Infrastructure Projects

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

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

- **Project Description:** This project will replace old 6-inch water lines (most installed in 1937) with new 12-inch water mains along Main Street (North Drive to Lee Street), Franklin Street (Skyland Drive to Blueberry Street), Cook Street (Main Street to N. Washington Street), and Highway 49 (Main Street to Highway 73 interchange). This is a total of approximately 4 miles of waterline. This project will improve both water quality and fire flow throughout the Town. Click [here](#) to view the proposed improvements map.
- **Schedule:** This project began February 10, 2025 with substantial completion by the end of the year.
- **Funding Source:** \$9,988,029 State Budget allocation from federal ARPA funds
- **Status:** In progress - Approximately 90% complete. Information about road closures and service interruptions will be posted on social media. Latest update can be viewed at:
<https://mpncfuture.com/Dev/ID/1045/Waterline-Project-Monthly-Update--December-12-2025>
Next progress meeting to be held January 28.

LOWER ADAMS CREEK SEWER OUTFALL - IN PROGRESS

- **Project Description:** This project was originally planned to be completed by the Water and Sewer Authority of Cabarrus County (WSACC) in 2009. The project never came to fruition, so the Town is picking up the project where it left off. This project will retire the Summer Street and Pasture pump stations. Click [here](#) to view the proposed Lower Adams Creek Sewer Outfall map. Click [here](#) to see a composite map of all proposed sewer improvements.
- **Schedule:** This project began March 3, 2025 with completion by March 2026.
- **Funding Source:** \$5,822,971 State Budget allocation from federal ARPA funds
- **Status:** In Progress - Approximately 95% complete. Latest update can be viewed at
<https://mpncfuture.com/Dev/ID/1046/Lower-Adams-Creek-Sewer-Outfall-Project-Update-December-12-2025>
Next progress meeting to be held January 28.

WATER INTAKE & TREATMENT IMPROVEMENTS - IN PROGRESS

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

- **Status:** In progress-Approximately 98% complete. Water Treatment Plant upgrades have been completed, and testing is underway. Powder Activated Carbon (PAC) system has been delivered and building constructed. NCDEQ has approved well location. Waiting on final NCDEQ approval of engineering for PAC integration and well installation. Ground storage tank has been cleaned and coated and had new pumps and piping installed. System still connected to Concord water until NCDEQ reviews testing and approves plant for use. Plant should be operational by beginning of February. PAC system should be active by spring.

N. WASHINGTON STREET SIDEWALK - IN FINAL ENGINEERING

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

FRANKLIN STREET SIDEWALKS - IN PRELIMINARY ENGINEERING

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

DOWNTOWN SOUTHWEST QUADRANT PARKING – IN ENGINEERING

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

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

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

December 2025 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2025-117	12/5/2025	5670-27-0257	520	N. Main St.	Town	Temp. Use	Sweet Sippers	Kayla Hickman	90 days
Z-2025-118	12/11/2025	5660-83-6225	1250	S. Skyland Dr.	ETJ	New	Single-family home	Tom Abernathy	Ensley
Z-2025-119	12/17/2025	5670-42-0239	1522	Pinto Place	Town	Coc/Sign	Layton Automotive Sales	Wesley Layton	
Z-2025-120	12/30/2025	5650-79-9984	5411	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-121	12/30/2025	5652-79-6953	5459	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-122	12/31/2025	n/a	n/a	Public Alley	Town	Temp. Use	Gravel Parking -CC district	Town of Mount Pleasant	
Z-2025-123	12/31/2025	5670-13-9188	n/a	S. Main & W. Franklin	Town	Temp. Use	Gravel Parking-CC district	Town of Mount Pleasant	
Z-2025-124	12/31/2025	5670-23-0465	8355	W. Franklin St.	Town	Temp. Use	Gravel Parking-CC district	Dr. Dennis Hall	

Town of Mount Pleasant 2025 Permitting End of Year Highlights

Permit & Case Load Summary

Cases	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Permits	53	34	47	65	46	64	50	70	67	124
Residential New Construction (units)	10 (69)	8 (8)	15 (15)	9 (9)	19 (19)	18 (18)	12 (14)	7 (7)	6 (6)	55 (55)
In-Town	8 (67) ¹	1 (1)	12 (12)	1 (1)	14 (14)	16 (16)	8 (10)	7 (7)	3 (3)	51 (51)
ETJ	2 (2)	7 (7)	3 (3)	8 (8)	5 (5)	2 (17)	4 (4)	0 (0)	3 (3)	4 (4)
Residential Demolition (units)	0	0	1	2	3	3	0	0	0	0
In-Town	0	0	0	1	2	3	3	0	0	0
ETJ	0	0	0	0	0	0	0	0	0	0
Residential Addition	2	0	0	2	1	6	5	3	5	4
In-Town	2	0	0	2	1	2	4	1	3	3
ETJ	0	0	0	0	0	4	1	2	2	1
Residential Accessory	7	9	8	12	17	16	11	18	11	11
In-Town	7	4	2	4	14	9	8	14	9	19
ETJ	0	5	6	8	3	7	3	4	2	4
Non-residential Certificate of Compliance	7	7	9	2	9	5	13	14	8	
Annexation Petitions	1	0	1	2	4	0	2	1	0	2
Rezoning Applications	5	1	3	2	5	0	5	5	1	4
Site Plans	3	4	2	3	0	2	3	3	2	2
Major Subdivision Preliminary Plats (units approved)-status	0	1 (37)-under const.	1 (9)-complete const.	1 (16)-delayed const.	1 (34)-expired	1 (178)-under const.	0	0	1 (60)-not started	0
Text Amendments	3	4	5	5	0	4	4	1	0	1
New Businesses (net gain)	4	4	5	5	2	7	3	3	9 ²	1

¹In 2016, Barringer's Trace Apartments added 64 dwelling units, but only needed 5 permits. This plan was approved in 2015.

²2025 business summary (next page)

²2025 Business Summary:

Closed/Relocated Businesses		2025 Zoning Approval for New Businesses			
Dead Bunny Photography Studio (Closed location at Studios@The Mill-Suite B6)	Get My Thrift (Studios@The Mill -Suite B6)				
Wicked Wife Designs (Relocated to Concord from Studios@The Mill-Suite B4))	Blazing Saddles Tack (Studios@The Mill-Suite B4)				
ABC Store (Relocated to 8930 E. Franklin Street)	Vacant Space-8840 E. Franklin St.				
Mount Pleasant Home Health (Studios@The Mill-relocated to Concord)					
Dance Trap (relocated to CCMP campus)	G2 Real Estate (Relocated from Studios@The Mill)				
	Grumpy's Ice Cream				
	Vacant Space-7594 NC Hwy. 73 E (Domino's Building)				

Net gain of 1 business in 2025. Does not include home-based businesses or temporary uses. Currently 2 vacant retail spaces available for lease.

Population Information:

1990 Census	2000 Census	2010 Census	2020 Census	2021 State Demographer Estimate	2022 State Demographer Estimate	2023 State Demographer Estimate	2024 State Demographer Estimate
1,027	1,259	1,652	1,679	1,709	1,742	1,758	1,756

The Town of Mount Pleasant issued zoning approval for 3 houses within the Town Limits in 2024, setting the Town for a population growth of approximately 8 people from 2023. However, the 2024 State Certified Municipal Population Estimate went down by 2 people. This may be attributed to a higher vacancy rate or other adjustments made by the state demographer. That is a population growth of 77 people and a rate of 6.2% since the 2020 census (1.6% annually). Growth has averaged 21 people per year for 34 years (2.1% annually) (since 1990). The Town of Mount Pleasant issued zoning approval for 51 houses within the Town Limits in 2025, setting the Town for a population growth of approximately 127 from 2024. That is an estimated growth rate of 7% in one year. It is anticipated that fewer zoning permits will be issued in 2026, since Green Acres is nearly built out, Brighton Park had 14 zoning permits issued in 2025, and there are no approved construction plans for any new subdivisions as of the end of 2025. Based on current conditions, it is estimated that approximately 25-30 zoning permits will be issued for new homes in 2026.

Financial Report as of December 31, 2025

	Bank Acct Name	Balance
<u>General Fund Accts</u>		
General Checking	\$263,511.42	
General Fund MM at First Bank	\$693,468.81	
General Fund MM (NCCMT)	\$1,048,471.53	
General Fund 42% MM at First Bank	\$3,356.05	
General Fund 42% MM (NCCMT)	\$1,315,274.51	
Façade Grant	\$26,131.88	
Park Development (Uwharrie)	\$1,226.40	
Payroll Checking	\$133,038.78	
Powell Bill	\$102,476.61	
Retiree Insurance	\$2,580.55	
Retiree Insurance (NCCMT)	\$26,096.71	
<u>Water/Sewer accts</u>		
WS Checking	\$219,485.21	
WS Money Market	\$7,146.67	
WS Money Market (NCCMT)	\$1,031.77	
Debt Setoff (NCCMT)	\$1,133.99	
Dredging Fund (Uwharrie)	\$288.18	
USDA- Debt Service Reserve Fund (DSRF)	\$5,001.14	
USDA- (DSRF)Payment Reserve (NCCMT)	\$280,953.99	
USDA- (SLARF) Short Lived Asset Rep (NCCMT)	\$127,720.78	
<u>Capital Reserve Accts</u>		
Infrastructure & Streets	\$48,975.17	
Police Vehicles	\$24,162.95	
<u>Capital Projects</u>		
CMAQ Capital Project	\$127,625.12	
USDA Capital Project	\$142,941.13	
State Funded-Sewer Project	\$184,860.50	
State Funded Water Projects	\$66,289.85	
USDA (Uwharrie-Loan funds-savings)	\$496,622.79	
State Grant-WTP Grant	\$451,095.94	
State Grant- \$100,000 capital/equipment	\$99,159.05	
State Grant- \$2.7M for Sidewalks	\$167,909.79	
State Grant- \$2.7M for Sidewalks(NCCMT)	\$2,547,876.35	
Downtown Storm Drainage Improvement	\$2,791.62	
Parking Lot- S Main Cap Proj	\$3,001.20	
<u>Fire Dept.</u>		
Fire & Rescue Relief Fund	\$2,500.21	
Fire & Rescue Relief Fund (NCCMT)	\$51,905.37	
FD-Radio Reserves	\$11,569.36	
FD Capital Reserve -Vehicles	\$20,936.00	
	TOTAL	\$8,708,617.38

FY2024-2025		General Fund					
	APPROVED	MONTH		YEAR			
		FY2025-2026	TO DATE	(Encumbered)	TO DATE	REMAINING	PERCENT
Revenues							
Expenditures		\$3,203,572.00			\$1,748,224.01	\$1,455,347.99	55%
Revenues							
Expenditures		\$3,203,572.00	\$27,558.83	\$1,372,350.85	\$1,831,221.15		44%
Water Sewer Fund							
	APPROVED	Water Sewer Fund					
		MONTH	YEAR	(Encumbered)	TO DATE	REMAINING	PERCENT
Revenues							
Expenditures		\$1,620,751.00			\$0.00	\$1,620,751.00	0%
Revenues							
Expenditures		\$2,309,549.00	\$15,870.00	\$1,403,272.95	\$906,276.05		61%

TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -December 2025

	CURRENT BUDGET	YTD ACTUAL	DIFFERENCE
GENERAL GOVERNMENT			
Town Hall	114,973.00	73,160.33	41,812.67
Governing Body	40,068.00	20,035.81	20,032.19
Admin	338,259.00	139,131.72	199,127.28
Planning & Zoning	122,556.00	58,530.11	64,025.89
	<hr/> 615,856.00		<hr/> 324,998.03
PUBLIC SAFETY			
Law Enforcement	247,339.00	62,602.26	184,736.74
Fire Department	1,208,662.00	512,796.57	695,865.43
	<hr/> 1,456,001.00		<hr/> 880,602.17
PUBLIC WORKS			
Operations Center	61,840.00	26,063.04	35,776.96
Streets	240,029.00	43,026.44	197,002.56
Sanitation	173,586.00	70,790.28	102,795.72
Buildings & Grounds	95,475.00	44,875.32	50,599.68
	<hr/> 570,930.00		<hr/> 386,174.92
CULTURE/REC	<hr/> 94,571.00	<hr/> 41,714.53	<hr/> 52,856.47
DEBT SERVICE			
Debt Service Principal	230,543.00	114,391.82	116,151.18
Debt Service Interest	109,032.00	57,705.00	51,327.00
	<hr/> 339,575.00		<hr/> 339,575.00
TOTAL	3,076,933.00	67,777.57	1,984,206.59
WATER/SEWER			
Admin	947,247.00	221,696.36	725,550.64
Operations Center	24,140.00	\$ 12,718.01	11,421.99
Water	210,280.00	112,406.70	97,873.30
Sewer	441,279.00	195,431.43	245,847.57
Water Treatment Plant	438,177.00	227,554.46	210,622.54
	<hr/> 2,061,123.00		<hr/> 2,061,123.00
DEBT SERVICE			
Debt Service Principal	109,671.00	6,263.40	103,407.60
Debt Service Interest	138,753.00	2,489.00	136,264.00
	<hr/> 248,424.00		<hr/> 248,424.00
TOTAL	2,309,547.00	8,752.40	2,300,794.60
COMBINED	5,386,480.00	76,529.97	5,309,950.03

#26 State Grant-Waterline Capital Project (\$9,988,029)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Remaining Balance</u>
	STATE ARPA GRANT		\$9,988,029.00		\$9,988,029.00
9/1/2022	LKC Engineering, PLLC	1001	-\$11,700.00	Invoice #22-2626	\$9,976,329.00
9/12/2022	LKC Engineering, PLLC	1002	-\$11,700.00	Invoice #22-2661	\$9,964,629.00
9/22/2022	LKC Engineering, PLLC	1003	-\$5,850.00	Invoice 22-2536	\$9,958,779.00
12/19/2022	LKC Engineering, PLLC	1004	-\$11,700.00	Invoice# 22-2931	\$9,947,079.00
1/17/2023	LKC Engineering, PLLC	1005	-\$11,700.00	Invoice# 23-3037	\$9,935,379.00
2/16/2023	LKC Engineering, PLLC	1006	-\$11,700.00	Invoice # 23-3134	\$9,923,679.00
3/22/2023	LKC Engineering, PLLC	1007	-\$11,700.00	Invoice# 23-3176	\$9,911,979.00
4/19/2023	LKC Engineering, PLLC	1008	-\$5,850.00	Invoice# 23-3253	\$9,906,129.00
5/11/2023	LKC Engineering, PLLC	1009	-\$5,850.00	Invoice # 23-3388	\$9,900,279.00
6/21/2023	LKC Engineering, PLLC	1010	-\$11,700.00	Invoice# 23-3424	\$9,888,579.00
7/19/2023	LKC Engineering, PLLC	1011	-\$5,850.00	Invoice# 23-3533	\$9,882,729.00
7/26/2023	Purchased 200 Checks	ACH	-\$337.02	Purchased 200 Checks for account	\$9,882,391.98
10/12/2023	LKC Engineering, PLLC	1021	-\$74,100.00	Reference# 4926	\$9,808,291.98
11/9/2023	LKC Engineering, PLLC	1022	-\$29,900.00	Reference# 4926 Batch# 986399	\$9,778,391.98
12/7/2023	LKC Engineering, PLLC	1023	-\$29,900.00	Reference# 4926 Batch 1006562	\$9,748,491.98
1/26/2024	NC DEQ	1025	-\$400.00	Reference# 620 Batch 1026828	\$9,748,091.98
1/26/2024	NC DEQ	1024	-\$900.00	Reference # 620 Batch 1026828	\$9,747,191.98
2/13/2024	LKC Engineering, PLLC	1026	-\$14,950.00	Inv 24-4114	\$9,732,241.98
4/16/2024	LKC Engineering, PLLC	1027	-\$14,950.00	Inv 24-4234	\$9,717,291.98
7/17/2024	LKC Engineering, PLLC	1028	-\$14,950.00	Inv 24-4499	\$9,702,341.98
9/5/2024	First Bank	1029	-\$490.66	Ad for bids in Indpendent Tribune	\$9,701,851.32
9/9/2024	Greater Diversity News	1030	-\$329.52	ad for bids	\$9,701,521.80
9/20/2024	LKC Engineering, PLLC	1031	-\$16,400.00	Inv 24-4711	\$9,685,121.80
10/18/2024	LKC Engineering, PLLC	1032	-\$26,000.00	inv 24-4819	\$9,659,121.80
11/4/2024	First Bank CC	1033	-\$420.37	2nd ad for bids Independent Tribune	\$9,658,701.43
11/8/2024	LKC Engineering, PLLC	1034	-\$9,000.00	Inv 24-4869	\$9,649,701.43
1/10/2024	LKC Engineering, PLLC	1035	-\$16,650.00	Inv 24-5047	\$9,633,051.43
1/27/2025	NC DEQ Stormwater Permit	E-check	-\$120.00	annual stormwater permit	\$9,632,931.43
2/19/2025	LKC Engineering, PLLC	1036	-\$15,700.00	Inv 25-5142	\$9,617,231.43
5/9/2025	LKC Engineering, PLLC	1037	-\$15,700.00	Inv 25-5219	\$9,601,531.43
5/9/2025	State Utility Contractors	1038	-\$694,983.00	Pay App 1	\$8,906,548.43
5/9/2025	State Utility Contractors	1039	-\$32,688.66	Pay App 1 Sales Tax	\$8,873,859.77
6/20/2025	LKC Engineering, PLLC	1040	-\$15,700.00	Inv 25-5337	\$8,858,159.77
6/20/2025	State Utility Contractors	1041	-\$494,384.25	Pay App 2	\$8,363,775.52
6/26/2025	LKC Engineering, PLLC	1042	-\$54,950.00	Inv 25-5429 and 25-5530	\$8,308,825.52
6/26/2025	State Utility Contractors	1043	-\$1,020,242.58	Pay App #3 & #4	\$7,288,582.94
7/22/2025	Water Works Metrology,LLC	1044	-\$5,315.11	Inv 3025254- large water meter sizes	\$7,283,267.83
9/3/2025	LKC Engineering, PLLC	1045	-\$54,950.00	Inv 25-5633 & Inv 25-5743	\$7,228,317.83
9/3/2025	State Utility Contractors	1046	-\$717,679.11	Pay App #5	\$6,510,638.72
10/6/2025	LKC Engineering, PLLC	1047	-\$23,550.00	Inv 25-5856	\$6,487,088.72
10/6/2025	State Utility Contractors	1048	-\$1,239,536.41	Pay App #6 & #7	\$5,247,552.31
10/31/2025	LKC Engineering, PLLC	1049	-\$23,550.00	Inv 25-5962	\$5,224,002.31
10/31/2025	State Utility Contractors	1050	-\$860,670.49	Pay App #8	\$4,363,331.82
12/18/2025	LKC Engineering, PLLC	1051	-\$15,700.00	Inv 25-6022	\$4,347,631.82
12/18/2025	State Utility Contractors	1052	-\$727,752.52	Pay App #9	\$3,619,879.30

#27 State Grant-Sewer-Lower Adams Creek Sewer Project (\$4,921,715)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Remaining Balance</u>
	STATE ARPA GRANT		\$4,921,715.00		\$4,921,715.00
2/16/2024	LKC Engineering	1001	-\$15,700.00	Invoice# 23-3137	\$4,906,015.00
3/22/2023	LKC Engineering	1002	-\$7,850.00	Invoice# 23-3175	\$4,898,165.00
4/19/2023	LKC Engineering	1003	-\$7,850.00	Invoice# 23-3252	\$4,890,315.00
5/1/2023	LKC Engineering	1004	-\$31,400.00	Invoice# 23-3387	\$4,858,915.00
6/21/2023	LKC Engineering	1005	-\$15,700.00	Invoice# 23-3425	\$4,843,215.00
7/19/2023	LKC Engineering	1006	-\$31,400.00	Invoice# 23-3532	\$4,811,815.00
7/26/2023	200 Checks for account	ACH	-\$348.26	Checks for account	\$4,811,466.74
8/21/2023	LKC Engineering	1021	-\$31,400.00	Inv 23-3601	\$4,780,066.74
9/11/2023	LKC Engineering	1022	-\$31,400.00	Inv 23-3631	\$4,748,666.74
10/12/2023	LKC Engineering	1023	-\$31,400.00	Inv 23-3718	\$4,717,266.74
12/7/2023	LKC Engineering	1024	-\$15,700.00	Inv 23-3881	\$4,701,566.74
1/23/2024	LKC Engineering	1025	-\$15,700.00	Inv 24-4011	\$4,685,866.74
2/12/2024	NC DEQ	1027	-\$1,300.00	Erosion Control Permit	\$4,684,566.74
2/13/2024	NC DEQ	1028	-\$600.00	Sewer Extension Fast Track App	\$4,683,966.74
3/9/2024	LKC Engineering	1029	-\$31,400.00	Inv 24-4166	\$4,652,566.74
4/16/2024	LKC Engineering	1030	-\$15,700.00	Inv 24-4230	\$4,636,866.74
7/17/2024	LKC Engineering	1031	-\$34,410.00	Inv 24-4544	\$4,602,456.74
9/5/2024	First Bank	1033	-\$455.51	Ad for bids in Independent Tribune	\$4,602,001.23
9/9/2024	Greater Diversity News	1034	-\$300.88	Ad for bids	\$4,601,700.35
9/20/2024	LKC Engineering	1035	-\$7,200.00	inv 24-4759	\$4,594,500.35
10/18/2024	LKC Engineering	1036	-\$20,000.00	Inv 24-4815	\$4,574,500.35
1/10/2025	LKC Engineering	1037	-\$5,000.00	Inv 24-5046	\$4,569,500.35
1/27/2025	DEMLR Stormwater Permit	E-check	-\$120.00	annual permit NCC250278	\$4,569,380.35
2/10/2025	LKC Engineering	1038	-\$27,200.00	Inv 24-4759, 24-4815	\$4,542,180.35
2/19/2025	LKC Engineering	1039	-\$13,823.18	Inv 25-5141	\$4,528,357.17
5/16/2025	Elite Infrastructure Group	1040	-\$68,091.25	Pay App #1	\$4,460,265.92
5/16/2025	LKC Engineering	1041	-\$13,700.00	Inv 25-5218	\$4,446,565.92
6/1/2025	Elite Infrastructure Group	1042	-\$852,791.25	Pay App #2	\$3,593,774.67
6/1/2025	LKC Engineering	1043	-\$13,700.00	Inv 25-5336	\$3,580,074.67
7/11/2025	Elite Infrastructure Group	1044	-\$100,000.00	Pay App #3 advance	\$3,480,074.67
7/28/2025	Elite Infrastructure Group	1045	-\$100,000.00	Pay App #3 advance	\$3,380,074.67
7/29/2025	Elite Infrastructure Group	1046	-\$550,671.00	Pay App #3 & #4	\$2,829,403.67
7/29/2025	LKC Engineering	1047	-\$54,800.00	Inv 25-5428 and 25-5529	\$2,774,603.67
8/25/2025	Elite Infrastructure Group	1048	-\$200,000.00	Advance Pay App #5	\$2,574,603.67
9/4/2025	Elite Infrastructure Group	1049	-\$512,368.50	Pay App #5 & #6	\$2,062,235.17
9/4/2025	LKC Engineering	1050	-\$54,800.00	Inv 25-5632 & Inv 25-5742	\$2,007,435.17
9/26/2025	Elite Infrastructure Group	1051	-\$385,617.75	Pay App #7	\$1,621,817.42
9/26/2025	LKC Engineering	1052	-\$27,400.00	Inv 25-5855	\$1,594,417.42
11/21/2025	Elite Infrastructure Group	1053	-\$588,083.25	Pay App #8	\$1,006,334.17
11/21/2025	LKC Engineering	1054	-\$13,700.00	Inv 25-5961	\$992,634.17

