MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, October 26, 2026, 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** (September 28, 2026)

6. **Public Comment Period (comments shall be limited to 3 minutes or less)**

7. **Planning Board Business**

Sub 2026-02 Heritage Preserve Subdivision (Previously Heritage Creek)
Description: Proposed major subdivision preliminary plat for 74-lot single-family residential conservation development. Property was voluntarily annexed into Town Limits in February of 2026. Property was previously in ETJ and zoned RL. No zoning change is proposed.
Location: 2260 Mt. Pleasant Road S.
Cabarrus County Parcel Number: 5579-08-4912
Zoning: RL Residential Low Density (no zoning change proposed)
Area: 38.297ac (20.57 acres of open space proposed for conservation design-53.7% open space)
Proposed Density: 1.93 DUA (bonus for 53.7% open space-13.7% density bonus {9 units for additional 13.7% open space} per section 6.7 of MPDO)
Estimated Sewer Capacity Usage: 16,650gpd (Town Board approval required)

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**

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

Planning and Zoning Board Meeting Minutes
Monday, September 28, 2026

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

Also Present: Tony Lapish, Allen Kindley, Shellie Kindley, Megan Redford, Gary Clark, Ronald Allmond, Bill and Cathy Feehan, Patty Conforth, and Steve and Debbie Plott.

1. Call to Order
Vice-Chairman Rick Burleyson called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:00 p.m.

2. Recognition of Quorum
Vice-Chairman Rick Burleyson stated a quorum was present with Bernie Edwards was a voting member.

3. Oath of Office
Clerk, Jennifer Blake swore in Bernie Edwards as Alternate member on the Mount Pleasant Planning and Zoning Board for the term ending June 30, 2029.

4. Annual Election of Officers
Jonathan Helms made a **motion** for Whit Moose to continue to be Chairman and a second motion was made by Bernie Edwards. All were in favor. (5-0)

Bridget Fowler made a **motion** to have Rick Burleyson continue to be Vice-Chairman and a second motion was made by Jonathan Helms. All were in favor. (5-0)

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

7. Approval of Minutes of Previous Meetings (August 24, 2026)
A **motion** was made by Jonathan Helms to approve the minutes for the previous meeting (August 24, 2026) and a second motion was made by Kiesha Garrido. All were in favor. (5-0)

8. Public Comment Period:

Allen Kindley
2401 Cold Springs Road, Concord, NC 28025
Allen Kindley property owner of 2401 Cold Springs Road wanted to talk about the proposed Pleasant Springs neighborhood at Highway 49 and Cold Springs Road. Mr. Kindley's property backs up to the line with the proposed subdivision, and his property contains a 4-acre lake. He requested the Town to ask the developer to install fencing around the property for safety, which is his primary concern. He provided a copy of the approved Preliminary Plat of the Pleasant Springs subdivision to the Board. Mr. Kindley had questions about surrounding property owners not receiving letters.

Attorney John Scarbrough stated that the June 2026 meeting had two cases: The first being a Rezoning of the front portion of the Pleasant Springs property along Highway 49. A rezoning requires direct notice to adjacent property owners and that was advertised in the newspaper and had a sign posted. The second matter was approval of a Preliminary Plat which is an administrative decision, and a lot of local governments have a staff person sign off on this Plat. It is checking to see if this Plat checks all the boxes in our Ordinance. That is not a legislative decision and does not require notice according to the North Carolina General Statutes.

Allen Kindley (from Audience) made the comment that the Chairman, Whit Moose he told them everyone from the 2019 meeting would get letters for this.

Gary Clark
2320 Cold Springs Road, Concord, NC 28025
Gary Clark, property owner of 2320 Cold Springs Road, wanted to know the status of the new Fire Station on Walker Road since this subdivision is coming.

Erin Burris shared that there was a Rezoning of the Town-owned property on Walker Road last month to accommodate the future Emergency Service Station and constructing a training facility on the property with the help of a grant in the state budget. It would be at least 5 to 10 years before a Station would be on the property based on the pace of growth.

Steve Plott
2317 Cold Springs Road, Concord, NC 28025
Steve Plott, property owner of 2317 Cold Springs Road, shared that his has 1-acre lot that backs up to that fence that Allen Kindley was talking about. A fence would be a good deterrent for a

small child. The current fence is in bad shape and needs to be replaced with a berm, and some shrubbery is what we are asking for.

With no one else coming forward to speak, Vice-Chairman Rick Burleyson Closed the Public Comment Period.

9. Planning Board Cases:

Discussion Regarding Potential Development Ordinance Text Amendments
Erin Burris stated that the state General Assembly has recently made several changes to the General Statutes that will affect the Town's Development Ordinance and that several amendments are needed to be compliant with state law. There are other sections that may also need to be amended for clarification. She wanted to provide a preliminary summary to the Planning & Zoning Board so they would know what to expect.

