



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, January 26, 2026, 6pm

(Inclement Weather Alternate Date-Thursday, January, 29)

- 1. Call to Order** - Chair Whit Moose
- 2. Recognition of Quorum**
- 3. Oath of Office for Newly Appointed Alternate Member**
- 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** (October 27, 2025)
- 7. Public Comment Period**
- 8. Planning Board Business**

TA 2026-01 CONTRACTORS OFFICES & SHOPS IN AG ZONING DISTRICT

Applicant requests text amendment to permit Contractors Offices and Contractors Shops in the Agricultural (AG) zoning district as special uses. Affected Section of the MPDO: 4.6 (Table 4.6-1).

REZ 2026-02 ESTEP ELECTRICAL

Applicant 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.

ANX 2026-01, REZ 2026-01, & SITE 2026-01 YOST PROPERTY

Applicant 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

9. Board of Adjustment Business

None

10. Reports

Planning Report and Zoning Permits December & January (to date)

11. Planning & Zoning Board Comment Period

12. Adjourn



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Planning and Zoning Board Meeting Minutes Monday, October 27, 2025

Members Present:

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

Also Present: None

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 with a second motion made by Liz Poole. All were in favor. (5-0)

5. Approval of Minutes of Previous Meetings (August 25, 2025)

A **motion** was made by Richard Burleyson to approve the minutes for the previous meeting (August 25, 2025) and a second motion was made by Bridget Fowler. All were in favor. (5-0)

6. Public Comment:

None

7. Planning Board Cases:

None

8. Board of Adjustment Business

None

9. Reports

Planning Report and Zoning Permits September & October (to date)

Erin Burris reviewed the reports as presented.

There was a change in how the Infrastructure Projects were presented giving more details, adding links, and maps to the updates.

The Chairman requested more frequent updates, so Erin will email the Board report as well as the Town Board report which is advanced by two weeks.

10. Planning & Zoning Comment Period

Erin Burris stated that the Board will most likely not meet in November or December but if the Board were to meet, she would email the Board to meet in early December. There are two properties wanting to be annexed: one is off Mt. Pleasant Road South, and the other is off Highway 49 North.

11. Adjournment:

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

Liz Poole made a **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



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Planning & Zoning Board
From: Erin S. Burris, AICP, Planning Director
Date: January 26, 2026
Subject: TA 2026-01 Contractors Shops and Offices in AG District

A. BACKGROUND

Applicant: John Estep
375 Moose Road S.
Mount Pleasant, NC 28124

Affected Sections of MPDO: Section 4.6 (Table 4.6-1)

Applicant requests amendment to Section 4.6 (Table 4.6-1) to permit Contractors Shops and Contractors Offices in the Agricultural (AG) zoning district as a special use. This means that either a Special Use Permit or a Conditional Zoning district would be required to permit a Contractor Shop or Contractor in the AG district. These uses are not currently permitted in the AG district.

The applicant states on the application that the requested text amendment is consistent with the economic development goal of the Town's Comprehensive Plan.

B. RELATIONSHIP TO ADOPTED PLANS & POLICIES

The relevant goals/strategies in the Town's adopted Comprehensive Plan are listed below:

- Economic Development Goal: Attract and retain a variety of businesses and light industry to promote a robust and diverse economic base and employment opportunities for residents.

C. STAFF RECOMMENDATION

Staff recommends review and approval of the proposed amendments.

D. ACTION REQUESTED

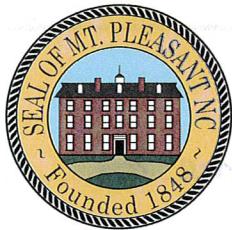
The Planning & Zoning Board is requested to review and make a recommendation to the Town Board of Commissioners on one of the following items:

- **Recommend approval and consistent:** The Planning & Zoning Board finds that proposed amendments are consistent with the Comprehensive Plan.
- **Recommend approval and not consistent:** The Planning & Zoning Board finds that the proposed amendments are not consistent with the Comprehensive Plan as adopted, but finds the proposed amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency.
- **Recommend denial and not consistent:** The Planning & Zoning Board finds that the proposed amendments are not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

The Planning & Zoning Board's recommendation will be forward to the Town Board of Commissioners prior to the public hearing for the request, which is scheduled for February 10.

E. ATTACHMENTS

1. Application
2. Proposed amendments to Section 4.6, Table 4.6-1.



MOUNT PLEASANT

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9803 • Fax 704-436-2921

Map & Text Amendment Application

Case #: TA 2026-01
REZ 2026-02

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning

Conditional District Rezoning

Text Amendment:

Date of Application 1-5-2026

2. Amendment Information

For All Rezonings

Name of Rezoning Estep Electrical

Location 9950 Foil Rd. Property Size (acres) 17.78ac

Tax Parcel Number(s) 5670-89-4187

Current Zoning RL Proposed Zoning C2 AG Current Land Use Resid. / Ag.

For CD Rezonings Proposed Use(s) SFR + Contractor Shop

For Text Amendments Affected Section(s) of the UDO 4.6 (Table 4.6-1)

3. Contact Information

John Estep

Applicant 375 Moose Rd. S

MT. Pleasant NC, 28124

Applicant Address

City, State Zip

980-333-5892

Telephone

Fax

Signature

John Estep

1-5-26

Date

NA

Agent (Engineer, Surveyor, etc. if applicable)

Address

City, State Zip

Telephone

Fax

Signature

Date

John Estep

Property Owner (if applicable)

375 Moose Rd. S.

Address

MT. Pleasant NC, 28124

City, State Zip

980-333-5892

Telephone

Fax

Signature

1-5-26

Date

4. Description of Request

- a. Briefly explain the nature of this request.

Text Amendment to permit Contractors Offices + Shops in the AG Zoning District as a Special Use.

Rezoning to Conditional Zoning AG to allow for existing single-family residential and contractor shop.

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

Requested Text Amendment consistent with economic development goal + strategies.