#29 State Grant-Sidewalk Capital Project (\$2.7 million)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Remaining Balance</u>
	State Grant		\$2,700,000.00		\$2,700,000.00
5/20/2024	LE Wooten & Company	4001	-\$115.00	on-site engineering	\$2,699,885.00
5/20/2024	Volkert, Inc	4002	-\$7,720.00	engineering	\$2,692,165.00
6/11/2024	Volkert, Inc	1001	-\$16,860.00	Invoice 00205073	\$2,675,305.00
7/17/2024	Volkert, Inc	1002	-\$10,601.60	Invoice 00306075	\$2,664,703.40
8/13/2024	Volkert, Inc	1003	-\$14,502.50	Invoice 00407073	\$2,650,200.90
9/17/2024	Volkert, Inc	1004	-\$16,992.62	Invoice 00508084	\$2,633,208.28
10/11/2024	Volkert, Inc	1005	-\$2,439.78	Invoice 00609078	\$2,630,768.50
11/15/2024	Volkert, Inc	1006	-\$5,782.75	Invoice 00710083	\$2,624,985.75
12/3/2024	Seven Parts Surveying	1007	-\$1,200.00	11.26.24 invoice	\$2,623,785.75
12/16/2024	Volkert, Inc	1008	-\$19,817.13	Invoice 00811096	\$2,603,968.62
1/17/2025	Volkert, Inc	1009	-\$6,353.75	Invoice 00912086	\$2,597,614.87
2/19/2025	Volkert, Inc	1010	-\$10,608.57	Invoice 01001082	\$2,587,006.30
3/14/2025	Volkert, Inc	1011	-\$6,648.75	Inv-01102084	\$2,580,357.55
3/31/2025	Volkert, Inc	1012	-\$14,860.00	Invoice 01203093	\$2,565,497.55
5/12/2025	Volkert, Inc	1013	\$1,457.50	Invoice 01304091	\$2,566,955.05
5/31/2025	Volkert, Inc	1014	\$265.00	Invoice 01405094	\$2,567,220.05
7/22/2025	Volkert, Inc	1015	\$2,120.00	Invoice 01506091	\$2,569,340.05
8/26/2025	Volkert, Inc	1016	-\$2,833.55	Invoice 01607091	\$2,566,506.50
8/28/2025	LCJ Construction Co., INC	1017	-\$18,840.00	Inv 2583	\$2,547,666.50
9/15/2025	Volkert, Inc	1018	-\$16,248.75	Invoice 01708092	\$2,531,417.75
12/18/2025	Volkert, Inc	1019	-\$8,333.75	Inv 01809081	\$2,523,084.00

#31 State Grant- WTP Renovation Capital Project (\$985,000)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Remaining Balance</u>
	STATE GRANT AWARDED		\$985,000.00		\$985,000.00
4/2/2025	WesTech Engineering	1001	-\$124,370.92	Inv 106326	\$860,629.08
7/11/2025	WesTech Engineering	1002	-\$202,586.84	Inv 106326	\$658,042.24
7/11/2025	First Bank Credit Card	1003	-\$31.40	used CC to overnight check to WesTech	\$658,010.84
7/22/2025	NC DEQ	1004	-\$317.00	Public Water Supply Plan Review Fee	\$657,693.84
7/22/2025	Miller Lumber Co.	1005	-\$72.00	wood for SCADA stand at Cold Springs/Hwy 73	\$657,621.84
7/22/2025	Charles R Underwood	1006	-\$4,133.95	Inv 32326 for SCADA installation	\$653,487.89
7/30/2025	Homer Clay Electric	1007	-\$3,953.00	Invoices 1079 & 1080	\$649,534.89
7/30/2025	DA Moore Corp	1008	-\$615.25	Invoice 62587	\$648,919.64
8/5/2025	First Bank Credit Card	1009	-\$7,239.09	Badger (hydrovac) & AL Lowder (dumpster)	\$641,680.55
8/7/2025	Morgan Well & Pump	1010	-\$3,250.00	Inv 20110 test water in old well	\$638,430.55
8/7/2025	Seven Parts Surveying, PLLC	1011	-\$4,675.00	Survey Atwoods property & recomb plat	\$633,755.55
8/15/2025	NORIT	1012	-\$125,190.00	Inv RN25302613 for PAC System	\$508,565.55
9/5/2025	First Bank Credit Card	1013	-\$11.00	certified mail for NORIT check	\$508,554.55
9/5/2025	AL Lowder, Inc	1014	-\$60.61	Inv 180120 dumpster for WesTech	\$508,493.94
9/9/2025	Garver Engineering	1015	-\$61,927.05	Inv 2501169-1 engineering for PAC System	\$446,566.89
9/16/2025	City of Concord	1016	-\$22,652.25	water usage to 9/10/25	\$423,914.64
9/16/2025	Utility Services Co, Inc	1017	-\$47,847.00	Inv 631775 cleaning/ painting clear well	\$376,067.64
9/18/2025	Garver Engineering	1018	-\$9,304.00	Inv 2501169-2	\$366,763.64
9/16/2025	First Bank		-\$25.00	ACH Wire Fee for purchase of Atwood property	\$366,738.64
9/24/2025	Hartsell & Williams PA	ACH	-\$18,927.00	property purchase at lagoon-8510 Circle Dr.	\$347,811.64
9/25/2025	AL Lowder, Inc	1019	-\$457.22	Inv 180583 empty dumpster	\$347,354.42
10/6/2025	WesTech Engineering	1020	-\$394,160.34	Inv S-INV104884 FINAL payment	-\$46,805.92
10/20/2025	City of Concord	101	-\$65,994.89	water bill	-\$112,800.81
10/24/2025	AL Lowder, Inc	102	-\$160.50	Inv 181038	-\$112,961.31
12/1/2025	City of Concord	103	-\$39,342.96	water bill	-\$152,304.27
12/8/2025	AL Lowder, Inc	104	-\$464.01	Inv 181618	-\$152,768.28
12/18/2025	Harper Corp	105	-\$187,950.00	Inv 26-430-10-55#1	-\$340,718.28



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

CWS

Listed below are activities for the month of December 2025.

General Business:

- Attended December Town Board meeting
- Attended EDC Communication Committee Monthly Meeting
- Virtual Meeting Healthy Cabarrus Advisory Board Monthly Meeting: Child Care Crisis in Cabarrus County
- Participated in NC Retirement webinar

Customer Service Area:

- Generated 1314 bills (which includes 600 ebills) totaling \$110,679.39
- Sixteen (16) customers were disconnected for non-payment.
- Bill reminder notification to customers on Constant Contact: 94 customers received either email/text notification.
- LEAD Line Surveys: The Town is partnering with a contractor, "120 Water," to identify service line materials throughout the water system as part of a new requirement from the US EPA. Contractor "120 Water" will look at the connections around Town located in the right-of-way between November 10 through December 31. Their vehicles will be marked with magnetic signs that say, "Mount Pleasant Project Contractor." Notification also stated there is no cost to the Town or our Customers for this service. This partnership will save hours of staff time. [Darrell Layton, Public Works Director, has contacted 120 Water for an update on this project.](#)
- Update on installation of meters at Brighton Park and Green Acres Subdivisions:
 - Brighton Park – 3 homes have been sold. There are several "sold signs are in front of homes.
 - Green Acres – 25 homes have sold (out of 37 homes being built).

Human Resources Area:

- New part-time firefighter, William Keziah, hired December 10, 2025

Events Area:

- 102 units in the Christmas Parade. We have received many comments on the Parade and the Tree Lighting.

2025 ANNUAL REPORT FOR CODE ENFORCEMENT/EMERGENCY MANAGEMENT

What Code Enforcement Provides to the Town

Code enforcement provides the mechanism by which the Town's adopted ordinances are **implemented, applied, and upheld**. It ensures that policies approved by Council translate into real-world outcomes that protect residents and the community.

Specifically, code enforcement provides:

- **Protection of public health and safety** by addressing unsafe structures, hazardous conditions, and violations that pose risks to residents.
- **Preservation of neighborhood quality and property values** by preventing blight, deterioration, and incompatible land uses.
- **Fair and consistent application of Town ordinances**, ensuring all property owners are held to the same standards.
- **Education and voluntary compliance**, serving as the first point of contact to help residents and businesses understand and comply with local regulations.
- **Support for orderly growth and planning goals**, reinforcing zoning decisions and long-term community vision adopted by Council.
- **Due process and accountability**, ensuring enforcement actions are documented, transparent, and legally defensible.

Code enforcement is not punitive in nature. Its primary role is to resolve issues early, encourage compliance, and protect the community, using enforcement measures only when necessary.

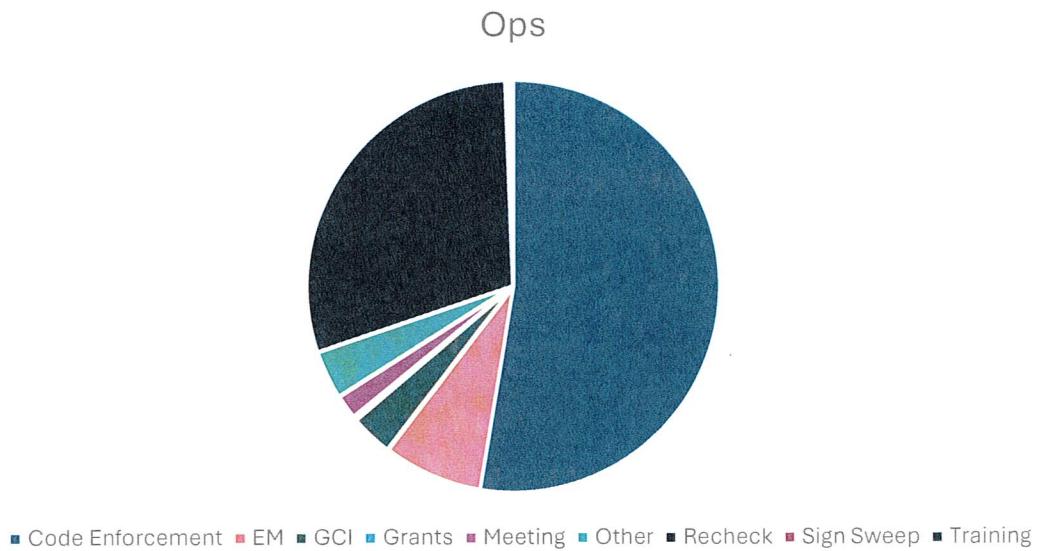
What Emergency Management Provides the Town:

Emergency management provides the planning, coordination, and operational framework that protects life, property, and continuity of government before, during, and after emergencies—such as severe weather, flooding, infrastructure failures, hazardous materials incidents, and public health emergencies—ensuring the Town can respond effectively, recover quickly, and remain resilient.