- **Parking (NCGS 160D-702)** – A recent change in the North Carolina General Statutes has prohibited all jurisdictions except coastal ones from having a minimum parking requirement for any use. Jurisdictions can still have parking guidelines and recommendations for number of parking spaces. If a development constructs parking, there can still be minimum standards for paving, curb, and gutter and circulation dimensions. The dimensional standards cannot require a parking spot larger than 9 feet by 20 feet, unless designated for handicap, parallel, or diagonal parking. This will mainly affect Article 8. The Town will have to do its best to prevent parking problems in the residential districts with considerations like minimum driveway area and parking required on-site when a right-of-way is less than a certain width. The Center City (downtown) district never have had a parking minimum since the buildings are on lots that do not have parking with them. Parking minimums have applied to new buildings or a significant changes in use in an existing buildings. If they do have parking the Town does have requirements for what those parameters look like. Basically, our parking minimums would have to turn into guidelines.

- **Session Law 2026-59 (Regulatory Relief)–**
  - Manufactured Homes – change definition to meet the Federal definition and there are no regulation changes.
  - Design Requirements for nonresidential buildings – Town's standards already comply with this change but wanted Board to be aware that the Town is not permitted to require windows or glazing for more than 35 percent of the front first floor façade. The Town's Ordinance has 30 percent right now. In 2015, the General Assembly made it so the Town cannot require any specific design requirements for Residential buildings in a new subdivision and can only require that houses meet building code. As far as a Conditional Zoning, if a developer agrees to the conditions and then it can be included as part of a Conditional Zoning District, but it must be on a voluntary basis.
  - Vested Rights-Small changes to a discontinuance period during states of emergency and a 5-year rather than a 2-year vesting period.
  - Residential in Commercial Districts – only applies to cities with over 80,000 people in counties with over 1,000,000 like Wake and Mecklenburg County.
  - Accessory Dwelling Units – Dwelling Units had to be allowed that applied to cities of over 50,000 people. The Town's Ordinance already permits Accessory Dwellings of a certain size and falls within the parameters set forth by the General Assembly. It says that the

Town can still have parking guidelines and recommendations for the number of spaces, which is contradictory with newly updated NCGS 160D-702.
    - Development Fee Transparency- The Town is already complying with our fee schedule published on the Town's website but now must provide a Final Fee Statement to tell developers all fees upfront.

- **Session Law 2026-51 (No Impact Home Based Businesses)** – Town has regulations for Home Occupations. People can have home-based businesses in their homes if they are low impact, get a home occupation permit, only have one nonresidential employee, only have three vehicles associated with the business, cannot be retail, etc. The new law mentions changes such as:
    - Total number of onsite employees and clients not to exceed the city's occupancy limit for residential property which is typically defined as no more than 5 or more unrelated people or as many family people that can fit in the home that are blood related
    - Business acts are characterized by the following:
        a. limited to the sale of lawful goods and services (this does not appear to prohibit retail)
        b. not generating on-street parking or substantial increase in traffic throughout the residential area (potential contradiction with changes to 160D-702)
        c. must occur inside or in a yard of the residential dwelling
        d. cannot be visible from the street
        e. cannot store merchandise, equipment, products, supplies, or materials outside the premises

- **Vacation/Short Term Rental Homes** – Two subsections need to be updated in the Ordinance to comply with previously adopted state law.

- **Secondary Access for Subdivisions-** A couple of years ago the General Assembly changed the law regarding the requirement for additional fire apparatus access roads into a development of one- or two-family dwellings. A secondary access may now only be required for developments of greater than 100 units in accordance with the Fire Code.

Ms. Burris stated that the UNC School of Government Coates' Canons website helps with guidance on additional laws that have been passed and how jurisdictions need to address those changes.

Other Potential Amendments to be discussed:

- **Landscaping Requirements, Fences, and stormwater pond safety** – The Ordinance needs to address fences around stormwater ponds since this was brought up from Green Acres with concerns of the stormwater pond not having a fence. There are currently no regulations on fences around stormwater ponds and fences in general. Other issues that need to be discussed may be fence height, fence location, and fence maintenance. There are some jurisdictions to address general fence materials.
- **Theater Marquees & Electronic Signs in the CC district**
- **Sports facility signage** – There have been a lot of questions about signs at sports facilities and it not currently expressly addressed in the Ordinance.
- **Shipping containers for fire training facilities** – Needs to be addressed if the Town is going to pursue the use of shipping containers for the Fire Department Training Facility.