Requested Rezoning consistent with Low Intensity designation

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

AG district is reasonable due to existing agricultural and business uses on surrounding properties.

Staff Use Only:

Date Application Received: 1-5-2026

Received By: EJB

Fee Paid: \$ 860.00 pd.

Case #: REZ 2026-02+TA 2026-01

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

Notes: _____

TABLE 4.6-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

P - Permitted Use S - Special Use (-) Prohibited Use SR- Supplemental Requirements (refer to section number in this column)

* All uses permitted in the CC, CD, and I-1 Districts are subject to supplemental design regulations in Article 11 of this Ordinance.

Section 11.7 shall apply to all outdoor storage or display associated with a permitted use

USE <i>OFFICE & SERVICE USES</i>	DISTRICTS												
	AG	RE	RL	RM	RH	O-I	CC	C-1	C-2	CD*	I-1*	I-2	SR
Animal services (no outdoor kennels)	S	S	S	-	-	P	P	P	P	P	P	-	5.7.1
Animal services (with outdoor kennels)	S	S	S	-	-	-	-	-	S	S	S	-	5.7.1
Automobile/boat/vehicle repair & maintenance, major	S	-	-	-	-	-	-	-	S	-	P	P	11.7
Automobile/boat/vehicle repair & maintenance, minor	S	-	-	-	-	-	-	P	P	P	P	-	11.7
Bank and/or financial services	-	-	-	-	-	P	P	P	P	P	P	-	
Bed & breakfast home	S	S	S	S	S	P	P	P	P	-	-	-	5.7.2
Bed & breakfast inn	S	S	S	S	S	S	P	P	P	-	-	-	5.7.2
Broadcasting, telecommunications office (excluding towers)	-	-	-	-	-	P	P	P	P	P	P	-	
Business and professional services (no outdoor storage)	-	-	-	-	-	P	P	P	P	P	P	-	
Business and professional services (with outdoor storage)	-	-	-	-	-	-	-	S	S	S	S	-	
Catering services	-	-	-	-	-	-	P	P	P	P	P	-	
Car wash (as a principal use)	-	-	-	-	-	-	-	P	P	-	-	-	
Contractor office (no outdoor storage)	S	-	-	-	-	P	P	P	P	P	P	P	
Contractor shop (with or without outdoor storage)	S	-	-	-	-	-	-	S	-	P	P	P	11.7
Data center/call center	-	-	-	-	-	S	S	S	P	P	P	P	
Dry cleaning	-	-	-	-	-	-	P	P	P	P	P	-	
Funeral home & services, including crematory as an accessory use	-	-	-	-	-	P	S	S	P	P	P	-	5.5.1
Gunsmith (including gun and ammunition sales)	-	S	S	-	-	-	-	P	P	P	P	-	
Hotel, motel, or extended stay lodging facility	-	-	-	-	-	-	P	P	P	P	S	-	
Household item repair services	-	-	-	-	-	S	S	P	P	P	P	-	11.7
Lawn and landscaping services (no outdoor storage)	-	-	-	-	-	-	-	P	P	-	P	-	
Lawn and landscaping services (with outdoor storage)	-	-	-	-	-	-	-	-	S	-	P	-	11.7
Medical, dental, chiropractic, optical, and health care offices (excluding hospitals)	-	-	-	-	-	P	P	P	P	P	P	-	
Motion picture & sound recording (excluding theaters)	-	-	-	-	-	P	P	P	P	P	P	-	
Personal care services-hair, nails, skin, tanning, massage therapy	-	-	-	-	-	P	P	P	P	P	P	-	
Pest control services	-	-	-	-	-	P	S	P	P	P	P	-	
Photography studio	-	-	-	-	-	P	P	P	P	P	P	-	
Publishing, printing services (including screen printing)	-	-	-	-	-	P	P	P	P	P	P	-	
Professional offices	-	-	-	-	-	P	P	P	P	P	P	-	
Services, other	-	-	-	-	-	S	S	S	S	S	P	-	11.7
Tailoring services	-	-	-	-	-	P	P	P	P	P	P	-	
Tattoo parlors, body piercing	-	-	-	-	-	-	-	S	-	-	-	-	
Taxidermy	-	S	S	-	-	-	-	-	-	-	P	-	



MOUNT PLEASANT

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NORTH CAROLINA

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Planning & Zoning Board
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: January 26, 2026
Subject: REZ 2026-01 Estep Electrical (Subject to approval of TA 2026-01)

A. BACKGROUND

**Applicant(s)/
Property Owner:** John Estep
375 Moose Road
Mount Pleasant, NC 28124

Location: 9950 Foil Road

PIN(s): 5670-89-4187

Property Size: 17.78 Acres

Current Zoning: Residential Low Density (RL)

Proposed Zoning: Conditional Zoning Agricultural (CZ AG)

The applicant proposes rezoning the subject property to Conditional Zoning Agricultural (CZ AG) district, in order to utilize an existing 6,200sf shop building for a contractor office and shop, while continuing the existing single-family residential use and existing agricultural use of the property. 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). The approval of this use is subject to the approval of Text Amendment request TA 2026-01. Uses permitted in the proposed Conditional Zoning district include all uses permitted by right in the AG district as well as Contractor Office and Contractor Shop (if approved under TA 2026-01).

The applicant has provided a preliminary site-specific plan associated with the rezoning request. Since, all buildings are existing and there will not be ground disturbance of greater than 1 acre and less than 20,000 square feet of impervious area, only a minor site plan review would be required if the zoning district is approved by the Town Board.

B. ZONING DISTRICT REVIEW 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 dwelling unit per two acres up to two dwelling units per acre. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas typically have limited access to infrastructure.”

Uses in this designation generally include single-family residential, small scale agricultural uses, and support uses.

The requested conditional zoning district is consistent with this land use designation in accordance with Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO) in that the existing single-family residential, small-scale agriculture, and the proposed limited service uses are low intensity.