Operational Summary for 2025

Action	Number
Code Enforcement	330
Emergency Management	49
Golf Cart Inspection	21
Grants	2
Meeting	12
Other	24
Recheck	185
Sign Sweep	2
Training	2
TOTAL	627

Operational Chart 2025



Sign Sweep: 85 signs removed

OUTSTANDING CASES

Golf Cart inspections:

025-101-GCI	8615 Circle Drive	GCI not returned.
025-134-GCI	9449 Fisher Road	GCI not returned

Next Steps:

- Customer service will contact the owners and verify the status of their golf cart.
- Golf carts operating without inspection and certification stickers violate Town ordinance and are enforceable by the Cabarrus County Sheriff; Code Enforcement cannot enforce traffic violations.

Code Enforcement

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-013-C	8327 W. Franklin Street	Parking lot stripping

Next Steps:

- Verify Compliance: Monitor for compliance with downtown parking standards.
- Notify Owner: Continue contact with owner to verify compliance
- Enforce if Needed: Issue notices or follow up to ensure correction.
- Document: Record inspections, communications, and corrective actions.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-018-C	8338 Fisher Road (ETJ)	Abandoned/Junk vehicle. Multiple attempts to contact the owner have not been successful.

Next Steps:

- Document Attempts: Record all contact efforts with the owner.
- Enforce Ordinance: Proceed with citations or towing per Town regulations.
- Notify Relevant Parties: Inform appropriate departments or agencies if required.
- Follow-Up: Confirm removal and update records for compliance tracking.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-084-C	75 Brackenbury	Kudzu is spreading along the rear of the property. Working with Town and property owner to address.

Next Steps:

- Coordinate: Continue working with the property owner, adjacent property owners and Town staff.
- Monitor: Track progress in controlling and removing the kudzu.
- Document: Record actions and updates for accountability and follow-up.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-142-C	1725 Short Street	The RV on the property is being used as an occupancy beyond the time allowed by Town ordinances. The unit currently does not display a valid registration plate. Additionally, a sport utility vehicle (SUV) located behind the RV also lacks a valid registration plate.

Next steps:

- A Letter of Intent (LOI) will be issued in January for the abandoned vehicles.
- A Notice of Violation (NOV) will be issued for the RV being occupied beyond the permitted timeframe.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-085-C	1550 South Main Street	Livestock has been documented being kept on the property in violation of Town ordinances. A civil citation has been issued to address the noncompliance after lack of cooperation with the property owner.

Next Steps:

- Monitor the property for compliance following issuance of the civil citation.
- Take additional enforcement action if violations persist in accordance with Town regulations.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-132-C	Brighton Park	Inspection of driveways and street addresses is ongoing. Completion is pending warmer temperatures and the construction of additional houses. The Green Acres subdivision inspections have been finalized.

Next Steps:

- Complete inspection of lots pending warmer weather and construction of additional houses.
- Provide results to Zoning Director.
- Address sub-standard issues.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-151-C	1337 Hillside Street	The property has been noted for excessive grass height. Complaints regarding this issue have been received periodically and addressed as they arise. Additionally, light weed growth was observed in the public right-of-way, and a Letter of Inquiry has been issued to the property owner.

Next Steps:

- Monitor Compliance: Check property for remediation of grass and weeds per Town ordinances.
- Enforce if Needed: Issue additional notices or citations for unresolved violations.
- Document: Keep records of inspections, communications, and enforcement actions.
- Review: Continue routine monitoring and address future complaints promptly.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-174-C	8424 NC Highway 49, North	The sign is unregistered and has been placed illegally within the public right-of-way, in violation of applicable regulations.

Next Steps:

- Await response to the LOI from owner.
- Require removal or proper registration of the sign.
- Take enforcement action if compliance is not achieved.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-154-C	7894 Hwy 49, North	The site appears to be operating without the required permit. Additionally, the parking area has been expanded, and noncompliant signage is present on the property. A Letter of Inquiry has been issued to the property owner.

Next Steps:

- Monitor Response – Confirm that the property owner has received the Letter of Inquiry (LOI) and review any response provided.
- Verify Compliance – Inspect the site to determine if corrective actions are taken regarding the permit, expanded parking, and signage violations.
- Enforcement Action – If the property owner fails to comply within the required timeframe, proceed with issuance of a Notice of Violation (NOV) or other enforcement measures per Town ordinances.
- Documentation – Maintain detailed records of inspections, communications, and enforcement actions for accountability and legal compliance.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-158-C	8325 Fisher Road	The property may be operating a home occupation without the required permit. The site has been reviewed using available aerial imagery, and the findings have been submitted for further review. Direction on how to proceed is currently pending.

Next Steps:

- Await directions on how to proceed with the potential home occupation.
- Conduct on-site verification if required.
- Notify the property owner and take enforcement action as appropriate.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-162-C	450 Mount Pleasant Road, N.	The property is not in compliance with the approved zoning permit, as the number of vehicles on site exceeds the authorized limit. Additionally, building additions appear to have been constructed without the required permits, and vehicles are being stored on adjacent property without proper approval. Staff met with the property owner, and a response from Cabarrus County Building Standards is pending. Efforts are also underway to address an identified language barrier to ensure clear communication.

Next Steps:

- Await response from Cabarrus County Building Standards regarding permit compliance.
- Work with the property owner to resolve zoning and building issues, addressing the language barrier as needed.
- Take enforcement action if violations are not corrected within the required timeframe.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-175-C	Code Enforcement Operational Procedure	This document establishes an operational standard for the Code Enforcement Office and is currently in draft form. Upon adoption, the policy will provide clear and consistent guidelines governing the day-to-day operations of the Code Enforcement Office.
Next Steps:		
<ul style="list-style-type: none"> • Complete review of the draft policy. • Finalize and adopt the policy. • Implement operational standards for the Code Enforcement Office 		

Emergency Management

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-079-EM	Park at Washington	Blocked storm drain. Pending work order #116940.
Next Steps:		
<ul style="list-style-type: none"> • Pending Work Order: Monitor completion of scheduled work. • Inspect Site: Verify storm drain is cleared and stormwater flow restored. • Document: Record observations and any follow-up actions needed. 		

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-113-EM	Black Run Creek Dam Emergency Plan	<p>The updated plan reflects current conditions and ensures that both Town and County authorities have the necessary information to respond effectively to a potential dam emergency.</p> <p>The inundation study has been completed, and the findings have been incorporated into the Town's Dam Emergency Plan. Coordination is ongoing with NCDEQ to finalize the plan for official submittal. The previous plan was last submitted in 2005.</p>
Next steps:		
<ul style="list-style-type: none"> • Finalize review with NCDEQ and submit the updated Emergency Plan. • Provide the dam failure notification list to Cabarrus County Communications to ensure timely dissemination in the event of an emergency. 		

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-147-EM	2025 Black Run Creek Dam inspection deficiencies	Address the deficiencies identified in the 2025 state inspection of Black Run Creek Dam, as required for ongoing compliance and safety. Awaiting a piece of equipment to address the situation.
Next Steps:		
<ul style="list-style-type: none"> • Progress Monitoring – Establish regular updates from Public Works to track remediation efforts and ensure timely completion. • Inspection Follow-Up – Schedule follow-up inspections to verify that deficiencies have been corrected in accordance with state requirements. • Documentation and Reporting – Maintain records of all corrective actions and provide updates to the Town Council and NCDEQ as required. 		

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-140-EM	Public records request policy	<p>This policy outlines the significance of establishing and maintaining a formal Public Records Policy to ensure transparency, accountability, and compliance with state law.</p> <p>Efficiency: Streamlines the process for responding to public records requests, reducing delays and administrative burden.</p> <p>Risk Management: Protects sensitive information and prevents unintentional disclosure of confidential data.</p> <p>Consistency: Provides staff with clear procedures for handling requests, retention, and record disposal</p> <p>Legal Compliance: Ensures adherence to state public records statutes and reduces exposure to legal challenges.</p> <p>Transparency and Trust: Promotes public confidence in government operations by providing clear access to records.</p>
Next steps		
<ul style="list-style-type: none"> • Approval of a formal Public Records Policy aligned with state law and best practices. • Train staff on procedures for responding to requests, redacting sensitive information, and maintaining records. • Regularly review and update the policy to reflect changes in law or operational needs. 		

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-148-EM	Snow Response Plan	This plan outlines the Town's strategy for responding to snow emergencies, establishing primary, secondary, and tertiary street clearance routes. The plan is currently under review in preparation for submission to the Town Council.

Next steps:

- Complete Review – Finalize internal review of the plan for accuracy, completeness, and operational feasibility.
- Incorporate Feedback – Address any comments or revisions identified during the review process.
- Council Submission – Prepare the plan for formal submission to the Town Council for review and approval.
- Staff Training and Communication – Once approved, provide guidance and training to Public Works and emergency personnel on route priorities and operational procedures.
- Plan Integration – Integrate the snow emergency plan into the Town's broader Emergency Operations Plan and ensure public awareness where appropriate.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-149-EM	Emergency Fuel Mutual Aid	There is currently no formal Mutual Aid Agreement in place for fuel sharing with neighboring jurisdictions. This plan assesses the need for a Mutual Aid Agreement (MAA) to secure emergency fuel supply during disasters or other critical incidents, ensuring continuity of essential services. Emergency fuel availability is vital for the operation of first responders, public works, and disaster management operations. Sole reliance on local resources can create vulnerabilities if fuel supplies are disrupted. Mutual Aid Agreements allow jurisdictions to share fuel resources, providing a coordinated response during emergencies.

Next Steps:

- **Initiate Discussions** – Engage neighboring jurisdictions to explore interest and feasibility for a formal Mutual Aid Agreement for emergency fuel supply.
- **Draft Agreement** – Develop a draft MAA detailing responsibilities, quantities, delivery protocols, cost-sharing, liability, and coordination procedures.
- **Legal and Regulatory Review** – Ensure the agreement complies with state laws, emergency management guidelines, and Town policies.
- **Town Council Approval** – Present the draft MAA to the Town Council for review and authorization.
- **Integration and Training** – Once approved, incorporate the MAA into the Town's Emergency Operations Plan and train relevant staff on procedures for activation and coordination.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-150-EM	Debris Management Plan	The submitted Debris Management Plan establishes the Town's procedures for debris clearance following a disaster, including the designation of a debris management site. Designated sites will require approval from the State. Once approved, the plan enables the Town to access additional disaster recovery funding.