- **Open discussion about other ordinance concerns** – May need to add Donation Kiosks to the Business Kiosks section. The Planning & Zoning Board expressed no other ordinance concerns at this time.

Erin Burris shared that the Town has not completed this extensive of an update to the Development Ordinance since 2016 and this will take some time to do anticipating having these ready for review by the Board in January.

10. Board of Adjustment Business
None

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

Board members asked about the ANX 2026-04 Town-owned North Drive Ballfield Property. This property would be an annexation of the property that the Town owns. This would be an annexing of the ballfield property where the Mount Pleasant Dixie Youth Baseball has an agreement to use that property for practice. A Town owned property should be in the Town limits. The Public Works facility is also being annexed for the same reason.

12. Planning & Zoning Comment Period
Bernie Edwards asked how and when will Mr. Kindley and his party be addressed with their concerns as far as what the Ordinances dictate or what a builder can do as far as what he is asking.

Erin Burris stated that the Preliminary Plat that the Board approved meets the minimum requirements of the Ordinance. The Town can ask the developer nicely to put up a fence, but they are under no legal obligation to do so. There is an eight-foot landscaping buffer shown on the Preliminary Plat that will also be on the Construction Plans when those get submitted. The developer has up to two years to submit Construction Plans. Again, the Town can ask the developer for a fence but with a standard zoning district there are no conditions that can be placed on it. The Town hopes that the developer can accommodate that, but there is no legal mechanism to require it.

Mr. Edwards also asked if, based on the possibility of liabilities there, how and where would it fall if there was an accident?

Attorney John Scarbrough said that is between the developer and the existing property owners. It is his understanding is that the Town Manager trying to facilitate communication between the Developers and Property Owners so they can discuss potential improvements to the buffer.

12. Adjournment:
With no further discussion, Vice-Chairman Rick Burleyson entertained a motion to adjourn.
Bridget Fowler made a **motion** to adjourn, and a second was made by Jonathan Helms.
All were in favor. (5-0)

_____ _____

Vice-**Chairman, Rick Burleyson** **Clerk to the Board, Jennifer Blake**

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: October 26, 2026
Subject: SUB 2026-02 Heritage Preserve Major Subdivision Preliminary Plat

A. BACKGROUND

Applicant/Owner:	Charles James Properties LLC Allen N. James PO Box 68 Mount Pleasant, NC 28124
Property Location:	2260 Mt. Pleasant Rd. S.
Parcel Number(s):	5579-08-4912
Property Size:	approximately 39.03 acres
Zoning:	Residential Low Density (RL)
Proposed Lots:	74 lots
Proposed Density:	1.89 dwelling units per acre (DUA)
Sewer Usage:	16,650 gallons per day (GPD)-Town Board Approval Required

The subject property was voluntarily annexed in February of 2026. The property was previously in the Town's extraterritorial jurisdiction (ETJ). The existing RL zoning district has not changed, and no zoning district change is proposed.

The applicant has submitted a Major Subdivision Preliminary Plat that follows the Conservation Development design provisions set forth in Section 6.7 of MPDO. The Conservation Development standards were adopted by the Town of Mount Pleasant in 2017 following the Cabarrus County Natural Resources Conservation Design Guide, created by the Cabarrus Soil and Water Conservation District with support from the North Carolina Wildlife Resources Commission. The Conservation Development provisions require that development density not exceed 2 dwelling units an acre for the RL district and that a minimum of 40% open space be set aside (rather than 15% open space). In exchange for additional open space, Section 6.7 allows the reduction of lot widths and setbacks by up to 50%, provided that a minimum of 10 feet separation between buildings is maintained. Section 6.7 allows for a density bonus of 1% for each additional 1% of open space set aside.

