



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, October 27, 2025, 6pm

1. **Call to Order** - Chair Whit Moose
2. **Recognition of Quorum**
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)
4. **Approval of Agenda**
5. **Approval of Minutes of Previous Meetings** (August 25, 2025)
6. **Public Comment Period**
7. **Planning Board Business**
None
8. **Board of Adjustment Business**
None
9. **Reports**
Planning Report and Zoning Permits September & October (to date)
10. **Planning & Zoning Board Comment Period**
11. **Adjourn**



Planning and Zoning Board Meeting Minutes
Monday, August 25, 2025

Members Present:

Chairman - Whit Moose
Vice Chairman - Rick Burleyson
Member - Bridget Fowler
Member – Liz Poole
Member – Jonathan Helms (late 6:35 pm)
Alternate – Kiesha Garrido
P&Z Clerk to the Board – Jennifer Blake
Planning & Economic Development Director - Erin Burris

Also Present: Mayor Tony Lash

1. Call to Order:

Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:02 p.m.

2. Recognition of Quorum:

Chairman Whit Moose stated a quorum was present with the Alternate, Kiesha Garrido as a voting member until Jonathan Helms arrived.

3. Oath of Office

Reappointed members will take the Oath of office.

Amended to the bottom of the agenda.

4. Election of Officers

The Board will elect a member to serve as the chair of the board and member to serve as vice-chair of the board when acting both as the Planning & Zoning Board and Board of Adjustment.

Amended to the bottom of the agenda.

5. 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.

6. Approval of Agenda:

Whit Moose made a motion to amend items # 3 (Oath of Office) and # 4 (Election of Officers) to be added to the bottom of the agenda due to Board member Jonathan Helms running late.

A **motion** was made by Rick Burleyson to approve the amended agenda with # 3 and # 4 moved to the bottom of the agenda and a second motion was made by Bridget Fowler. All were in favor. (5-0)

7. Approval of Minutes of Previous Meetings (May 19, 2025)

A **motion** was made by Bridget Fowler to approve the minutes for the previous meeting (May 19, 2025) and a second motion was made by Kiesha Garrido. All were in favor. (5-0)

8. Public Comment:

None

9. Planning Board Cases:

TA 2025-01 Accessory Uses and Temporary Uses

Proposed development ordinance amendments to address organization of the Accessory Structure requirements, options for concealment of inoperable vehicles, the temporary use of shipping containers during moving or renovations, and the issuance of temporary use permits for gravel parking in the CC district. Affected Sections of MPDO: Section 5.2, 5.10.2, & 8.1.3, App. A (Definitions)

Erin Burris stated that several of these text amendments have been requested by the Code Enforcement Officer for clarification. Ms. Burris presented the staff report (included in Minute Book). This amendment will give everyone time to get their plans and construction in place and will allow for a one (1) year delay in construction delays. The Temporary Use Permit will move things along and hold businesses to a deadline while giving people in Town the opportunity to get the work complete. A list of the business owners that are affected by gravel parking lots in the Center City district is as follows:

- 1. Chiropractor Office 8355 W. Franklin Street** The office already has a plan and needs to get a temporary use permit.
- 2. Old Barringer Motors Building 8344 W. Franklin Street** (Tire Store and Well Doctor building). There is a substantial storm water pipe between What-A-Burger and the Old Barringer Motors building that needs to be dug up and replaced. The Town could not have her pave and then dig it up to replace the storm water pipe. Ms. Burris is trying to figure out the cost of the project since the BRIC Grant got cancelled.
- 3. Town Square Properties** (empty gravel lot) This property will fall under Temporary Public Parking to facilitate the completion of permanent parking. This property allows for public parking and when the Town works on their parking lot at Buddy's Place people will need a place to park while that is being done.
- 4. Public Alley Way, Miracles Hair Salon, & Windstream** (behind 73 & Main, Windstream, Miracles, and a strip owned by the Town). The Town will have to get a quote from a paving contractor to pave the public alley and give all the businesses an opportunity to work with same contractor to keep costs down on getting that section paved.

5. **Town-owned parking around Buddy's Place**-Town has conceptual plan and is working on engineered construction plans for parking improvements.
6. **Animal Hospital (8315 W. Franklin Street)** – Lot behind their building that needs to check into for paving.