Zoning District Intent

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

“The AG district is established to provide areas for low intensity agricultural operations as well as agribusiness and supportive commercial uses. AG zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, sets maximum permissible densities or new zoning districts, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation.”

Existing Zoning and Development Patterns

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

	Zoning District(s)	Land Use(s)
North	Mount Pleasant Residential Low Density (RL)	Single-family residential, Commercial outdoor recreational use
East	Cabarrus County Agriculture & Open Space (AO)	Vacant, Agriculture, Forestry
South	Mount Pleasant Residential Low Density (RL), Cabarrus County Agriculture & Open Space (AO)	Agriculture, Single-family residential
West	Mount Pleasant Residential Low Density (RL)	Vacant, Agriculture, Forestry

The subject property is located in an area with a mixture of zoning districts and land uses. The request for the CZ AG zoning district to permit a contractor office and shop is reasonable in that the use will be located in an existing 6,200sf building that was built as part of a farming operation. The use will be on the same property as existing single-family residential and agricultural land uses is reasonable given the large size of the property, distance from adjacent uses, and the mix of residential, agricultural, and commercial uses already located on Foil Road.

Utility Availability

The property is not currently served by public water or sewer. The applicant plans to utilize well and septic for the site.

Transportation

The property is located on Foil Road, a two-lane dead-end state-maintained road. Traffic volume on Foil Road is low and there is no NCDOT traffic count. There are fewer than 10 existing houses, a seasonal commercial outdoor recreational use, and a large farm located on the road.

Environment

There are two farm ponds located on the property that will not be impacted by the use.

Site Plan, Parking, & Landscaping

The application has provided a preliminary site-specific plan for the conditional zoning district. The plan shows an additional driveway entrance on the north end of the property. This entrance is subject to NCDOT requirements since it is located on a state-maintained road. The applicant proposes paving a parking and circulation area with approximately 25 parking spaces.

According to Article 7 of the MPDO, the AG district does not require a buffer yard. The shop building is located more than 300 feet from adjacent property lines and more than 500 feet from any off-site single-family use. There is an existing building yard located on the south side of the building adjacent to the parking area. Around and within the parking area a minimum of 1 shade tree (or 2 ornamental trees) and 8 small shrubs are required for each 10 parking spaces. A six-foot, Class 1 street yard is required in front of the shop building, which requires 1 ornamental tree and 8 shrubs per 30 linear feet.

No outdoor storage has been proposed on the plan. Any outdoor storage would be subject to the requirements of Section 11.7 of the MPDO.

Building Design Standards

All buildings are existing, therefore, building design standards do not apply. The existing shop building will be subject to inspection by the Fire Marshal's office.

C. STAFF COMMENTS

Staff finds that the proposed Conditional Zoning district is consistent with the Medium Intensity land use designation, in that the office and retail (and supporting warehouse) land use types shown on the Conditional Zoning plan are consistent with the general land use types of office and retail located on thoroughfares listed under the "Medium Intensity" classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO).

D. PROCEDURES & ACTIONS

The Planning & Zoning Board is requested to make one of the following recommendations to the Town Board of Commissioners (if the Town Board approves TA 2026-01):

- **Recommend approval and consistent:** The Planning & Zoning Board finds that the proposed CZ AG zoning district is consistent with the “Low Intensity” land use designation on the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan*. The Board finds in that the land use types of single-family residential, agriculture, and contractor office and shop in the existing buildings on the Conditional Zoning plan are consistent with the general land use types of listed for the Low Intensity classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO), and that the proposed uses and site-specific plan are reasonable and in the public interest given the large size of the property, distance from adjacent uses, and the mix of residential, agricultural, and commercial uses already located on Foil Road.
- **Recommend approval and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendment to be reasonable and in the public interest, and hereby amends the Future Land Use Map.
- **Recommend denial and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest. (In making this recommendation, the Planning & Zoning Board may choose to recommend a more appropriate zoning district if the Town Board chooses to annex the property).

E. ATTACHMENTS

1. Application
2. Site-Specific Plan
3. Zoning Map
4. Aerial Map



MOUNT PLEASANT

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9803 • Fax 704-436-2921

Map & Text Amendment Application

Case #: TA 2026-01
REZ 2026-02

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning

Conditional District Rezoning

Text Amendment:

Date of Application 1-5-2026

2. Amendment Information

For All Rezonings

Name of Rezoning Estep Electrical

Location 9950 Foil Rd. Property Size (acres) 17.78ac

Tax Parcel Number(s) 5670-89-4187

Current Zoning RL Proposed Zoning C2 AG Current Land Use Resid. / Ag.

For CD Rezonings Proposed Use(s) SFR + Contractor Shop

For Text Amendments Affected Section(s) of the UDO 4.6 (Table 4.6-1)

3. Contact Information

John Estep

Applicant 375 Moose Rd. S

MT. Pleasant NC, 28124

Applicant Address

City, State Zip

980-333-5892

Telephone

Fax

Signature

John Estep

1-5-26

Date

NA

Agent (Engineer, Surveyor, etc. if applicable)

Address

City, State Zip

Telephone

Fax

Signature

Date

John Estep

Property Owner (if applicable)

375 Moose Rd. S.

Address

MT. Pleasant NC, 28124

City, State Zip

980-333-5892

Telephone

Fax

Signature

1-5-26

Date

4. Description of Request

- a. Briefly explain the nature of this request.

Text Amendment to permit Contractors Offices + Shops in the AG Zoning District as a Special Use.

Rezoning to Conditional Zoning AG to allow for existing single-family residential and contractor shop.

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

Requested Text Amendment consistent with economic development goal + strategies.

Requested Rezoning consistent with Low Intensity designation

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

AG district is reasonable due to existing agricultural and business uses on surrounding properties.

Staff Use Only:

Date Application Received: 1-5-2026

Received By: EJB

Fee Paid: \$ 860.00 pd.