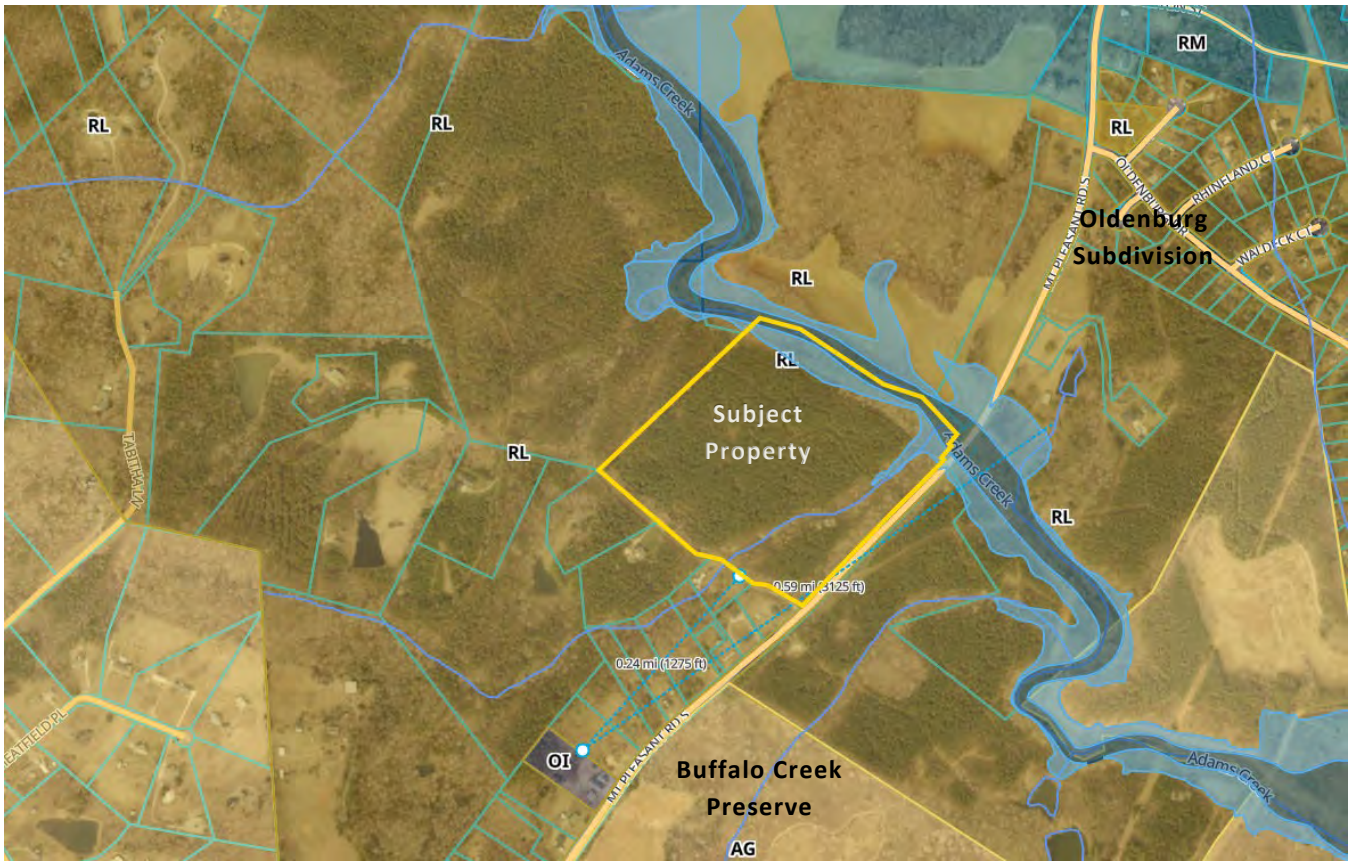
The Preliminary Plat has been provided to members of the Technical Review Committee for review including the Town Engineer, Public Works Director, Fire Marshal, Fire Chief, NCDOT, Cabarrus County Schools, Cabarrus County Sheriff's Office, and the Water and Sewer Authority of Cabarrus County (WSACC), and Union Power.

Surrounding Zoning & Land Uses

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

	Zoning District(s)	***Land Use(s)***
North	Residential Low Density (RL)	Agriculture & Forestry
East	Residential Low Density (RL)	Single-family residential, Forestry
South	Residential Low Density (RL), Agricultural (AG)	Single-family residential, Forestry, Conservation (Buffalo Creek Preserve)
West	Residential Low Density (RL)	Forestry

The subject property is located in an area with primarily forestry, agricultural, conservation, and single-family residential uses within 1,000 feet. The property is located within 0.25 miles (1,275 feet) of the Oldenburg subdivision.



Density, Lot Sizes, and Dimensions

The proposed density for the development is 1.89 DUA (dwelling units per acre). The maximum density for a Conservation Development in the RL district is 2 DUA. The minimum lot width for the RL district is 100 feet. Conservation development design may result in a reduction in lot width and setbacks of up to 50%, provided that a minimum of 40% open space is set aside and district setbacks are met around the external perimeter of the property. Lot width and setbacks are proposed as follows for the Conservation Development:

Criteria	RL District Requirement	Proposed Conservation Development	% Difference
Density	2 DUA max.	1.89 DUA	5.5% less than max density
Lot Width	100 feet	60 feet	40% less than district width
Front Setback	35 feet	25 feet	40% less than district setback
Side Setback	15 feet	7.5 feet	50% less than district setback
Rear Setback	30 feet	15 feet	50% less than district setback

Lot sizes in the proposed development range from 7,500sf to 11,069sf. The calculated lot yield for the development is 65 lots. Since the applicant is proposing 53.71% open space, a density increase of 13.71% is permitted, therefore a total of 74 lots are permitted.