Liz Poole asked how the Town would be contacting the businesses this affected.

Ms. Burris stated that once this was adopted a letter would go out to explain all the changes and give them a chance to get a plan before the deadline.

Liz Poole made a **motion to recommend approval** of the proposed text amendments and finds that the proposed amendments are consistent with the Comprehensive Plan. A second was made by Kiesha Garrido. All were in favor. (5-0)

10. Board of Adjustment Business

CNA 2025-01 Reid Manufactured Home Replacement (APPROVE ORDER from July Meeting)

Approve order for Board of Adjustment approval of Certificate of Nonconformity Adjustment to permit the replacement of an existing nonconforming manufactured home with a newer manufactured home. Location: 1243 Preston Drive. Cabarrus PIN: 5670-53-1970. Current Zoning: RL Residential Low Density. Area: approximately 0.46 acres

A **motion** was made to approve the Board of Adjustment Order for the Certificate of Nonconformity Adjustment was made by Liz Poole and a second was made by Rick Burleyson. All were in favor. (5-0)

11. Reports

Erin Burris presented the monthly activity report to the Planning & Zoning Board (included in Minute Book)

Jonathan Helms arrived at 6:35 p.m.

Ms. Burris shared that the ABC Store will be moving to their temporary location at 8830 E. Franklin Street (owned by David and Karen Cox). The ABC Store closed their current location and advertised their closing for 30 to 45 days and once that period is over, they can move. Ms. Burris believes the Store has gotten their approval from the State.

Liz Poole wanted to know how long the ABC Store could stay in the temporary location.

Ms. Burris said the Store has up to a year. The ABC Store already has plans drawn up for the White Owl location.

Kiesha Garrido asked what happened to the area near the carwash for the ABC Store.

Ms. Burris said that the property owner worked on the plans for the ABC Store at the Old Kindley Mill site, but the cost vs. revenue made him not able to do the project.

Ms. Burris shared that she issued a permit to put up a Historic Coca-Cola sign on the side of the old Dance Trap building. There was an old Coca-Cola sign there and the Town has a provision in our Ordinance for the restoration of replica signs.

Kiesha Garrido asked if Uwharrie Bank planned to keep the current location or sell it. Ms. Burris shared that the property has already been sold to Town Square Properties and Uwharrie Bank is now renting the building until they move. A few ideas have been tossed around about what to do with the building but nothing definite yet.

Liz Poole asked if there were any plans at the corner of Highway 49 and N. Main Street since the building had been torn down. Ms. Burris said the landowner has not provided any plans.

Whit Moose asked about the Lower Adam Creek's Sewer Project. Ms. Burris shared that the blasting and completion of the project should be complete in the next couple of weeks and that the Carolina Thread Trail is back open.

Ms. Burris updated the Board on the Water Line Project. State Utilities is three (3) months behind schedule but are starting to make more progress now that they have two (2) crews working. The large hole at the end of Walnut Street continues to be a problem. The Town has not been able shut the water off to the old line because the valves either do not work or a line circumvents the valves. NCDOT wants the Town to fix it but may have to leave the hole open until the new line is operable.

The road closure schedule was put on mpncfuture.com website for reference.

Rick Burleyson asked about the open cuts going across Highway 73 and S. Main Street. Ms. Burris shared that one lane will be driving over a plate.

Ms. Burris updated the Board on the Water Treatment Plant. The Water Treatment Plant opening has been delayed now due to a manufacturing issue. So, that will be a four (4) to six (6) week delay. Also, some pumps and pipes need to be replaced so it may take until November before the Town is back online or possibly later.

Return to Agenda Item #3: Oath of Office

Reappointed members took the oath of office. The Clerk to the Board, Jennifer Blake swore in Whit Moose, Bridget Fowler, and Jonathan Helms as reappointed members of the Planning & Zoning Board and the Board of Adjustment.

Return to Item #4: Election of Officers

The Board elected a member to serve as the chair of the board and member to serve as co-chair of the board when acting both as the Planning & Zoning Board and the Board of Adjustment.