Case #: REZ 2026-02+TA 2026-01

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

Notes: _____

1/7/26, 3:40 PM

Map Cabarrus



Map Cabarrus



REZ 2026-02
Estep Electrical

Town Limits
County Zoning

AO

MP Zoning

AG

CZ AG

RE

RL

RM

CZ R-M

RH

CZ RH

OI

CZ O-I

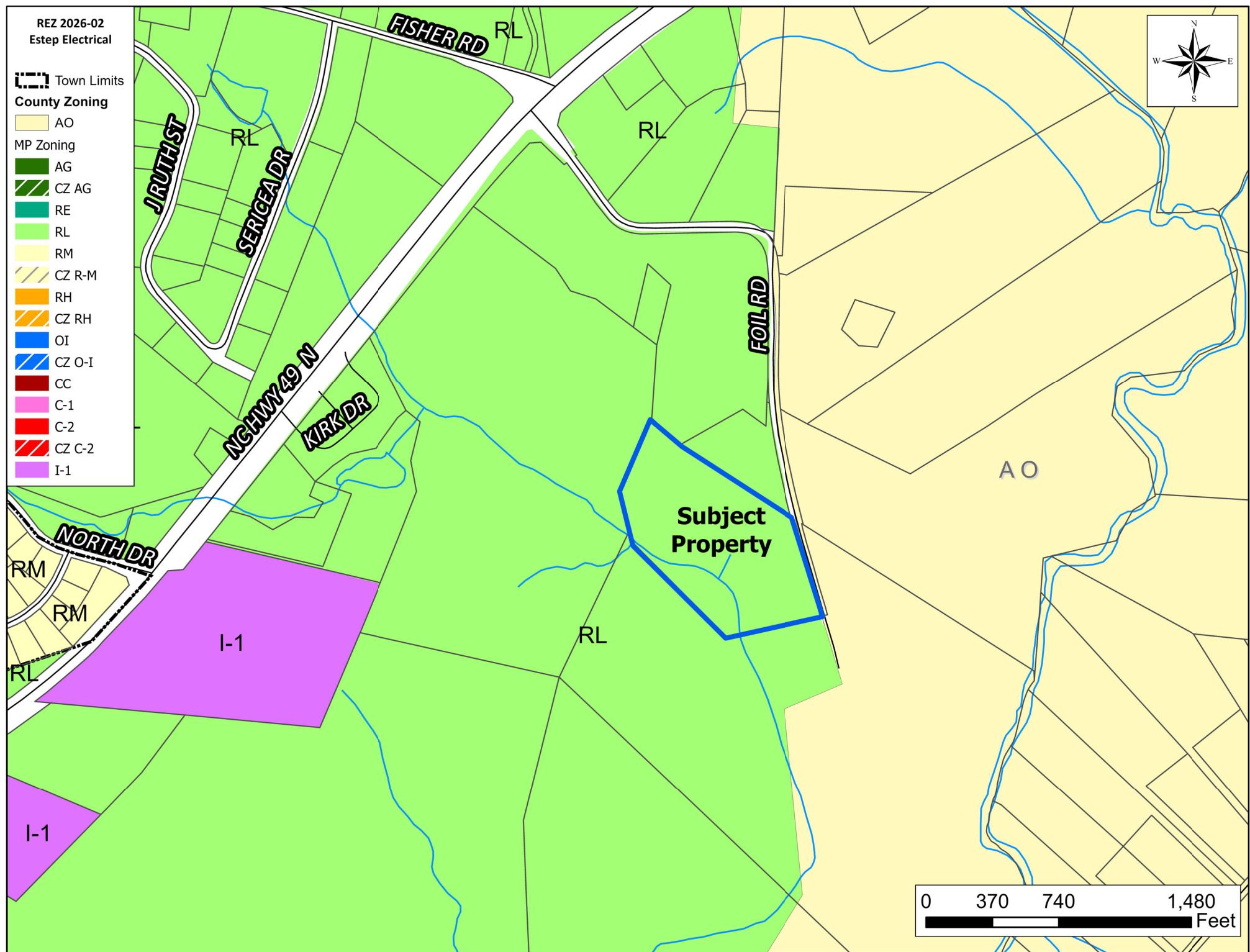
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C-1

C-2

CZ C-2

I-1





REZ 2026-02 ESTEP ELECTRICAL



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Planning & Zoning Board
From: Erin S. Burris, AICP
Date: January 26, 2026
Subject: ANX 2026-01 & REZ 2026-01 Yost Property

A. BACKGROUND

Applicant(s)/ Paula J. Yost
Property Owner: 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 Special Use 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:

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 devevloped) 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.

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

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:

	Zoning District(s)	Land Use(s)
North	Cabarrus County Countryside Residential (CR)	Vacant, Forestry, Agriculture, Single-family residential
East	Cabarrus County Countryside Residential (CR)	Vacant, Forestry
South	Cabarrus County Countryside Residential (CR) (across Highway 49)	Highway 49, Single-family residential, Vacant
West	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.

Site Plan, Parking, and Landscaping

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

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.

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 requested to make one of the following recommendations to the Town Board of Commissioners, if the Town Board chooses to annex the property into the Town of Mount Pleasant:

- **Recommend approval and consistent:** The Planning & Zoning Board finds that the proposed CZ OI zoning district is consistent with the “Employment Center” land use designation on the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan*. The Board finds in that the land use types shown on the Conditional Zoning plan are consistent with the general land use types of listed for the Employment Center classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO), and that the proposed uses and site-specific plan are reasonable and in the public interest given the mix of zoning district and land uses along the Highway 49 corridor.
- **Recommend approval and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendment to be reasonable and in the public interest, and hereby amends the Future Land Use Map.
- **Recommend denial and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest. (In making this recommendation, the Planning & Zoning Board may choose to recommend a more appropriate zoning district if the Town Board chooses to annex the property).