Utility Availability and Capacity

Sewer service is available immediately adjacent to the site along the recently installed Lower Adams Creek Sewer Outfall. Gravity sewer flows to the nearby WSACC Pump Station #2. WSACC has provided a statement of adequate capacity at the pump station. The proposed development will use an estimated 16,650 gpd of sewer treatment capacity. The Town's allocation policy states that the allocation requires Town Board of Commissioners approval following Preliminary Plat approval. The allocation policy also requires that the proposed development be split into at least two phases, with no more than 50 lots in first phase. This allocation would utilize all remaining non-strategic reserve capacity. Phase 2 of the development would be short 382 gpd (the equivalent of 1.69 dwelling units). The Town receives distributions of additional sewer capacity every 6 months from WSACC and anticipates that the additional 382gpd would be available in January 2027.

An existing 8-inch water line is located approximately 445 feet north of the property along Mount Pleasant Road S. at the Oldenburg subdivision. The developer would be responsible for extending the waterline to the development to serve it.

School Capacity

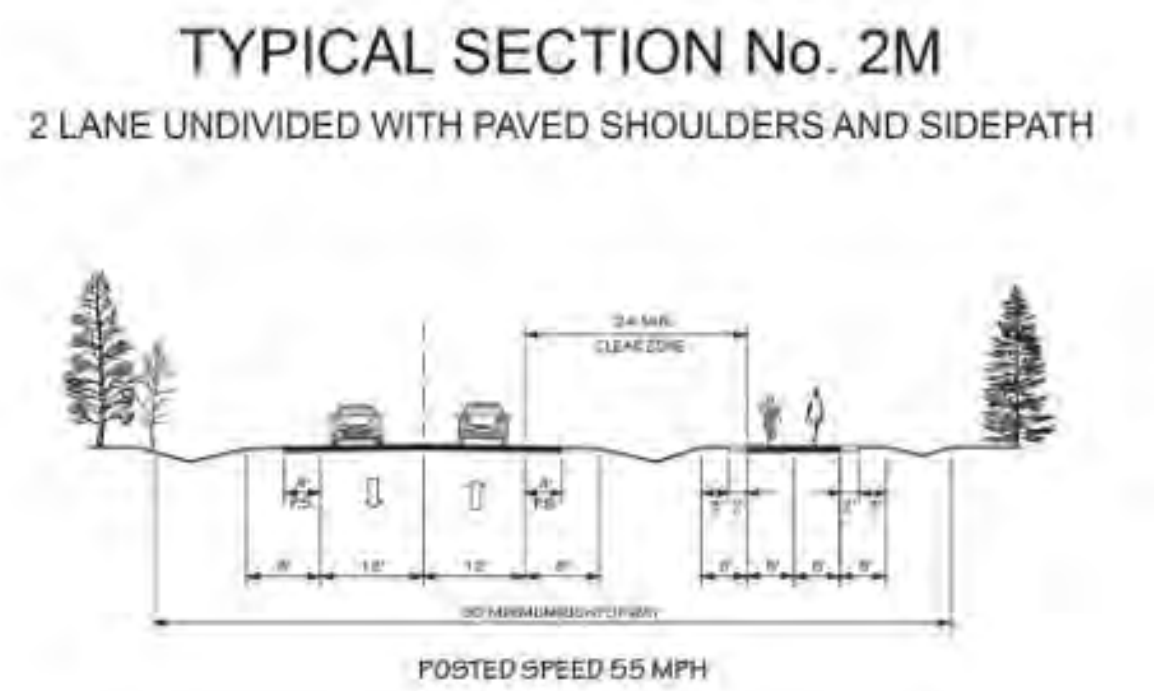
The schools currently serving this site are Mount Pleasant Elementary, Mount Pleasant Middle School, and Mount Pleasant High School. Multiple requests were made to Cabarrus County Schools to provide a capacity statement, but no response has been received to date. Based on ratios previously provided by the school system, this development is expected to have the following impact on each school:

School	Ratio	Number of Students Estimated from this Development
Mount Pleasant Elementary	0.38	28
Mount Pleasant Middle	0.20	15
Mount Pleasant High	0.25	19
Total Students		62

Transportation Capacity

The property is located on Mt. Pleasant Road South (SR 1006). According to the NCDOT traffic volume map, this section experiences approximately 4,900 vehicles per day. A total of 740 vehicle trips per day are projected for a 74-lot development. This is an estimated 15.1% increase in traffic volume. This is less than 2,000 trips per day; therefore, a traffic impact analysis is not required. The property will be accessed via one full movement entrance onto Mount Pleasant Road South with a stub for potential future connectivity to a large vacant property to the northwest.