Next Steps:

- State Review and Approval – Coordinate with the State to obtain approval for the designated debris management site(s).
- Address Comments – Respond to any feedback or required revisions identified during the State review process.
- Finalize Plan – Update the Debris Management Plan to reflect approved sites and any changes from the review process.
- Plan Implementation – Ensure Town departments and relevant personnel are familiar with procedures for rapid deployment following a disaster.
- Periodic Review – Schedule regular reviews and updates of the plan to maintain compliance and operational readiness.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-151-EM	Black Run Creek Emergency Action Plan Review.	See 025-113-EM. Inundation analysis has been incorporated into the project. NCDEQ has been contacted to provide clarification regarding the “engineer of record.” A response is pending prior to submittal.

Next Steps:

- Follow-Up with NCDEQ – Await clarification from NCDEQ regarding the designation of the “engineer of record.”
- Incorporate Guidance – Update the project documentation as necessary based on NCDEQ’s response.
- Finalize Submittal – Prepare the complete package for official submittal once all clarifications and revisions are addressed.
- Internal Review – Conduct a final internal review to ensure the plan reflects the updated inundation analysis and meets regulatory requirements.
- Distribution and Coordination – Upon submittal, coordinate with relevant Town departments and agencies to confirm receipt and alignment with emergency planning protocols.

CASE NUMBER	ADDRESS/SUBJECT	ISSUE
025-163-EM	Parade Policy	This policy establishes guidelines for the operation of parades within the Town. At present, only an application process is in place. The policy has been submitted for review and is pending consideration for presentation to the Town Council.
Next Steps:		<ul style="list-style-type: none"> • Complete internal review of the parade policy. • Prepare for presentation to the Town Council. • Implement policy upon Council approval.



CODE ENFORCEMENT/EMERGENCY MANAGEMENT

December

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

Case Status

New Cases	16
Cases Cleared	17
Monitoring	0
Referred	0

New Cases

Case #	Location	Reference	Status
025-161-GCI	8912 East Franklin Street	GCI	O
025-162-C	450 MP Road, N	Junkyard	O
025-163-EM	N/A	Policy to address parade debris	O
025-164-C	Harold Electric Company	Commercial sign attached to utility pole. Mailed a NOV.	C
025-165-C	Humble Roofing	Commercial sign in the ROW. Mailed LOI. The signs were removed and LOI's mailed to provide business with ordinance requirements on signs. Future occurrences will be mailed a NOV.	C
025-166-C	Highfill-It Dumpster	Sign on utility pole. NOV.	C
025-167-EM	Extreme cold.	PSA on extreme cold posted.	C
025-168-C	Political signs	Collected multiple political signs in the ROW prior to the allowed date.	C
025-169-C	Honeybee Septic	Sign in ROW.	C
025-170-C	Cedar Creek Horse Boarding	Sign in ROW.	C
025-171-C	Performance Stump Grinding	Sign in ROW.	C
025-172-C	Done Right Crawlspace	Sign in ROW.	C
025-173-EM	Response to County EM.	Response to Cabarrus County Emergency Management regarding Town Preparedness	C
025-174-C	8424 NC 49, N.	Illegal sign	O
025-175-C	Code Enforcement SOP	Begin development of standard operation procedures for the Code Enforcement Officer. None currently exist.	O
025-176-C	MPT Restorations	Sign on Utility Pole. NOV.	C

DAILY OPERATIONS SUMMARY

Action	Number
Code Enforcement	22
Emergency Management	7
Golf Cart Inspection	1
Grants	0
Investigation	0
Meeting	1
Other	1
Recheck	10
Sign Sweep (45 signs)	1
Training	0
TOTAL	43



OUNT PLEASANT

EST. 1859

NORTH CAROLINA

Daily Work Log

MONTH

December 2025

Day	Address	Case #	Code	Notes
01	7894 NC Hwy 49-N	025-154-C	C	Begin review of the properties past history due to lack of certificate of occupancy and permit for operations.
01	N/A	N/A	C	Updated case statuses
01	N/A	N/A	C	Updated GCI
02	N/A	N/A	C	Monthly report
02	8325 Fisher Road	025-158-C	C	Completed case research and review. Sent to Zoning Director for Review
02	N/A	N/A	C	Filing
06	Hahn Road	N/A	C	I received a call from a resident on Hahn Road regarding illegal dumping. Neighbor had added a drive and dumped debris in ditch beside his house. Checked the address and it was not in ETJ. Gave him some options with Cabarrus County or NCDEQ.
06	Special Event.	025-159-EM	EM	Assisted with annual Christmas Parade and Tree Lighting.
08	8912 East Franklin Street	025-161-GCI	GCI	Golf cart inspection – failed. Owner did not have copy of liability insurance and will bring it with payment.
08	7894 NC Hwy 49-N	025-154-C	C	Competed the review of the property finding multiple infractions. Developed an LOI primarily for lack of a zoning permit. Sent to Zoning Director for review.
08	450 Mount Pleasant Road, North	025-162-C	C	This is a complicated case involving violation of the permitted home occupancy permit and as a result a long investigation. Developed an LOI and sent to Zoning Director for review.
09	Special event review	025-163-EM	EM	Received multiple complaints regarding the amount of debris left in the street and private residences due to candy and other items thrown from floats. This was also a concern voiced by the Zoning Director. Checked Town policies and did not find and actual Parade Policy outside of the application.

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9800

An equal opportunity provider, employer, and lender.

Website: www.mtplesantnc.org Email: townhall@mtplesantnc.us

09	Town limits/ETJ	025-168-C	EM	Sign sweep resulting in 40 signs removed. This included a significant amount of political signs in the ROW and before the allowed time before the next election. The political signs were removed and taken to Town Hall to be returned to the owners if requested.
09	Sign on utility pole	025-166-C	C	Researched information and NOV mailed to Highfill-it Dumpster Service for signs on utility poles.
10	1325 South College Street	025-155-C	R	Vehicle has been removed case CLOSED.
10	1674 Short Street	025-156-C	R	Met with the property owner at the site. Building was secured, posted and no visible signs of homeless using it. CLOSED.
12	Sign violation	025-165-C	C	Research information on Humble Roofing in order to send a LOI for signs in the right-of-way.
15	1725 Short Street	025-1	R	I contacted the owner to discuss the situation and met at the site. A person is living in the RV. Also, a black which was parked in front of the SUV now does not have a tag. Advised the owner the vehicle can stay on the site if repaired but if not tagged it would become an abandoned vehicle. The RV also does not display a tag. The VIN number was taken and sent to Cabarrus County Deputies requesting a status. Could possibly be stolen. Will check the site at the end of the month.
16	Special event review	025-163-EM	EM	Completed a review of the situation including photographs of the debris. The Town does not clean the streets after the parade, and the material ends up in the storm water system. Throwing items also presents a liability and the Town is the only local government that still allows this. Developed a parade policy and sent to Town Manager, Assistant Town Manager and Events Organizer for review.
16	Severe Weather	025-167-EM	EM	Due to a forecast period of extreme cold, preparedness information was sent of staff and elected officials. A PSA was posted on my personal page.
17	Sign violation	025-169-C	C	Begin research of business information in order to send an LOI regarding signs in the ROW.
17	Sign violation	025-170-C	C	Begin research of business information in order to send an LOI regarding signs in the ROW.
17	Sign violation	025-171-C	C	Begin research of business information in order to send an LOI regarding signs in the ROW.

17	Sign violation	025-172-C	C	Begin research of business information in order to send an LOI regarding signs in the ROW.
22	Town emergency preparedness	025-173-EM	EM	<p>Cabarrus County EM requested copies of the Town's emergency plans.</p> <p>Copies of the following completed plans were provided:</p> <ul style="list-style-type: none"> • Emergency Plan with adoption resolution • Water Shortage Plan with adoption resolution • Example of plan for special events <p>Plans awaiting review and adoption:</p> <ul style="list-style-type: none"> • Snow response plan • Emergency Fuel Mutual Aid • Debris Management Plan • Flood Response Plan • Black Run Creek Dam Plan <p>Also, a listing of our current services was requested and provided. Monthly meetings will begin in January 26 with the County for EM.</p>
22	Sign violation	025-164-C	C	NOV sent to Harold Electrical for posting of signs on utility poles.
22	7894 NC Hwy 49-N	025-164-EM	C	Review completed and sent LOI to owner.
22	Sign violation	025-166-C	C	<p>The initial NOV was sent to the incorrect Highfill-it Dumpster Service.</p> <p>Changed the address and sent the NOV to the correct business/address.</p>
23	Code Enforcement	025-175-C	C	Began developing an operational policy for Code Enforcement.
23	Black Run Creek Dam	025-151-EM	EM	Received the completed inundation study and begin incorporating the information into the emergency plan.
29	Vehicle inspections	N/A	O	Took both Town vehicles for annual inspections.
29	8424 Hwy 49, North	025-174-C	C	LOI for unregistered sign and in the ROW.
29	1550 South Main Street	025-085-C	M	Met with the owner due to lack of compliance and statements that the situation had been corrected.
29	1550 South Main Street	025-085-CP-01	C	Issued a Civil Citation for non-compliance.
30	9047 Jay Ruth Street	025-054-C	R	All vehicles moved. CLOSED
30	7913 W. Franklin Street	025-105-C	R	Zoning approved. CLOSED (Z-2025-107)
30	9850 NC Hwy 73-E	025-126-C	R	Zoning approved. CLOSED (Z-2025-110)
30	1725 Short Street	025-142-C	R	RV remains. Electrical cord is still attached to it and no tag. A black SUV without a tag is also parked in front of it without a tag.

MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: January 13, 2026

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

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 1 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
- Started bulk leaf pickup for the season had 20 loads of leaves which equals 200 yards of leaves
- Completed work orders for various issues
- Installed more water meters in Green Acres development
- Assisted State Utilities locating existing water lines
- Repaired a service line at 1726 Short St.
- Repaired a 2-inch water main on Allman extension
- Worked for a day and a half chasing a leak at 8245 West Franklin St. State Utility thought is was there sewer repair they had fixed, we found one leak on the old 6 inch main the next day water was still filling the hole so chased it to where State Utility had fixed a service line and was still leaking and got it fixed

Ongoing:

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

Mayor and Commissioner's,

- In the month of December, we responded to 122 calls for service. With several calls simultaneously that were handled by other members and mutual aid. Also, several times using other local departments for district coverage while we were on extended calls.
- All active firefighters completed their JRPAT (job related physical agility test)
- All light hydrant maintenance completed.
- In the year 2025 we responded to 1,267 calls total.
 - Responded to 532 calls inside of town limits.
 - Responded to 735 calls in the rural district.
- We have steadily increased call numbers every year. This year there was a 9% increase in calls from the previous year.
- There are no major mechanical issues to report.
- We took delivery of our sauna. With the increasing cancer risk in the fire service, more studies are showing the benefit of using a sauna directly after returning from a fire and letting it push the absorbed toxins out of the body.

As always thank you for your continued support, and we look forward to serving the community into the new year to come!