F. ATTACHMENTS

1. Application
2. Site Specific Plan & Elevations
3. Aerial Map
4. Zoning Map



MOUNT PLEASANT

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9803 • Fax 704-436-2921

Map & Text Amendment Application

Case #: REZ 2026-01

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning

Conditional District Rezoning

Text Amendment:

Date of Application 09.09.2025

2. Amendment Information

For All Rezonings

Name of Rezoning Yost Property

Location 5623, 5641, 5605 NC Hwy 49 N, Mt Pleasant NC 28124 Property Size (acres) 1.06, 1.64, 1.37

Tax Parcel Number(s) 5650-82-0012, 5650-81-1884, 5650-71-9774

Current Zoning CR, CR, OI-SU Proposed Zoning Conditional OI Current Land Use vacant, residence, Law Office & Counseling office

For CD Rezonings Proposed Use(s) OI uses

For Text Amendments Affected Section(s) of the UDO

3. Contact Information

Paula J Yost

Applicant
5605 NC Hwy 49 N

Mt Pleasant NC 28124

Applicant Address
704-436-2214

City, State Zip

Telephone

Fax

Signature

Paula J. Yost

Print Name

09.09.2025

Date

Carlos Moore Architect PA

Agent (Engineer, Surveyor, etc. if applicable)
222 Church St N

Address
Concord NC 28025

City, State Zip
704-788-8333

Telephone

Fax

09.09.2025

Signature

Date

Same as contact

Property Owner (if applicable)

Address

City, State Zip

Telephone

Fax

Signature

Date

4. Description of Request

- a. Briefly explain the nature of this request.

To rezone to be able to build a counseling center for private counseling sessions and group therapy. This would include indoor and outdoor sessions. The 5650-71-9774 parcel is a current law office and counseling office. The counseling would move to the proposed building on 5650-82-0012. The counseling building could also serve for mediations. The 5650-81-1884 parcel contains a current residence. We propose to rezone this to OI for consistency with the other 2 parcels:

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

The Mt Pleasant 2025 Land use plan has this corridor designated as Employment Center. The proposed uses of Law office and counseling building fit this designation and the proposed uses compliment the peaceful landscape of the parcels and adjacent parcels.

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

The law shack is existing within the Cabarrus County zoning jurisdiction. Our intent is to have all 3 parcels to be OI. Our intent is to maintain the picturesque landscape and blend with the landscape. The proposed uses meet the land use plan.

Staff Use Only:

Date Application Received: 9-9-2025

Received By: ESB

Fee Paid: \$ pd.

Case #: REZ 2026-01

Date Neighborhood Meeting Held (for rezonings): MP - Same intensity

Notes: _____

FEDERAL, STATE, LOCAL CODES, ORDINANCES AND
STANDARDS SHALL BE CONSIDERED AS PART OF PLANS
SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE
PRIORITY OVER ANYTHING SHOWN, DESCRIBED OR
STATED WHERE VARIANCES OCCUR.

DRAWINGS ARE DIAGRAMATIC, NOT INDICATING ALL
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RESPONSIBLE FOR DETERMINING THE
APPROPRIATE DIMENSIONS AND DETAILS
FOR THE WORK TO BE PERFORMED.

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.....

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G.P.S. SURVEY WAS PERFORMED UNDER MY SUPERVISION THE FOLLOWING INFORMATION WAS USED TO PREFORM THE SURVEY: CLASS OF SURVEY "AA", POSITIONAL ACCURACY 0.05'. GPS SURVEY N.C.GRID SURVEY NETWORK RTK DATUM/EPOTH: NAD 1983 (2011) NAVD 1988 USING FIXED BASE STATION: "CONCORD CORS" N: 595,611.29' / E: 1,533,753.92' / ELEVATION: 606.40' COMBINED GRID FACTOR 0.99985072 GEODID MOBID12US UNITS: US SURVEY FOOT, EQUIPMENT: SP-80 GNSS RECEIVER DATE OF SURVEY: OCTOBER 2, 2025

WITNESS MY HAND AND SEAL THIS th DAY OF OCTOBER 2025

SEAL
JAMES T. WEST NCPLS #3392

STATE OF NORTH CAROLINA
I, JAMES T. WEST, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK AS PG NOTED, THAT THE VERTICAL ERROR IS NOT GREATER THAN ONE-HALF OF THE INTERVAL OF THE PLATTED CONTOURS OVER 90% OF THE COVERED AREA.

NOTES:

1. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.
2. PROPERTY ZONED: "CR" SETBACKS ARE AS FOLLOWS: FRONT: 50' Local roads -75' Collector / SIDE: 20' / REAR: 30'
3. IRON PINS ARE AT ALL CORNERS UNLESS OTHERWISE NOTED
4. BOUNDARY PREDICATED BY MONUMENTS FOUND AND RECORD INFORMATION AS SHOWN.
5. AREAS DETERMINED BY THE COGO CALCULATION METHOD.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE OTHER EASEMENTS OR ENCUMBRANCES MAY EXIST THAT WERE NOT OBSERVED BY THIS SURVEYOR.
7. NO PORTION OF THIS PROPERTY LIES WITHIN A ZONE "X" 500 YEAR FLOOD HAZARD AREA PER N.C. FLOOD INSURANCE RATE MAP PANEL # 5528 FOR CABARRUS COUNTY. (3710565000K) EFFECTIVE DATE: NOVEMBER 16, 2018
8. THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.

Existing 4.06 Ac.
Combined Tracts: 3
Tract "A": 1.37 Ac
Tract "B": 1.65 Ac
Tract "C": 1.04 Ac
Area in R/W: 0.61 Ac
Area remaining: 3.45 Ac

LEGEND

EIP	EXISTING CORNER AS NOTED	EXISTING RIP RAP
NRS	NEW REBAR SET	SACU LINE
SMV	SET MAG NAIL	EXISTING CURB AND GUTTER
R/W	RIGHT-OF-WAY	EXISTING FENCE
	EXISTING TREE	UNDG-ELEC
	EXISTING SIGN	OHDG-PWR
	EXISTING FIRE HYDRANT	EXISTING OVERHEAD POWER LINE
	EXISTING WATER VALVE	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING WATER METER	EXISTING SANITARY SEWER LINE
	EXISTING GAS VALVE	EXISTING WATER LINE
	EXISTING GAS METER	EXISTING GAS LINE
	EXISTING SEWER MANHOLE	EXISTING CONTOUR LINE
	EXISTING STORM MANHOLE	EXISTING DRAINAGE STRUCTURE
	EXISTING UTILITY POLE	EXISTING DOWNSPOUT
		EXISTING CLEANOUT
		EXISTING TELEPHONE PED.