Section 10.3.3.1 of the MPDO states that a sidewalk or pedestrian path is required along the fronting street if it is identified on the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP) Index. The Index identifies this segment of Mt. Pleasant Road South as a 2M cross section (see below), which shows a multi-use path on the east side of the road. This development is on the west side of the road. Therefore, no pedestrian infrastructure is required on the Mt. Pleasant Road frontage.



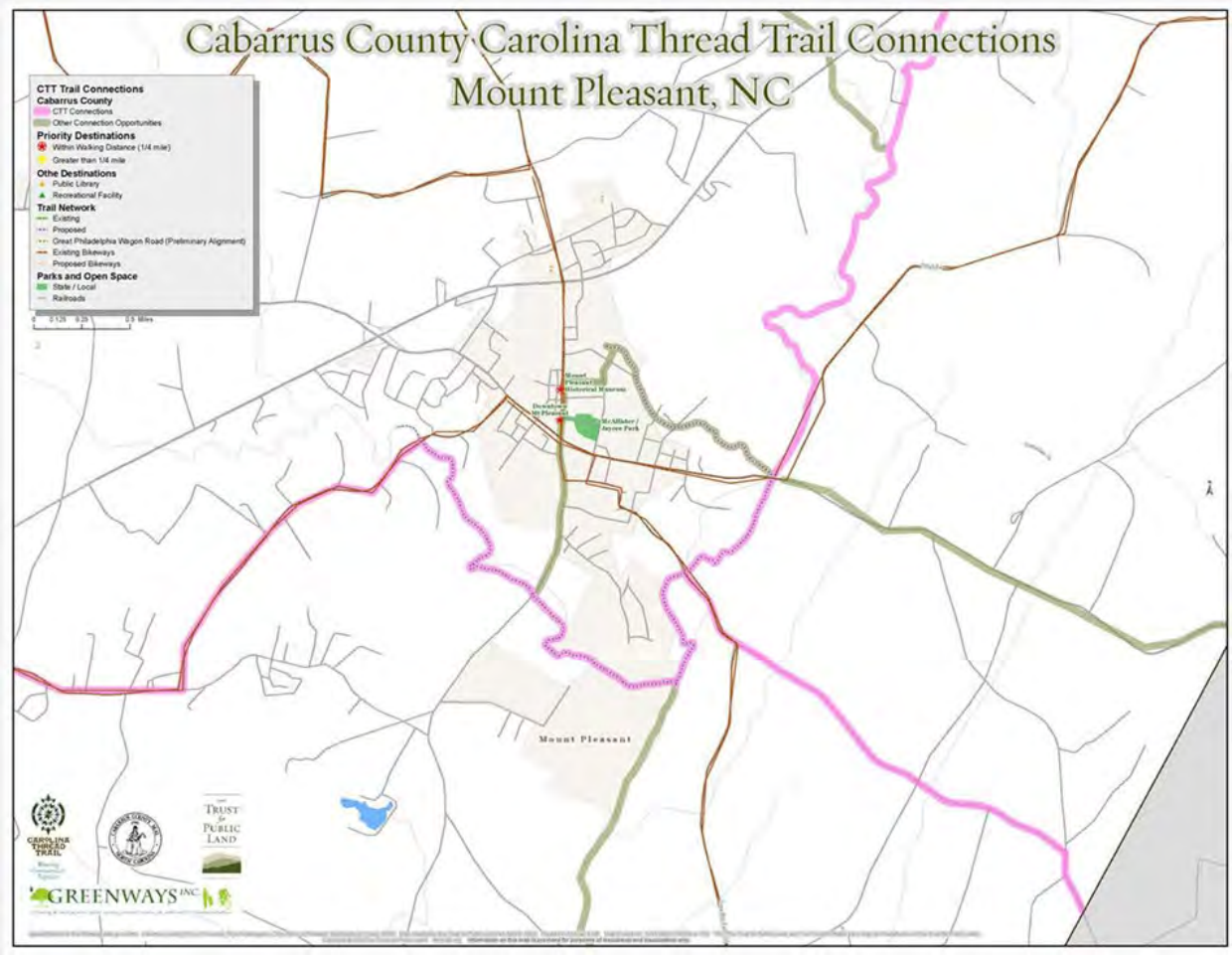
Internal Circulation

The applicant proposes 50-foot wide street rights-of-way within the development. The proposed development meets the required connectivity ratio set forth in Section 10.4 of the MPDO with a stub to the adjacent vacant property to the northwest. Section 10.3.2 requires that a minimum of three (3) on-site parking spaces (486 square feet outside of a garage) be provided for each lot if a 50-foot right-of-way is proposed. Sidewalks are proposed on both sides of all streets. Article 10 only requires sidewalks on one side of the street in the RL district.

