



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, August 24, 2026, 6pm

1. **Call to Order** - Chair Whit Moose

2. **Recognition of Quorum**

3. **Oath of Office**

Reappointed members will take the oath of office.

4. **Conflict of Interest**

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

5. **Approval of Agenda**

6. **Approval of Minutes of Previous Meetings** (June 22, 2026)

7. **Public Comment Period**

8. **Planning Board Business**

REZ 2026-05 Office & Institutional (OI) Zoning for Town-Owned Property-Public Works Facility

Town-initiated zoning map amendment for existing Town-owned Public Works Facility. Location: 60 and 90 N. Main Street. PINs: 5671-10-0251 & 5671-10-5166. Current Zoning-RL Residential Low Density (with Special Use Permit). Proposed Zoning-OI Office & Institutional. Area: 11.19 acres.

REZ 2026-06 Office & Institutional (OI) Zoning for Town-Owned Property-Emergency Services Facility

Town-initiated zoning map amendment for Town-owned property for future emergency services facility. Location: 777 Walker Road PIN: 5650-96-8496. Current Zoning-RL Residential Low Density. Proposed Zoning-OI Office & Institutional. Area: 8.0 acres

REZ 2026-07 Pleasant Hill Baptist Church (OI) Zoning for Existing Church

Standard rezoning request to reflect current and historic use of the property as a church and its associated uses. Location: 425 Mt. Pleasant Rd. N. Cabarrus County Parcel Number: 5671-12-0240. Current Zoning-RL Residential Low Density. Proposed Zoning-OI Office & Institutional. Area: 2.5 acres.



**Planning and Zoning Board Meeting Minutes
Monday, August 24, 2026**

Members Present:

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

Also Present: Terrie Reece, Philip Reece, Pastor Jimmy Hall, and Tim Seagraves

1. Call to Order

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

2. Recognition of Quorum

Chairman Whit Moose stated a quorum was present.

3. Conflict of Interest

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

No one had a conflict.

4. Approval of Agenda

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

5. Approval of Minutes of Previous Meetings (June 22, 2026)

A **motion** was made by Rick Burleyson to approve the minutes for the previous meeting (June 22, 2026) and a second motion was made by Jonathan Helms. All were in favor. (5-0)

6. Public Comment Period:

None

7. Planning Board Cases:

REZ 2026-05 Office & Institutional (OI) Zoning for Town-Owned Property-Public Works Facility

Town-initiated zoning map amendment for existing Town-owned Public Works Facility. Location: 60 and 90 N. Main Street. PINs: 5671-10-0251 & 5671-10-5166. Current Zoning-RL Residential Low Density (with Special Use Permit). Proposed Zoning-OI Office & Institutional. Area: 11.19 acres.

Erin Burris reviewed the staff report in the packet as presented (*included in minute book*).

Whit Moose opened the Public Hearing for anyone wanting to speak.

No one spoke.

Whit Moose closed the Public Hearing and opened the Public Hearing for Board questions.

Whit Moose asked if runoff water is an issue, would that be addressed later or when something was put on the property and does it depend on where it goes.

Erin Burris shared the existing Public Work's building is on the opposite side of the property from where the stormwater complaint is taking place. The facility was built in 2008 and does have stormwater retention and had a site plan review at the time. If there are any new principal buildings added other than the storage building, the Town would have to consider the impervious surface and there would have to be engineering to ensure adequate stormwater retention and stormwater conveyance reviewed by NCDEQ.

Erin Burris also shared that the total acreage of the entire site is 11.19 acres and the Town is looking into combining both properties to be one property.