Jonathan Helms made a **motion** to nominate Whit Moose to continue as Chairman for the Planning & Zoning Board and the Board of Adjustment and a second motion was made by Bridget Fowler. All were in favor. (5-0)

Jonathan Helms made a **motion** to nominate Rick Burleyson to continue as Vice-Chairman for the Planning & Zoning Board and the Board of Adjustment, and a second motion was made by Whit Moose. All were in favor. (5-0)

10. Planning & Zoning Comment Period

Whit Moose asked if the ABC Store's new location is still in the process? Erin Burris shared that to her knowledge, the ABC Store still plans to move to the White Owl and asked to temporarily relocate to 8930 E. Franklin Street.

12. Adjournment:

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

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

All were in favor. (5-0)

Chairman, Whit Moose

Clerk to the Board, Jennifer Blake



To: Planning & Zoning Board
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: October 27, 2025
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

ANX 2025-02 BYRD PROPERTY

Description: Request for voluntary non-contiguous annexation
Location: 9450 NC Highway 73 E
Cabarrus PIN: 5670-71-5906
Zoning: RL Residential Low Density
Area: 3.446 acres
Estimated Sewer Capacity Usage: 675gpd (three single-family residential homes)
Current Status: Town Board held public hearing and approved at October 14 meeting.

TA 2025-01 Accessory Uses & Temporary Uses

Description: Proposed development ordinance amendments to address organization of the Accessory Structure requirements, options for concealment of inoperable vehicles, the temporary use of shipping containers during moving or renovations, and the issuance of temporary use permits for gravel parking in the CC district.
Affected Sections of MPDO: Section 5.2, 5.10.2, & 8.1.3, App. A (Definitions)
Current Status: Planning & Zoning Board recommended approval at August 25 meeting. Town Board held public hearing and approved at September 9 meeting.

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: approx. 4.93 acres
Estimated Sewer Capacity Usage: 0 gpd (project to utilize well and septic)
Current Status: Construction underway.

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION

Description: Preliminary plat for proposed 15-lot infill subdivision on N. Main Street.
Location: 800 & 826 N. Main Street
Cabarrus PINs: 5670-16-6055 & 5670-15-7981
Current Zoning: RM Residential Medium Density
Area: approx. 7.5 acres
Estimated Sewer Capacity Usage: 3,375 gpd
Current Status: Preliminary Plat reviewed by Technical Review Committee (TRC). Comments provided to engineer April 7, 2025. No revised plan received. Has not been scheduled for Planning & Zoning Board review.

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: approx. 86.77 acres

Density: 2.05 dwelling units per acre

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

Current Status: Phase 1 Final Plat (58 lots) recorded. Bonded improvements being completed. Zoning Permits being issued (13 issued to date).

SUB 2017-01 GREEN ACRES

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

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

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

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

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

Current Status: Final Plat recorded. Bonded improvements being completed. Zoning Permits being issued (25 issued to date).

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 21,994gpd of non-strategic reserve (equivalent of 97 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.

Permits

September & October permit list (to date) is 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:

EMPIRE DRIVE SEWER PUMP STATION AND SEWER LINE - COMPLETE

- **Project Description:** This project retires the old Mountainbrook and Food Lion Pump Stations and serves the new Brighton Park subdivision. Click [here](#) to see a composite map of all proposed sewer improvements.
- **Schedule:** Work is scheduled to begin in the late spring of 2024 and be completed before spring 2025.
- **Funding Source:** Portion of \$6,048,000 USDA Low Interest Loan
- **Status:** Project Complete

SEWER LINE AND MANHOLE REHABILITATION (A, B, C, WADE, AND REID STREETS) - COMPLETE

- **Project Description:** This project will replace old clay sewer lines and manholes with new sewer lines and manholes along C Street, B Street, A Street, Wade Street, and Reid Street. Click [here](#) to see a composite map of all proposed sewer improvements.
- **Schedule:** Work is expected to begin at the end of August 2024 and be completed by December 2024. Street paving is also part of this project.
- **Funding Source:** Remainder of \$6,048,000 USDA Low Interest Loan
- **Status:** Project Complete