Dustin Sneed, Fire Chief

Cabarrus County Sheriff's Office

253 / Mt. Pleasant

Law Calls for Service

10/01/2025 - 12/31/2025

DISPATCHED	Total	Oct-2025	Nov-2025	Dec-2025
		49	56	67
50 B OR C		1	0	0
ALL ANIMAL CONTROL CALLS		2	1	3
ASSAULT		0	0	1
ASSIST COUNTY FIRE DEPARTMENT		0	1	1
ASSIST DSS		2	0	0
ASSIST EMS		1	2	2
ATTEMPT TO LOCATE		0	0	1
BURGLAR ALARM		4	6	7
CAC WELFARE CHECK		0	0	1
CARELESS RECKLESS DRIVING		0	4	1
CELL PHONE 911 HANGUP		0	1	0
COMMITMENT PAPERS		0	1	0
COMMUNICATING THREATS		1	0	0
DEATH		0	1	0
DISCHARGE FIREARMS		0	1	1
DISPUTE (ANYONE)		2	4	4
DOMESTIC DISTURBANCE		1	2	2
DOT NOTIFICATION		1	1	0
ESCORT		0	3	1
FIGHT		1	0	0
FOLLOW UP		1	0	0
FRAUD / FORGERY		0	1	1
IDENTITY THEFT		0	0	1
IMPROPERLY PARKED VEH		1	0	0
INFORMATION		1	0	3
LARCENY		1	2	1
LIVESTOCK		1	0	0
LOUD (ANYTHING DESC IN NARR)		2	0	1
PROWLER		1	0	0
REPOSESSION		2	2	0
ROAD HAZARD		0	0	2
SECURITY CHECK		0	0	1
SERVICE CALL LAW		4	3	8

DISPATCHED

		Oct-2025	Nov-2025	Dec-2025
SEX CRIME		0	1	0
SRO INVESTIGATION		1	0	0
SRO LOCKDOWN		0	0	1
STRANDED MOTORIST		1	0	1
STRUCTURE FIRE		1	0	2
SUSPICIOUS SUBJECT		1	3	5
SUSPICIOUS VEHICLE		3	3	1
THREATENING SUICIDE		0	1	0
TRAFFIC ACC PROPERTY DAMAGE		7	5	5
TRAFFIC ACCIDENT PI		0	1	0
TRESPASSING		0	1	1
WELFARE CHECK (PERSON)		5	5	8
OFFICER-INITIATED	Total	858	509	515
50 B OR C		5	0	1
ALL ANIMAL CONTROL CALLS		0	1	0
CIVIL PROCESS		10	4	4
COMMUNITY CONTACT		5	1	4
CRIMINAL SUMMONS		0	0	1
DIRECT TRAFFIC		0	1	0
FOLLOW UP		2	1	1
FRAUD / FORGERY		1	0	0
GOVT SECURITY CHECK		17	7	16
INVESTIGATION		5	0	0
LARCENY		1	0	0
ROAD HAZARD		4	1	1
SEARCH WARRANT		1	0	0
SECURITY CHECK		280	222	169
SERVICE CALL LAW		2	0	1
SPECIAL EVENT		12	8	9
SRO ASSIST ADMIN		108	46	57
SRO CAMERA REVIEW		22	6	12
SRO DARE		10	3	11
SRO DRILL		4	2	1
SRO DRUG INVESTIGATION		2	0	0
SRO FIGHT/ASSAULT		1	0	0
SRO INVESTIGATION		1	0	0
SRO MENTOR/COUNSEL		126	73	92
SRO PARENT MEETING		6	4	1
SRO SAFETY CHECK		77	46	53

		Oct-2025	Nov-2025	Dec-2025
OFFICER-INITIATED	SRO SCHOOL EVENT	2	0	0
	SRO SECURITY CHECK	107	45	56
	SRO THREAT	0	0	1
	SRO THREAT ASSESSMENT	1	2	5
	SRO TRAFFIC	0	1	0
	STRANDED MOTORIST	3	1	1
	SUSPICIOUS SUBJECT	2	0	1
	SUSPICIOUS VEHICLE	8	4	5
	TRAFFIC ACC PROPERTY DAMAGE	2	0	0
	TRAFFIC STOP	31	30	12

253 / Mt. Pleasant

Details for Dispatched Calls for Service

12/01/2025 - 12/31/2025

Event #	Date/Time	Street	Case #	callsource
ALL ANIMAL CONTROL CALLS 3				
25221977	Dec 1 17:43	OLDENBURG DR/MT PLEASANT RD S		PHONE
25223464	Dec 3 11:29	PAGE ST		PHONE
25236957	Dec 23 10:15	OBERHAUS ST		PHONE
ASSIST COUNTY FIRE DEPARTMENT 1				
25226875	Dec 8 13:54	W FRANKLIN ST		PHONE
ASSIST EMS 2				
25222318	Dec 2 8:10	NC HWY 49 N		PHONE
25224696	Dec 4 18:31	E FRANKLIN ST		PHONE
ATTEMPT TO LOCATE 1				
25230548	Dec 13 17:16	NC HWY 49 N		PHONE
BURGLAR ALARM 7				
25224063	Dec 4 2:26	N MAIN ST		PHONE
25229009	Dec 11 8:49	W FRANKLIN ST		PHONE
25231213	Dec 15 8:35	CIRCLE DR		PHONE
25234428	Dec 18 19:31	S MAIN ST		PHONE
25234568	Dec 19 5:14	NC HWY 49 N		PHONE
25235462	Dec 20 14:13	S MAIN ST		PHONE
25240256	Dec 30 9:05	E FRANKLIN ST		PHONE
CAC WELFARE CHECK 1				
25222878	Dec 2 16:21	SHORT ST		PHONE
CARELESS RECKLESS DRIVING 1				
25230581	Dec 13 18:55	N MAIN ST		PHONE
DISPUTE (ANYONE) 4				
25224174	Dec 4 8:51	NC HWY 49 N		PHONE
25230281	Dec 12 23:19	SHORT ST		PHONE
25233676	Dec 17 22:15	W FRANKLIN ST		PHONE
25239083	Dec 28 4:39	BARRINGER ST		PHONE

DOMESTIC DISTURBANCE 2

25222621	Dec 2 13:29	W FRANKLIN ST	PHONE
25230422	Dec 13 10:47	E FRANKLIN ST	PHONE

ESCORT 1

25221527	Dec 1 9:46	COOK ST	PHONE
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FRAUD / FORGERY 1

25226585	Dec 8 9:22	ARNOLD WAY	2512080003 PHONE
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IDENTITY THEFT 1

25237064	Dec 23 13:37	E FRANKLIN ST	2512230009 PHONE
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INFORMATION 3

25221803	Dec 1 14:31	VALLEY ST	PHONE
25225854	Dec 6 17:36	PARK DR	PHONE
25235526	Dec 20 16:33	NC HWY 49 N	PHONE

LARCENY 1

25234974	Dec 19 15:22	PAGE ST	PHONE
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LOUD (ANYTHING DESC IN NARR) 1

25239460	Dec 29 6:35	W FRANKLIN ST/N SKYLAND DR	PHONE
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ROAD HAZARD 2

25227063	Dec 8 16:08	MT PLEASANT RD S/OLDENBURG DR	PHONE
25236303	Dec 22 8:10	SHORT ST	PHONE

SECURITY CHECK 1

25238193	Dec 26 4:16	E FRANKLIN ST	PHONE
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SERVICE CALL LAW 8

25222034	Dec 1 20:01	PAGE ST	PHONE
25225469	Dec 5 20:29	SHORT ST	PHONE
25226540	Dec 8 8:40	WALDECK CT	2512080001 PHONE
25227455	Dec 9 9:54	CRESTWOOD DR/NORTH DR	2512090009 PHONE
25230521	Dec 13 16:04	NC HWY 49 N	PHONE
25232261	Dec 16 10:57	SHORT ST	PHONE
25233426	Dec 17 14:52	N SKYLAND DR	PHONE

25237039	Dec 23 12:36	SHORT ST	PHONE
SRO LOCKDOWN 1			
25231517	Dec 15 13:24	WALKER RD	PHONE
STRANDED MOTORIST 1			
25232324	Dec 16 11:41	NC HWY 73 E	PHONE
STRUCTURE FIRE 2			
25229624	Dec 11 23:24	E FRANKLIN ST	PHONE
25237485	Dec 24 10:29	BARRINGER ST	PHONE
SUSPICIOUS SUBJECT 5			
25225473	Dec 5 20:36	NC HWY 73 E	PHONE
25226190	Dec 7 13:07	N COLLEGE ST	PHONE
25235461	Dec 20 14:08	DUTCH RD	PHONE
25235597	Dec 20 19:43	E FRANKLIN ST	PHONE
25236648	Dec 22 17:25	NC HWY 73 E	PHONE
SUSPICIOUS VEHICLE 1			
25237341	Dec 24 0:23	NC HWY 49 N	PHONE
TRAFFIC ACC PROPERTY DAMAGE 5			
25221953	Dec 1 17:15	NC HWY 49 N	2512010012 PHONE
25225365	Dec 5 16:02	E FRANKLIN ST	2512050008 PHONE
25227879	Dec 9 17:29	N MAIN ST	2512090024 PHONE
25232330	Dec 16 11:47	N MAIN ST/E FRANKLIN ST	2512160005 PHONE
25234286	Dec 18 15:32	E FRANKLIN ST	2512180012 PHONE
TRESPASSING 1			
25238943	Dec 27 18:06	NC HWY 73 E	PHONE
WELFARE CHECK (PERSON) 8			
25222024	Dec 1 19:40	PAGE ST	PHONE
25224960	Dec 5 8:32	WOOD ST	PHONE
25229937	Dec 12 12:13	WOOD ST	PHONE
25230189	Dec 12 17:35	NC HWY 73 E/W FRANKLIN ST	PHONE
25231788	Dec 15 18:01	HISTORIC HILL DR	PHONE
25231822	Dec 15 19:22	E FRANKLIN ST	PHONE

25238515	Dec 26 18:29	WOOD ST	PHONE
25238827	Dec 27 13:36	S WASHINGTON ST	PHONE

ASSAULT	1		
25234543	Dec 19 1:16	PAGE ST	2512190001 W911

DISCHARGE FIREARMS	1		
25238436	Dec 26 15:31	MALIBU RD	W911

Total Disp. CFS: 67

Cabarrus County Sheriff's Office

ABC
**8840 E Franklin St,
Mt Pleasant, NC**

Arrest & Citation Data

LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

12/1/2025 - 12/31/2025

MCBRYDE, GUY HAMPTON - W/M 33

25-1203-0003 12/03/25 9100 E FRANKLIN ST	O - ON-VIEW ARREST	PAT	CSO
9914 - FICT/ALT TITLE/REG CARD/TAG	M		
9914 - DWLR NOT IMPAIRED REV	M		
9914 - NO LIABILITY INSURANCE	M		
9914 - DRIVE/ALLOW MV NO REG	M		

FURR, JUSTIN DOUGLAS - W/M 28

25-1210-0007 12/10/25 8425 NC HWY 49 N	O - ON-VIEW ARREST	PAT	CSO
90Z - WARRANT FOR ARREST	F		
90Z - WARRANT FOR ARREST	M		