Rick Burleyson made a **motion** to approve the proposed O-I zoning district that it is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan and finds the request is reasonable and in the public interest given historic use of the property for public government purposes and proximity to other public uses. Jonathan Helms made a second motion. All were in favor. (5-0)

REZ 2026-06 Office & Institutional (OI) Zoning for Town-Owned Property-Emergency Services Facility

Town-initiated zoning map amendment for Town-owned property for future emergency services facility. Location: 777 Walker Road PIN: 5650-96-8496. Current Zoning-RL Residential Low Density. Proposed Zoning-OI Office & Institutional. Area: 8.0 acres

Erin Burris reviewed the staff report in the packet as presented (*included in minute book*).

Ms. Burris stated that the Town is seeking to prepare the property for a training facility at the rear of the property and a future Emergency Services Station near the front. The station likely would be jointly used by EMS and Fire.

Whit Moose opened the Public Hearing for anyone wanting to speak.

Terrie Reece

6309 Cress Road, Concord, NC 28025

Ms. Reece's major concern was the timeline of the subdivision to the South of this property and whether the Emergency Services Facility would be built at the same time as the subdivision.

Erin Burris shared that the construction plans for the subdivision are under review and still have a few months out from being approved. The developer has up to two years after Construction Plan approval to install improvements and record a final plat. Then after that is approved, they can start building houses. So, it usually has a one-to-two-year timeframe after Construction Plans are approved to have houses start coming up.

Ms. Burris also shared that there may be some grading to put training containers on the rear of the site, but the Town is not prepared to build the Emergency Services/Fire Facility at the front of the property for five to ten years. So, the Emergency Services Facility and the neighborhood will not be built at the same time.

Philip Reece

6234 Cress Road, Concord, NC 28025

Mr. Reece asked if there will be an environmental plan put in place just in case the sewer has problems with that proximity to the creek and with runoff water from the training with fire extinguisher foam going into the creek.

Ms. Burris shared that the property must be reviewed by NC Department of Environmental Quality (NCDEQ) and meet all the regulations. Ms. Burris also shared that as far as runoff water there will not be grading more than an acre for the training facility and will not have stormwater detention facility on the front end until the principal building gets built on the property and it will be reviewed by NCDEQ and will meet all requirements.

Whit Moose closed the Public Hearing and opened for questions from the Board.

Bridget Fowler asked what the chances would be that other property around the Mount Pleasant High School and Fire Department would be brought to the Board to be changed to O-I and how that would impact the area.

Erin Burris stated they would have to ask for annexation. The Town Board would have to be willing to annex and rezone the property to O-I. Ms. Burris believes the schools and Fire Facility will be it for the O-I district on Walker Road but does not know if there will ever be another request for something like that.

Whit Moose made a **motion** to approve the proposed O-I zoning district and it is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the *Town of Mount Pleasant Comprehensive Plan*. The Board finds the request is reasonable and in the public interest given nearby O-I zoning and two public schools. A second motion was made by Jonathan Helms. All were in favor. (5-0)

REZ 2026-07 Pleasant Hill Baptist Church (OI) Zoning for Existing Church

Standard rezoning request to reflect current and historic use of the property as a church and its associated uses. Location: 425 Mt. Pleasant Rd. N. Cabarrus County Parcel Number: 5671-12-0240. Current Zoning-RL Residential Low Density. Proposed Zoning-OI Office & Institutional. Area: 2.5 acres.

Erin Burris reviewed the staff report in the packet as presented (*included in minute book*).

Erin Burris shared that a neighbor to the South of the property called regarding the sign to say that the sign was a little bright. The Town does have some requirements in the Ordinance that limit the flashing of signs in the parts of the North Carolina administrative code that the church would have to adhere to once they issue a permit for the sign.

Whit Moose opened the Public Hearing for anyone wanting to speak.