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 is scheduled to begin February 10, 2025 with completion by the end of the year.
- **Funding Source:** \$9,988,029 State Budget allocation from federal ARPA funds
- **Status:** In progress - Approximately ¾ 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/42/Waterline-Project-Monthly-Update--September-24-2025>

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 is scheduled to begin March 3, 2025 with completion by March 2026.
- **Funding Source:** \$5,822,971 State Budget allocation from federal ARPA funds
- **Status:** In Progress-Approximately ¾ complete. Latest update can be viewed at <https://mpncfuture.com/Dev/ID/43/Lower-Adams-Creek-Sewer-Outfall-Project-Update-September-24-2025>

WATER INTAKE & TREATMENT IMPROVEMENTS - IN PROGRESS

- **Project Description:** The Town has been working 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 November of 2025. Water will be purchased from the City of Concord during this time.
- **Funding Source:** \$1,000,000 State Budget allocation (redirected by technical correction in state budget from S. Skyland Drive/Allman Road extension water lines). Additional funding is being pursued to complete needed improvements.
- **Status:** In progress-Approximately $\frac{3}{4}$ complete. Water Treatment Plant upgrades have been completed. Powder Activated Carbon (PAC) system has been delivered and building constructed. NCDEQ has approved well. Waiting on final NCDEQ approval of engineering for PAC integration. Ground storage tank has been cleaned and coated. Waiting on pump and pipe fabrication for ground storage. System still connected to Concord water due to fabrication delays. Plant anticipated to be operational by December.

N. WASHINGTON STREET SIDEWALK - IN 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 and permitting is currently underway. The project is expected to go to bid late in 2025. Preparations are being made to either move or remove the house at 8563 E. Franklin Street (currently owned by the Town) to facilitate this project.
- **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 late fall to early 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 of 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:** Due to updated cost estimates, 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:** McAdams Engineering has prepared a revised scope of work for engineering the Downtown Southwest Quadrant Public Parking that will incorporate a portion of the engineered stormwater improvements from the Downtown Stormwater Construction Plans. The revised scope is currently being reviewed by staff. Implementation of this project will ensure that all existing and new parking in the southwest quadrant of downtown is paved.

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:** \$4.5-6 million. 2022 FEMA BRIC grant cancelled. Town pursuing Hazard Mitigation Fund Program (HMFP) grant.
- **Status:** Staff submitted the first draft of the Hazard Mitigation Grant application packet to the North Carolina Department of Public Safety for initial review on October 6. If the draft is advanced by NCDPS, final application is due to FEMA in December.

September and October 2025 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2025-91	9/2/2025	5670-22-6334	8535	Lee St.	Town	Addition	Porte Cochere-First Baptist	Gordon Family Contractors	
Z-2025-92	9/2/2025	5670-22-0332	1550	S. Main St.	Town	Home Occ.	Contractor Office Home Occ.	Whitney Swofford	
Z-2025-93	9/4/2025	5651-70-4233	5527	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-94	9/11/2025	5651-70-5387	5534	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-95	9/11/2025	5670-31-2880	8625	Lee St.	Town	Home Occ.	Baked Goods	Alicia Smith	
Z-2025-96	9/16/2025	5651-70-6165	5510	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-97	9/16/2025	5651-70-8320	37	Wendall Lane	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-98	9/18/2025	5651-70-6252	5518	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-99	9/18/2025	5651-70-4156	5519	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-100	9/18/2025	5651-70-6219	5526	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-101	9/25/2025	5670-13-6357	8320	W. Franklin St.	Town	New	Bank w/Drive Through	Uwharrie Bank	CoC

11 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2025-102	10/1/2025	5670-05-7279	937	Page St.	Town	Addition	Addition to home	Oscar Lopez	
Z-2025-103	10/1/2025	5670-48-5815	8819	Crestwood Dr.	Town	Addition	Deck replacement	Common Grounds Management	
Z-2025-104	10/1/2025	5660-46-3854	6817	Glen Abbey Ln.	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2025-105	10/20/2025	5651-80-0215	32	Wendall Ln.	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-106	10/20/2025	5651-80-0107	24	Wendall Ln.	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-107	10/20/2025	5660-95-9711	7921	W. Franklin St.	Town	Accessory	Storage Shed	Mark Allen	

6 Zoning Permits