BOUNDARY & TOPOGRAPHIC PLAT OF PAULA J. YOST PROPERTY
Tract "A" * DB 9762 PG 217 * Pin#5650 71 9774
Tract "B" * DB 16979 PG 186 * Pin#5650 81 1884
Tract "C" * DB 12050 PG 91 * Pin#5650 82 0012
RECORDED IN MB 107 PG 43
OWNED & SURVEYED FOR PAULA J. YOST
5805 NC HWY 49 N, MT PLEASANT NC 28124
DRAWN BY: SDG
COMP BY: JTW
REVISION #1
OCTOBER 2025
SCALE: 1:30'
NO 1 TWSP
Cabarrus County
NORTH CAROLINA
DEUT. V: 27-17/PROV. V: 22-28
115 Plaza Dr Harrisburg, N.C.
(704)-455-9553 PHONE
http://www.harrisburgsurveying.com
HARRISBURG SURVEYING
HSCA0311
251001 TOPO

ITE CONCEPT PLAN

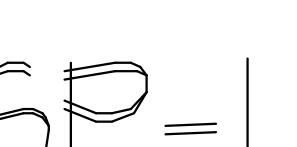
CALE - 1" = 40'-0"

WEEET TITLE: SITE PLAN CONCEPT
5623 NC HIGH 49 N, MT PLEASANT NC
YOST OFFICE

DAY'S DATE: 10.22.2025
HEMATIC DESIGN APPR: XXXX
IGNAL SEAL DATE: XXXX

AWING NUMBER: 240801 SP
AWN BY: XXX REV1
OJECT MGR: XXX
ECKED BY: V. MOORE

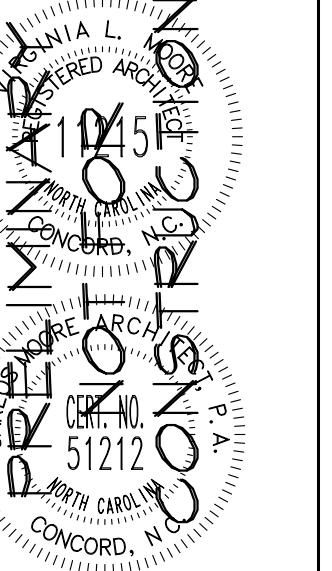
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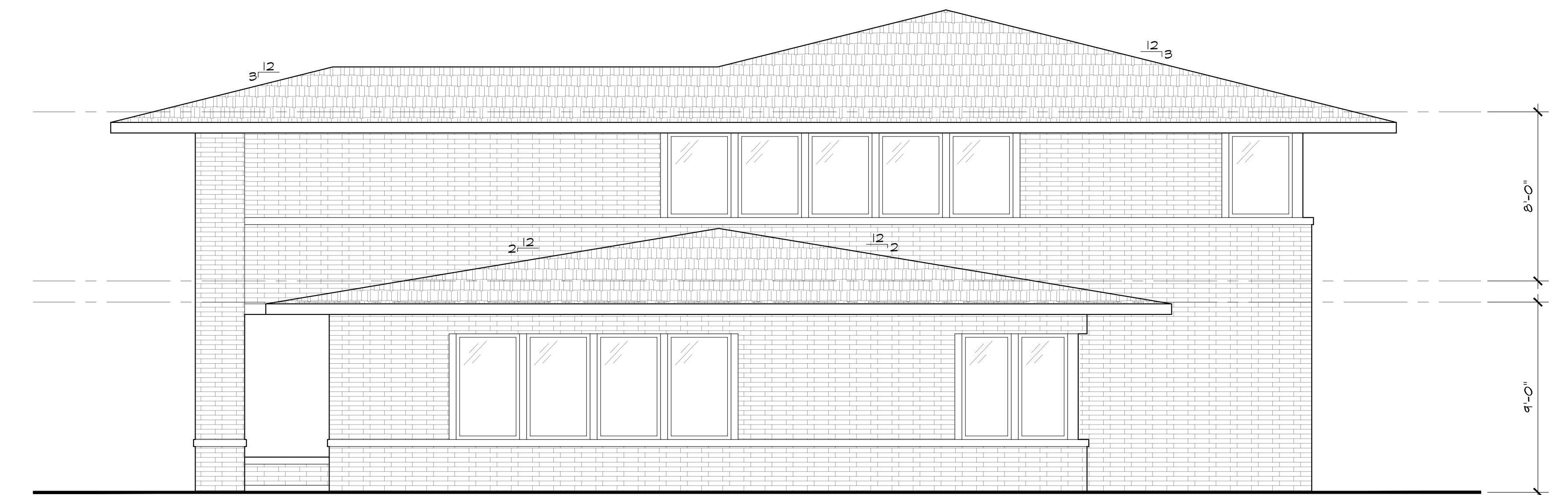
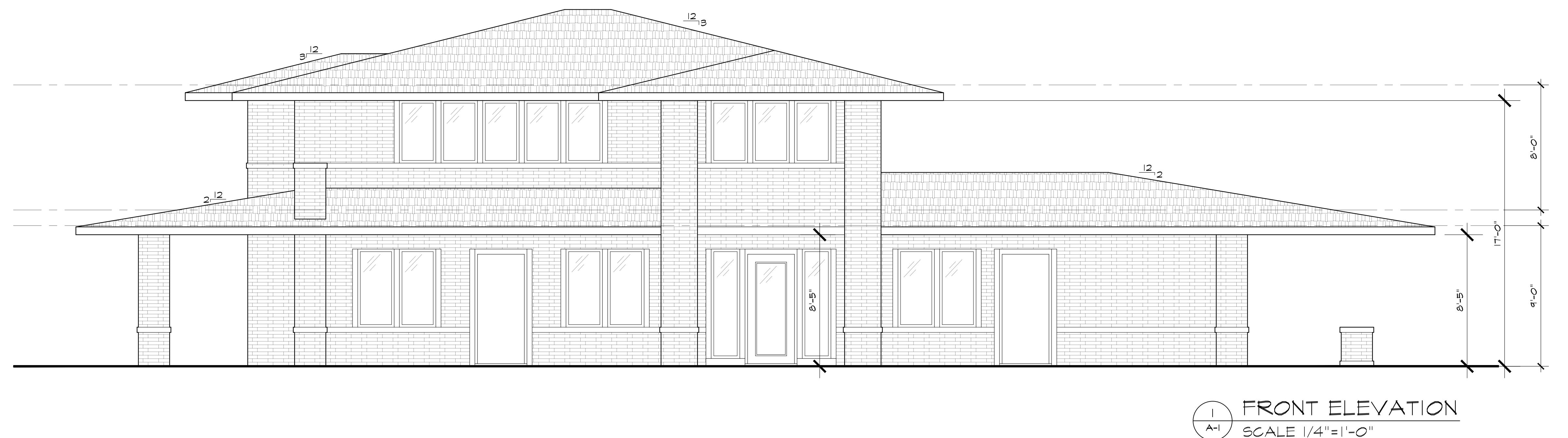
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TOTAL # OF
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CARLOS L. MOORE, ARCHITECT, P.A.
51212 CONCORD, NC 28025
EST. 1987
F-704-788-8333
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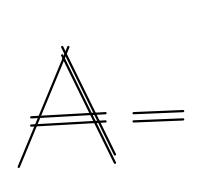