WATKINS, GREGORY - B/M 63

25-1219-0001 12/19/25 935 PAGE ST	O - ON-VIEW ARREST	PAT	CSO
13B - ASSAULT ON FEMALE	M		
13B - ASSAULT ON FEMALE	M		

Cabarrus County Sheriff's Office

ABC
**8840 E Franklin St,
Mt Pleasant, NC**

Arrest & Citation Data

LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

12/1/2025 - 12/31/2025

Charge by Misdemeanor or Felony

	F	M	Total
ASSAULT ON FEMALE	0	2	2
DRIVE/ALLOW MV NO REG	0	1	1
DWLR NOT IMPAIRED REV	0	1	1
FICT/ALT TITLE/REG CARD/TAG	0	1	1
NO LIABILITY INSURANCE	0	1	1
WARRANT FOR ARREST	1	1	2
Total	1	7	8

Cabarrus County Sheriff's Office

Mt Pleasant

Traffic Stop, Citation, & Arrest Data

12/01/2025 - 12/31/2025

Traffic Stop Data with CAD Event Disposition (Zone 253)

TRAFFIC STOP	
CITATION ISSUED	4
REPORT TAKEN	1
VERBAL WARNING	5
WRITTEN WARNING	2
Total	12

Citation Data (Mt Pleasant)

Total # of Citations: 23	Total # of Charges: 32
	Charges
DRIVE/ALLOW MV NO REG	1
DWLR NOT IMPAIRED REV	3
EXPIRED REGISTRATION CARD/TAG	3
EXPIRED/NO INSPECTION STICKER	2
FAIL CARRY REGISTRATION CARD	1
FAIL TO DIM HEADLIGHTS	1
FICT/CNCL/REV REG CARD/TAG	1
IMPROPER USE DEALER PLATES	1
NO LIABILITY INSURANCE	1
NO OPERATORS LICENSE	2
SPEED VIOLATION	6
SPEEDING	7
USE FOREIGN LICENSE-DWLR	1
WINDOW TINTING VIOLATION	2
Total	32

Arrest Data (Mt Pleasant)

Case #	Charge	City
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MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

AGENDA ITEM:

Receive update on the status of:

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

NARRATIVE:

An update on the projects listed above will be given.

RECOMMENDATION:

Open

TOWN OF MOUNT PLEASANT

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MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Agenda Item:

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

Narrative:

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

The following people submitted an application to be considered:

Bernie H. Edwards (eligible, Town resident)

William Meadows (eligible, Town resident)

Scott Miller (ineligible, not a Town resident)

Recommendation:

Motion to appoint _____ for the “alternate” seat on the Planning & Zoning Board with a term that expires on June 30, 2026.

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verified - eligible

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

The Town of Mount Pleasant Board of Commissioners believe that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a member of one of the Town's various boards. If you wish to be considered for appointment to a board, please complete the information below and return it to the Town Clerk at Mount Pleasant Town Hall located at 8590 Park Drive or by mail to PO Box 787, Mount Pleasant, NC 28124. For more information about serving on an appointed board, you may contact Town Hall at (704) 436-9803.

Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Bernie H. Edwards

Home Street Address: 5310 W. Franklin St.

Mailing Address (if different): P.O. Box 126

Telephone: Home: _____ Cell: 704.701.6593

Email Address: bhedwards54@aol.com

Occupation: retired

Employer: n/a

How many hours per month can you devote to Board work?: 20

Are you unavailable any days during the week for daytime or evening meetings? (please list): _____

How long have you resided in Mount Pleasant?: 27 years

Educational Background: high school graduate

4 year college degree

Business and Civic Experience: 40 years manufacturing

Areas of Interest/Skills:

working with board, staff and public
Detail oriented, analytical and communicative

Have you ever served on a Board or Commission before? (list name of Board and dates):

Have you ever been charged with and/ or convicted of a criminal offence? no If so, please explain:

References

List three persons who are not related to you and who have definite knowledge of your qualifications and fitness for the position for which you are applying

Names and Phone Numbers:

1. Dustin Snell 704.791.9365
2. Vicki Durham 704.467.2886
3. Michael Rowland 704.960.9329

I understand that this application will be active for 6 months and I hereby authorize The Town of Mount Pleasant to verify all information included in this application. I further understand this application is subject to the N. C. Public Records Law (NCGS 132-1) and may be released upon request. Meetings of the appointed boards are subject to the N. C. open meeting law (NCGS 143-318.10).

Dec. 30, 2025

Date

R. M. Gable

Signature of the Applicant

For Office Use Only

Date Received: 1/2/2026 By: Amy



verified - eligible

MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Application for Appointment to Town of Mount Pleasant Boards

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Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)

ABC Board **Planning & Zoning Board**

Name: William Meadows

Home Street Address: 1305 N Main St. Mount Pleasant NC

Mailing Address (if different):

Telephone: Home: Cell: 704-877-597

Email Address: williammea05@gmail.co

Occupation: Network Administrator

Employer: Monarch

How many hours per month can you devote to Board work?: As many as needed

Are you unavailable any days during the week for daytime or evening meetings? (please list): No

How long have you resided in Mount Pleasant?:

Educational Background: AAS Networking Technology from Stanly Community College and HSD from Mount Pleasant High School

Business and Civic Experience:

Member of MP Board of Commissioners for eight years and member of ECHS board for 4 years

TOWN OF MOUNT PLEASANT

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Areas of Interest/Skills: Zoning policies and ordinances, land use plans, community growth and development, local government, code compliance, environmental impacts, comprehensive plans

Have you ever served on a Board or Commission before? (list name of Board and dates):

Mount Pleasant Board of Commissioner 2017-2025

Have you ever been charged with and/ or convicted of a criminal offence? No If so, please explain:

References

List three people who are not related to you and who have definite knowledge of your qualifications and fitness for the position for which you are applying

Names and Phone Numbers:

1. Jim Sells 980-248-3341

2. Erin Burris 704-608-2278

3. Nick Hill 704-219-4246

I understand that this application will be active for 6 months and I hereby authorize The Town of Mount Pleasant to verify all information included in this application. I further understand this application is subject to the N. C. Public Records Law (NCGS 132-1) and may be released upon request. Meetings of the appointed boards are subject to the N. C. open meeting law (NCGS 143-318.10).

12/31/2025

Date

William Meadows

Signature of the Applicant

For Office Use Only

Date Received: 12/31/2025 By: Amu



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Ineligible
lives outside town limits

Application for Appointment to Town of Mount Pleasant Boards

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Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)
 ABC Board Planning & Zoning Board

Name: SCOTT Miller

Home Street Address: 1370 STEEPCHASE LN MT PLEASANT, NC

Mailing Address (if different): _____

Telephone: Home: 704-574-1915 Cell: _____

Email Address: SEMILLER54@GMAIL.COM

Occupation: OWNER

Employer: The Cardinal Preserve

How many hours per month can you devote to Board work?: OPEN

Are you unavailable any days during the week for daytime or evening meetings? (please list): NO

How long have you resided in Mount Pleasant?: 5 YEARS

Educational Background: SEE ATTACHED

Business and Civic Experience: SEE ATTACHED

TOWN OF MOUNT PLEASANT

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

Areas of Interest/Skills: Renovation, Restoration, Real Estate, Negotiation,
Supply Chain Management

Have you ever served on a Board or Commission before? (list name of Board and dates):

No, But I Do Serve As SECRETARY-SARATOGA HOA

Have you ever been charged with and/ or convicted of a criminal offence? No If so, please explain:

References

List three people who are not related to you and who have definite knowledge of your qualifications and fitness for the position for which you are applying

Names and Phone Numbers:

1. BELLY TAYLOR 716-665-9434
2. LEE KLUTZ 704-791-3908
3. Paul Burke 607-765-1901

I understand that this application will be active for 6 months and I hereby authorize The Town of Mount Pleasant to verify all information included in this application. I further understand this application is subject to the N. C. Public Records Law (NCGS 132-1) and may be released upon request. Meetings of the appointed boards are subject to the N. C. open meeting law (NCGS 143-318.10).

12/15/25
Date

Acith Mills
Signature of the Applicant

For Office Use Only

Date Received: 12/15/2025 By: Amy

PROFESSIONAL EXPERIENCE

- ❖ **The Cardinal Preserve:** 2024 to Current
 - *Owner/Manager*
 - ◆ *Renovation/Budget/Ordering*
- ❖ **Corning:** 2019 to June 2024 (Retired)
 - *Global Director Strategic Sourcing/ IT Vendor Management*
 - ◆ *Contract Development/Negotiation/Sourcing/Mergers, Acquisitions and Divestitures/Cost Management*
- ❖ **Daisy Chain LLC:** 2018 to June 2019
 - *Owner/Real Estate Acquisition*
 - ◆ *Purchasing/Project Management/Cost Management*
- ❖ **Sealed Air Corp:** 2014 to June 2018
 - *Executive Director IT-Business Service Management (Director IT Commercial)*
 - ◆ *Contract Development/Sourcing/Negotiation/Mergers, Acquisition and Divestitures/Cost Management*
- ❖ **Lowes Inc:** 2013 to 2014
 - *Manager IT Sourcing Operations*
 - ◆ *Contract Development/Sourcing/Budget*
- ❖ **First Citizens Bank:** 2009 to 2013
 - *Vice President – Sourcing,*
 - ◆ *Contract Development/Acquisitions*
- ❖ **Progress Energy (Duke Energy):** 1997 – 2009
 - *Various Manager and Director positions – Customer Service Center, Vendor Management and Contracts*

EDUCATION/CERTIFICATIONS

Campbell University

- Masters in Business Administration emphasis on Supply Chain Management (M.B.A.) - With Honors – Magna Cum Laude

Troy University

- Bachelors of Science (B.S.) Degree - Computer and Information Science

United States Army (Active Duty – Honorable Discharge)

Project Management Professional (PMP Certification), *inactive*

Real Estate License (298646)- *Inactive*

Member Preservation North Carolina - Current



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: January 13, 2026
Subject: ANX 2026-01 & REZ 2026-01 Yost Property

A. BACKGROUND

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

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

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

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

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

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

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

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

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

Agricultural Uses Category

Farmer's Market

Residential Uses Category

Residential Accessory Structure

Caretaker Residence

Accessory Dwelling

Single-family dwelling, detached

Family Care Home

Home Occupation

Civic, Government, & Institutional Uses Category

Child care center

Civic, social, and fraternal organization

Community center

Government building or facility (excluding animal shelters & correctional institutions)

Post Office

Religious institution, up to 350 seats

Research facility

Residential care facility

School (elementary & secondary, university or college, vocational, technical, or trade)

Social Assistance

Recreation & Entertainment Uses Category

Auditorium/indoor public assembly up to 350 seats

Museum and art gallery

Park, public

Reception, banquet, events facility

Recreational facility, indoor (excluding amusements)

Recreational instruction camp (sports, dance, etc.)

Office & Service Uses Category

Animal services (no outdoor kennels)

Bank and/or financial Services

Bed & Breakfast home or inn

Broadcasting, telecommunications Office (excluding towers)

Business and professional services (no outdoor storage)

Contractor office (no outdoor storage)

Funeral home

Health care offices (medical, dental, chiropractic, optical, excluding hospitals)

Motion picture and sound recording

Personal care services

Pest control services

Photography studio

Publishing, printing services

Professional offices

Tailoring services

Retail Uses Category

Baked goods, snack shop

Industrial, Wholesale, Transportation & Utility Uses Category

Parking lots and structures

Recreation & Entertainment Uses

Recreational facility, indoor (excluding amusements)

Recreational instruction camp, indoor (sports, dance, etc.)