Environment, Open Space, and Landscaping

Adams Creek, a perennial stream, borders the northern property boundary. A 100-foot riparian buffer is shown on the plan, subject Section 9.2.4 of the MPDO. Adams Creek also has delineated floodway and floodplain. These areas are proposed to remain undisturbed. There is an additional perennial stream through the front eastern third of the property. A 90-foot riparian buffer is shown along this stream. Structures and parking are required to be setback a minimum of 20 feet from the edge of a perennial stream riparian buffer. There is gradual slope from the northwest corner of the property down to the streams with a steeper grade along the stream banks.

The applicant is proposing 20.57 acres of open space (53.7%). This exceeds the minimum 40% open space required for a Conservation Development. A total of 1.85 acres of active open space is required. 1.906 acres of active open space have been provided in the form of a greenway, a playground, and a green with a mail kiosk and benches. The proposed greenway fulfills a segment of the Carolina Thread Trail Master Plan (see below):



No landscape buffer is required for an RL zoned development adjacent to RL zoned land. The plan shows tree-save areas and open space around the perimeter of the property. As required by Section 6.6.8 and 7.4 of the MPDO, the nature preserve open space area along Mt. Pleasant Road South serves as the required Type C buffer yard that at its narrowest point is 240 feet deep and widens to 600 feet deep. Street trees must be placed at least once every 100 feet. This requirement may be met by placing a canopy tree within each front and side yard for each lot. A landscaping plan must be submitted during Construction Plan review. The applicant may utilize Low Impact Design for stormwater, as permitted and reviewed by NCDEQ, to be determined during Construction Plan review.

Emergency Services

The proposed development plan was provided to the Cabarrus County Fire Marshal's Office, the Mount Pleasant Fire Chief, and the Cabarrus County Sheriff's Department for review. The development does not create a significant impact on the provision of emergency services. The proposed development is approximately one mile from the Town of Mount Pleasant Fire Station. Fire flow tests and flow modeling are required during Construction Plan review.

B. STAFF COMMENTS

After review by the Technical Review Committee (TRC), staff finds that the proposed development meets the Major Subdivision and Conservation Development requirements of the Mount Pleasant Development Ordinance (MPDO). The proposed Preliminary Plat meets the dimensional standards of Section 4.7 and the subdivision standards of Article 6, and the infrastructure standards of Article 10, as required for Conservation Developments set forth in Section 6.7 of the Town's Development Ordinance. The Town Engineer Public Works Director have reviewed the Preliminary Plat and recommend approval of preliminary infrastructure layouts as proposed. Additional infrastructure standards will be assessed during Construction Plan review.

Additional review and approval of Construction Plans by the Technical Review Committee is required following Preliminary Plat approval, including review by the Town Engineer, Public Works Director, Fire Marshal, Fire Chief, North Carolina Department of Transportation (NCDOT), Cabarrus County Schools, Water and Sewer Authority of Cabarrus County (WSACC), and North Carolina Department of Environmental Quality (NCDEQ) (for soil and erosion control, post-construction stormwater, and water and sewer utilities). Staff recommends that the following provisions be included during Construction Plan review to comply with the minimum requirements of the Development Ordinance:

1. For phased developments, coordinate infrastructure sizing, timing, and location with Town of Mount Pleasant.
2. Meet the standards and specifications of the Town of Mount Pleasant for Construction Plans.
3. All open space shall be classified in accordance with Section 6.5.7. Stub the greenway path to the northwest property line for future continuation of the Carolina Thread Trail.
4. Since the street right-of-way is only 50 feet wide, Section 10.3 requires that each lot shall have a minimum of three on-site parking spaces outside of garages and outside of street right-of-way and that parking pads shall be a minimum of 20' wide and each parking space shall be a minimum of 9' x 18' (486sf of parking). Building pads shall be situated accordingly during Construction Plan review to ensure that this requirement will be met.

5. Section 7.7 requires a minimum of one street tree per 100 feet along new streets. The Town prefers that these trees be in yards as opposed to the planting strip. Add note that a canopy tree will be planted in each front yard of each property. A landscaping plan shall be provided with Construction Plans.
6. Provide a 5-foot utility easement on the backside of the street right-of-way.
7. Fire flow tests must be performed prior to Construction Plan approval.
8. The project will disturb more than one acre. A Phase II stormwater permit from NCDEQ will be required for the site development. The party that will maintain the stormwater structures also needs to be established during Construction Plan review (i.e., homeowners association).
9. All local, state, or federal environmental regulations shall be followed:
    - Development shall demonstrate compliance with NC Fire Code during Construction Plan review.
    - Development shall meet NCDOT standards for driveway permit and provide documentation of approval.
    - Development shall meet all NCDEQ requirements and provide approval documentation for stormwater and soil & erosion control approval.