NE/N CONSTRUCTION FOR:
YOST OFFICE
ADDRESS

ELEVATIONS

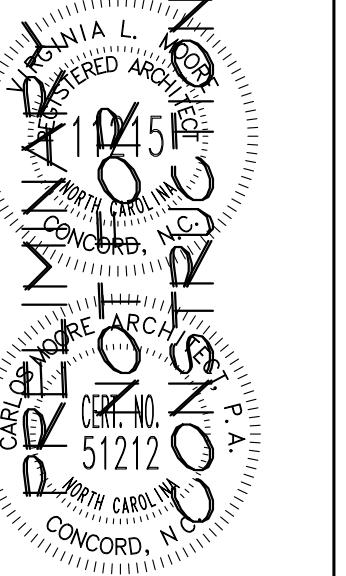
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SHEET TITLE:
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REVISIONS:

DRAWING #: 240807 EL
DRAWN BY: MMH
PROJECT MGR: VLM
CHECKED BY: V. MOORE
SHEET



TOTAL # OF
SHEETS: 1

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BACK ELEVATION
EST. 1987
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51212 CONCORD, N.C.
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2025

NEW CONSTRUCTION FOR:
YOST OFFICE
ADDRESS:
ELEVATIONS

222 CHURCH ST. N.
CONCORD, NC 28025
T-704-788-8333

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PROJECT TITLE:
SHEET TITLE:
TODAY'S DATE: 08.26.2025
SCHEMATIC DESIGN APPR: XXX
ORIGINAL SEAL DATE: XXXXXXXX
REVISIONS:

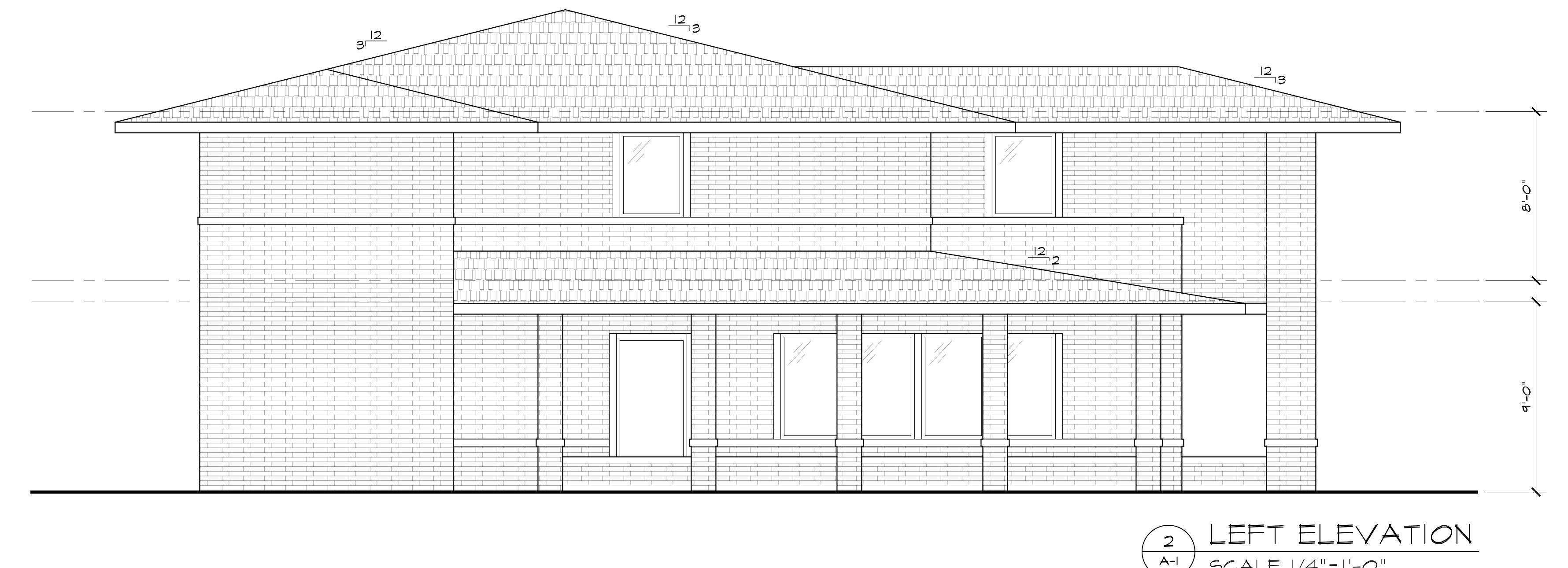
2025

DRAWING #: 240807 EL2
DRAWN BY: MMH
PROJECT MGR: VLM
CHECKED BY: V. MOORE

2025

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OF
TOTAL # OF
SHEETS:

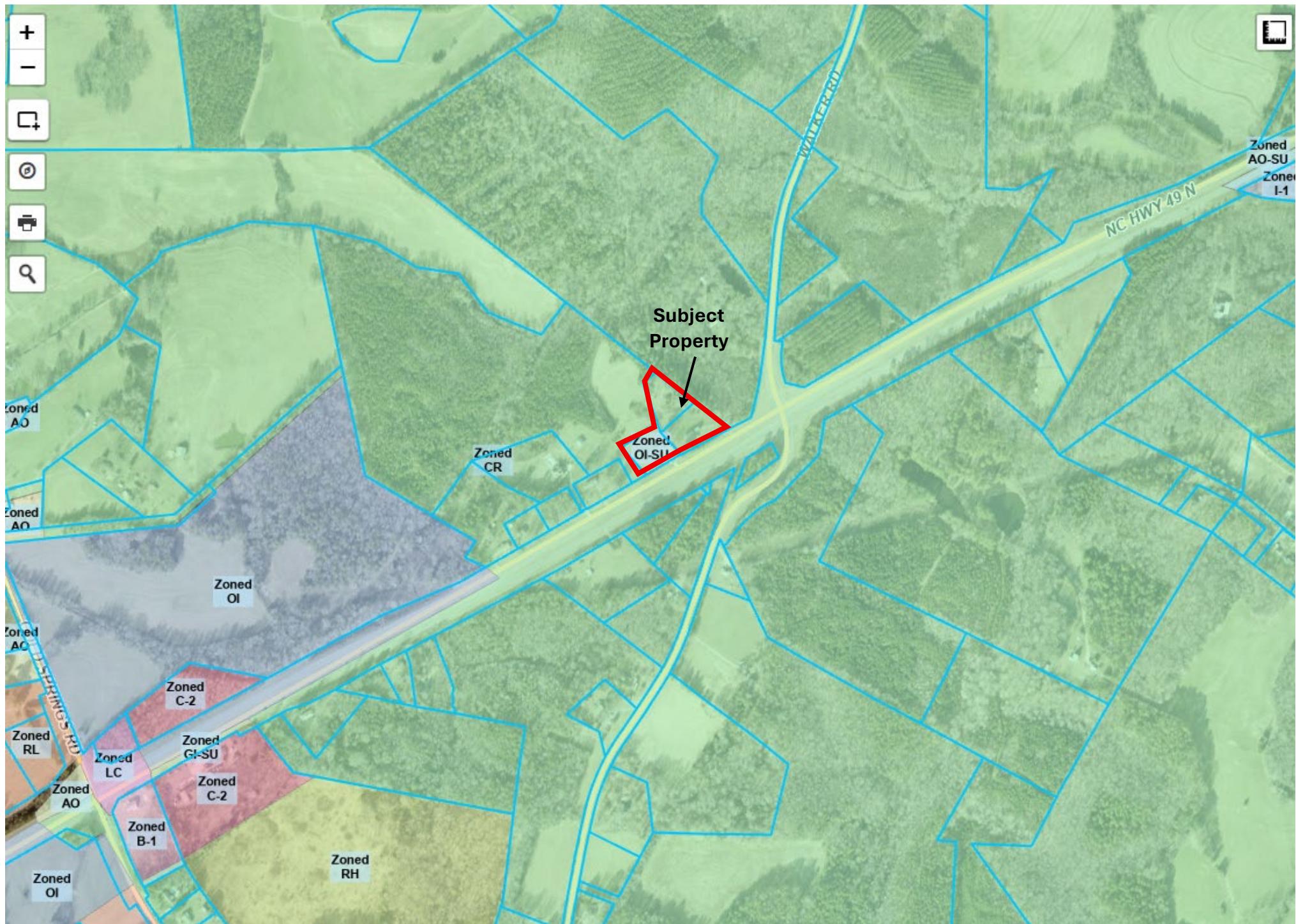
2025







ANX 2026-01 & REZ 206-01 Yost Property



REZ 2026-01 YOST PROPERTY



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

To: Planning & Zoning Board
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: January 26, 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 2025 and January 2026 (to date) permit list and 2025 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: Dutchess 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 and January 2026 (to date) 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	

8 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-01	1/5/2026	5670-39-6086	120	Pine St.	Town	Addition	Addition to home	Ross Construction	
Z-2026-02	1/6/2026	5660-56-4781	6938	Glen Abbey Ln.	Town	Accessory	Storage Shed	Tuff Shed	
Z-2026-03	1/8/2026	5660-95-3544	944	S. Skyland Dr.	Town	New	Two-family resid. (duplex)	Prespro LLC	
Z-2026-04	1/13/2026	5670-69-4832	200	Martha Ct.	ETJ	New	Manuf. Home setup	SDH Properties & Consulting	
Z-2026-05	1/13/2026	5650-79-9904	5423	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2026-06	1/16/2026	5560-56-1955	69136	Glen Abbey Ln.	Town	New	Single-family home	Niblock Homes	Brighton Park

6 Zoning Permits

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	0	1	2	3	3	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	
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	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	1 (16)-delayed	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)

2025 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@TheMill)
	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.