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

B. ANNEXATION EVALUATION

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

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

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

A. Contiguity

- Contiguous to primary corporate limits – Most Favorable
- Noncontiguous, within ETJ, and contiguous with satellite area – More Favorable
- Noncontiguous, within ETJ, and not contiguous with satellite area – Favorable
- Noncontiguous, outside of ETJ but within 1,000 feet of other satellite area-Less Favorable (approx. 300 feet)
- **Noncontiguous outside of ETJ and more than 1,000 feet from other satellite areas – Least Favorable**

B. Size of Proposed Area

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

C. Utility Service

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

D. Fire District

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

E. Development Status

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

Based on the evaluation criteria, the proposed annexation has one (1) instance of *Most Favorable*, one (1) instance of being *Favorable*, one (1) instances of being *Less Favorable*, and two (2) instances of being of being *Least Favorable*. Staff considers the favorability of this annexation to be **Neutral**. The property is located in the Town's planning area and has an Employment Center land use designation on the Future Land Use Map in the Town's Comprehensive Plan.

C. ZONING DISTRICT REVIEW CRITERIA

Comprehensive Plan

The subject properties have an “Employment Center” land use classification on the Future Land Use Map. This classification is described below:

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

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

Zoning District Intent

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

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

Existing Zoning and Development Patterns

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

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

Utility Availability

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

Transportation Capacity

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

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

Environment

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

Building Design Standards

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

Buffer & Landscaping

During the site plan review process, the applicant will be required to provide a landscape plan that meets the requirements set forth in Article 7 of the MPDO.

D. STAFF COMMENTS

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

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

E. PLANNING & ZONING BOARD RECOMMENDATION

The Planning & Zoning Board is scheduled to make a recommendation on the proposed zoning district at their January 26 meeting.

F. ACTION REQUESTED

The Town Board of Commissioners is requested to accept the Certificate of Sufficiency and vote to set the public hearing at the February 10 meeting.

G. ATTACHMENTS

1. Resolution to set Public Hearing
2. Certificate of Sufficiency
3. Annexation Petition
4. Metes & Bounds Description
5. Survey Map
6. Aerial Map



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

WHEREAS, a petition (ANX 2026-02) requesting annexation of the area described as attached has been received; and

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Mount Pleasant Town Hall at 6:00 pm on Tuesday, February 10, 2026.

Section 2. The area proposed for annexation is shown on the attached map and described as Cabarrus County Parcel Number 5579-08-4912.

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

Adopted this day, January 13, 2026.

Tony Lapish, Mayor

Attest:

Amy Schueneman, Town Clerk



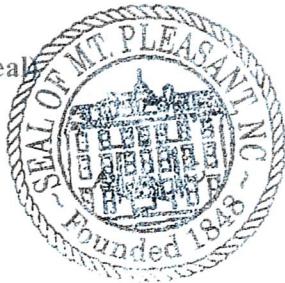
CERTIFICATE OF SUFFICIENCY

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

I, Amy Schueneman, Town Clerk, do hereby certify that I have investigated the petition (ANX 2026-01) attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with standards for non-contiguous annexation set forth in North Carolina G. S. 160A-58.1.

In witness whereof, I have hereto set my hand and affixed the seal of the Town of Mount Pleasant, this 7th day of January, 2026.

(Seal)



Amy Schueneman
Amy Schueneman, Town Clerk

Mount Pleasant

North Carolina

Founded in 1848

VOLUNTARY NON-CONTIGUOUS ANNEXATION PETITION

Date of Petition: 09.09.2025

To the Town of Mount Pleasant Board of Commissioners:

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

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

(Attach metes and bounds description and map)

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

Water Sewer current well and septic. No utility connections requested.

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

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

Owner Names	Mailing Address	Do you declare vested rights? (Yes or No)	Signature
1. <u>Paula J Yost</u>	<u>PO Box 1385</u> <u>Mt. Pleasant, NC 28124</u>	<u>Yes</u>	<u>Paula J Yost</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

LEGAL DESCRIPTION AS SURVEYED:

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

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

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





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: January 13, 2026
Subject: ANX 2026-02 James Property

A. BACKGROUND

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

Location: 2260 Mt. Pleasant Rd. S.

PIN(s): 5579-08-4912

Property Size: 39.03 acres

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

The subject property is currently located in Mount Pleasant Fire District and Planning Area. The property is currently vacant and used for forestry purposes. The property owner has petitioned for voluntary non-contiguous annexation.

B. ANNEXATION EVALUATION

The property owner has submitted a petition for voluntary non-contiguous annexation for the subject property. The property is located within 575 feet (0.11 miles) of the primary Town Limits.

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

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

A. Contiguity

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

B. Size of Proposed Area

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

C. Utility Service

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

D. Fire District

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

E. Development Status

- Developed property in conformance with Town ordinances (in ETJ) – Most Favorable
- Vacant/Partially Developed property with planned development and proper zoning is in place (in ETJ) – Most Favorable
- **Vacant property with planned development and proper zoning is in place (in ETJ)-More Favorable**
- Vacant property with planned development and requires rezoning (in ETJ)– Favorable
- Vacant property with planned development and requires rezoning (outside of ETJ, inside Planning Area)– Favorable
- Vacant property with no planned development (inside ETJ) – Favorable

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

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

Estimated Annual Tax Revenue based on current assessed land value: \$2,280

C. ZONING CRITERIA

Comprehensive Plan

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

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

Zoning District Intent

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

“The RL district is established to provide areas for low density single family uses, with a maximum of two (2) dwelling units per acre, which may provide buffers between the agricultural and RE classifications and the higher density areas of the Town. It includes flexible density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.”

Existing Zoning and Development Patterns

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

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
North	RL Residential Low Density	Vacant, Agriculture, Forestry
East	RL Residential Low Density	Vacant, Forestry, Single-family Residential
South	RL Residential Low Density, AG Agricultural	Single-family Residential, Conservation
West	RL Residential Low Density	Vacant, Forestry, Single-family Residential

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

Utility Availability

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

Transportation Capacity

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

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

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

Environment

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

D. STAFF COMMENTS

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

E. ACTION REQUESTED

The Town Board of Commissioners is requested to accept the Certificate of Sufficiency and vote to set the public hearing at the February 10 meeting.

F. ATTACHMENTS

1. Resolution to set Public Hearing
2. Certificate of Sufficiency
3. Annexation Petition
4. Metes & Bounds Description
5. Survey Map
6. Aerial Map



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

WHEREAS, a petition (ANX 2026-02) requesting annexation of the area described as attached has been received; and

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Mount Pleasant Town Hall at 6:00 pm on Tuesday, February 10, 2026.

Section 2. The area proposed for annexation is shown on the attached map and described as Cabarrus County Parcel Number 5579-08-4912.

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

Adopted this day, January 13, 2026.

Tony Lapish, Mayor

Attest:

Amy Schueneman, Town Clerk



CERTIFICATE OF SUFFICIENCY

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

I, Amy Schueneman, Town Clerk, do hereby certify that I have investigated the petition (ANX 2026-02) attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with standards for non-contiguous annexation set forth in North Carolina G. S. 160A-58.1.

In witness whereof, I have hereto set my hand and affixed the seal of the Town of Mount Pleasant, this 7th day of January, 2026.

(Seal)



Amy Schueneman
Amy Schueneman, Town Clerk

Mount Pleasant

North Carolina

Founded in 1848

VOLUNTARY NON-CONTIGUOUS ANNEXATION

PETITION Date of Petition: 9/29/25

To the Town of Mount Pleasant Board of Commissioners:

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

Property Address 2260 Mt Pleasant Rd S, Property PIN 55790849120000
Mt Pleasant, NC 28124
(Attach metes and bounds description and map)

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

Water Sewer

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

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

Owner Names	Mailing Address	Do you declare vested rights? (Yes or No)	Signature
1. Charles A James Properties LLC 1250/Allen N. James	Greenside Dr. NW, Concord, NC 28027	<input type="checkbox"/> No	<i>Allen James</i>
2.			
3.			
4.			

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

LEGAL DESCRIPTION AS SURVEYED:

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

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

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

STATE OF NORTH CAROLINA, CABARRUS COUNTY
I, ANDREW BARBER, REVIEW OFFICER OF CABARRUS
COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

Barber *12/19/25*

WABIT 9 98 3569
N/F KICKER 353
WABIT 9 98 3569
N/F KICKER 353

CHARLES A. JAMES PROP, LLC
DB 10413 PG 5
PIN# 5579 08 4903
MB 34 PG 25
VACANT
35.30 Acres.
1537627.8 Sq.ft.

THOMAS N/F
DB 12222 PG 89
PIN# 6569 98 3691
1/2 PRE-ESTER LANE

JAMES N/F
DB 5692 PG 151
PIN# 5693 98 6269
1/2 PRE-ESTER LANE

THOMAS WOODS N/F
DB 12222 PG 89
PIN# 6569 98 3691
1/2 PRE-ESTER LANE

CHARLES A. JAMES PROP, LLC
DB 10413 PG 5
PIN# 5579 08 4903
MB 34 PG 25
VACANT
35.30 Acres.
1537627.8 Sq.ft.

LEGEND:

- Boundary & Lot Lines
- Road Right of Way
- Adjoining
- Old Tract Line
- Established Utilities
- Sanitary Sewer
- Water
- Gas
- Oil
- Electric
- Telephone
- Other Utilities
- Right-of-Way
- Utilities
- Computer Point
- CP - Computer Point
- EP - Existing Point
- NP - New Point
- RP - Right-of-Way
- SP - Survey Point
- SS - Sanitary Sewer
- BP - Basement Point
- EP - Existing Point
- RP - Right-of-Way

THE PURPOSE OF THIS REVISION IS TO ADD ALL NAMES OF PROPERTY OWNERS AS SHOWN ON DEED BLOCK (DB) 10413 PG 5 & DB 17306 PG 184 IT IS ALSO THE REVISION OF MB 108 PG 24

RECOMBINATION PLAT OF Charles A. James Properties, LLC

The purpose of this plat is to add a portion of Plat #5579 to Plat #3619. The property is described as follows:

PIN# 3619 08 4903 (220 Mt Pleasant Rd, S.)
PIN# 5579 08 4903 (220 Mt Pleasant Rd, S.)
CHARLES A. JAMES PROPERTIES, LLC - ALLEN N. JAMES * ALLEN P. JAMES
ME 7 PG 44 & MBS 34 PG 25
OWNED BY & SURVEYED FOR: CHARLES A. JAMES PROPERTIES LLC,
ALLEN N. JAMES & ALLEN P. JAMES
PO Box 68, Mt Pleasant, NC 28214

DATE: DECEMBER 2025
SCALE: 1" = 100'
TWP # 8
Town of Mt Pleasant
CABARRUS COUNTY, NC
HARRISBURG, NC, 28075
PHONE: 704-455-1008
FAX: 704-455-1003
REVISER: H SURVEYING
DRAWN BY: SDG
CORR BY: JTW
REV: 1
NSID: 251020
HEET: 1 OF 1



ANX 2026-02 James Property