Jimmy Hall

Pastor of Pleasant Hill Baptist Church

Mr. Hall apologized for any inconvenience or problems he caused the Town. He has been at the church for 6 years and lives in Kannapolis. Mr. Hall thought the church was within the Town limits but after talking to Ms. Burris found out the church was not, that it is in the ETJ. Mr. Hall built the frame of the sign and installed the sign himself. Before Mr. Hall came to the church there was an old used car sign with an arrow on it and Mr. Hall and other church members did not like it. After the sign started falling apart, Mr. Hall bought the new sign and installed it and did not think of the zoning issues. Then he had some medical issues that caused him to be out of work for several months. Then when he got back, he had the sign installed without thinking about it. Mr. Hall apologized again for any inconvenience that was caused to the Town and said the church would do anything that the Town would like them to do.

Rick Burleyson made a **motion** to approve the proposed O-I zoning district and it is consistent with the "Rural" land use designation on the "Future Land Use Map" in the *Town of Mount Pleasant Comprehensive Plan* in that "limited office, service, civic & institutional" uses are listed in the table for this designation. The Board finds the request is reasonable in that the property has been used as a church for the past 60+ years, and the OI district the same zoning district as other religious institutions throughout Mount Pleasant's zoning jurisdiction. The second motion was made by Kiesha Garrido. All were in favor. (5-0)

9. Board of Adjustment Business

None

10. Reports

Erin Burris reviewed the reports as presented (*copy in the Minute Book*)

Ms. Burris shared additional information as follows:

- Received a Preliminary Plat from the proposed subdivision Heritage Creek that is under review and waiting for Technical Review comments that was Annexed in February 2026.
- Water distribution improvements – State Utility is currently working on Jackson Street and Highway 49 and making good progress. State Utility should be getting to the Water Treatment Plant over the next few weeks and should be off of Jackson Street next week.

Then State Utility is going to see how much money is left over to see if they can do a water line replacement at Allman Road Extension and Seneca Road.

- The Lower Adams Creek Sewer Outfall has been completed. LKC was also able to include Hillside Drive sewer line and manholes along with Ridge Avenue and New Street. Now the Engineer is working to get approval from NCDEQ to resurface Hillside Drive if project funds allow.
- Still waiting for well approval from NCDEQ for the well and PAC system.
- Making progress on N. Washington Street sidewalks and should have the right-of-way acquisition shortly.
- There is a grant for mid-Block crossing that Ms. Burris will submit to NCDOT to be located at the public parking lot in Downtown on N. Main Street to make it safer for residents and visitors.
- A State Grant paid half the cost to pave the municipal complex parking lot since it is not considered a street, and the Town could not use street money.
- NCDOT contracted out NJR to do the paving for Main Street and Highway 73 and should be starting in September to mill and pave. NJR is waiting for the NCDOT to finish the stormwater pipe on Highway 73 & Barringer Street and once they get it completed then NJR can begin.

11. Planning & Zoning Comment Period

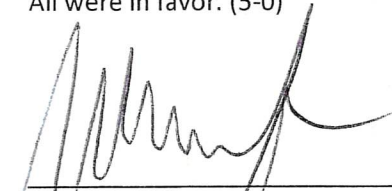
- Wanted to know where the loud sound of bells ringing throughout Town at random hours was coming from. No one knew exactly at the current time.
- Update to the Theater and Tire Store: Ms. Burris will be presenting at the Tourism Development Authority meeting on Thursday. The fundraising is going well, and they are very close to getting started on some exterior improvements. As far as the Tire Store when work begins at the Theater, work will begin at the Tire Store at the same time but does not have anything on the Tire Store currently.
- Update to the Property at the corner across from Hardees (Abhi Patel's Property): It currently has a code enforcement case for not meeting the non-residential maintenance codes. The property owner is waiting for one of the tenants to move out because he has some health issues and is giving him an extended period.

12. Adjournment:

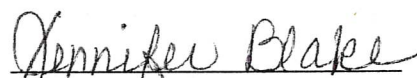
With no further discussion, Chairman Whit Moose entertained a motion to adjourn.

Jonathan Helms made a **motion** to adjourn, and a second motion was made by Bridget Fowler.

All were in favor. (5-0)



Chairman, Whit Moose



Clerk to the Board, Jennifer Blake