C. PROCEDURES & ACTIONS

The approval of a Major Subdivision Preliminary Plat is an administrative decision delegated to the Planning & Zoning Board. This administrative decision by the Planning & Zoning Board is not a hearing and there are no requirements or provisions for notification in the North Carolina General Statutes or the review procedures set forth in Article 3 and Article 6 of the Town's Development Ordinance. If the Preliminary Plat meets the requirements of the zoning district, the requirements of the Town's Development Ordinance, and all federal, state, and local requirements, as applicable, then the Plat shall be approved. The Planning & Zoning Board is requested to vote on one of the following items:

1. **Approve** the Preliminary Plat with conditions to meet the minimum standards of the Development Ordinance as outlined in this report.

2. **Deny** the Preliminary Plat, as the requirements of the Development Ordinance have not been met.

D. ATTACHMENTS

1. Application (Application states the development name is Heritage Creek. Cabarrus County E-911 Addressing requested a name change due to duplication. The applicant changed the name to Heritage Preserve as requested.)
2. Aerial Map
3. Preliminary Plat

MOUNT PLEASANT

8590 Park Drive • PO Box 787 • Mount Pleasant, NC 28124 • 704-436-9800

Subdivision Application-*Please fill out completely.*

A PREAPPLICATION CONSULTATION WITH STAFF IS REQUIRED PRIOR TO SUBMITTAL.

(application updated 7-6-2023)

Case #: SUB 2026-02

1. Subdivision Application Type

Major Subdivision	✓	**Minor Subdivision Plat**	
Preliminary Plat	✓	**Exempt Plat**	
Construction Plans		**ROW Abandonment**	
Final Plat			

2. Project Information

Date of Application 6/10/2026 Name of Project Heritage Creek Phase # 1

Location 2260 Mt Pleasant S. Property Size (acres) 39.03 # of Lots 82

Current Zoning RL Zoning Proposed Zoning N/A

Current Land Use Vacant/Undeveloped Land Proposed Land Use Residential Conservation Development

Tax Parcel Number(s) 55790849120000

3. Contact Information

Developer Charles A James Properties LLC

Developer Address 1250 Greenside Dr NW / City, State, Zip Concord, NC 28027

Phone 980-521-1339 Email ajames9348@aol.com

Signature [signature] Print Name Allen James Email AJames9348@aol.com

CR Engineering, PLLC	Charles A James Properties LLC
Agent (Registered Engineer, Designer, Surveyor, etc.)	Property Owner
11934 Royal Castle Ct.	1250 Greenside Dr NW
Address	Address
Charlotte, NC 28277	Concord, NC 28027
City, State, Zip	City, State, Zip
704-942-7523 Carlos@CREngineeringCo.com	980-521-1339 ajames9348@aol.com
Telephone Email	Telephone Email
[signature] Carlos L Ruano, PE 6/25/2026	[signature] Allen P James 6-25-26
Signature Print Name Date	Signature Print Name Date

4. Description of Project

Proposed Conservation Development subdivision on approximately 38.297 acres located at 2260 Mt Pleasant Road South. The project consists of approximately 82 single-family residential lots, internal public streets, water and sanitary sewer infrastructure, stormwater management facilities, open space preservation areas, and associated site improvements. Development is proposed in accordance with the Town of Mount Pleasant Unified Development Ordinance Conservation Development provisions and applicable NCDOT requirements for access and roadway improvements along Mt Pleasant Road South (SR 1006).

ATTACHMENTS/SUBMITTALS

NOTE: Final Plats CANNOT be processed until all required public improvements have been completed or financially guaranteed to the satisfaction of the Public Works Director and Town Engineer.

1. PDF digital file of plat or construction plans. Email: burrise@mtpleasantnc.us
2. For Major Subdivisions, two (2) paper copies of plats and construction plans are required at the time of submission. For Preliminary Plats, eight (8) additional copies for the Planning & Zoning Board are required after all Technical Review Committee comments have been addressed.
3. Please refer to fee schedule to determine applicable fees. All fees are nonrefundable and help to cover the cost of administrative and notification costs.
4. Project Street Name Approval Form to be sent to Cabarrus County E-911 Addressing Coordinator Brandy Webster (bewebster@cabarruscounty.us)

Staff Use Only:

Date Application Received: 6-29-2026 Case #: SUB 2026-02

Received By: EAB Fee Paid: $1,800.00 pd.

Notes: _____



SUB 2026-02 Heritage Preserve

Major Subdivision Preliminary Plat (Conservation Development)

THIS DOCUMENT SHALL NOT BE CONSIDERED FINAL WITHOUT ALL REQUIRED SIGNATURES

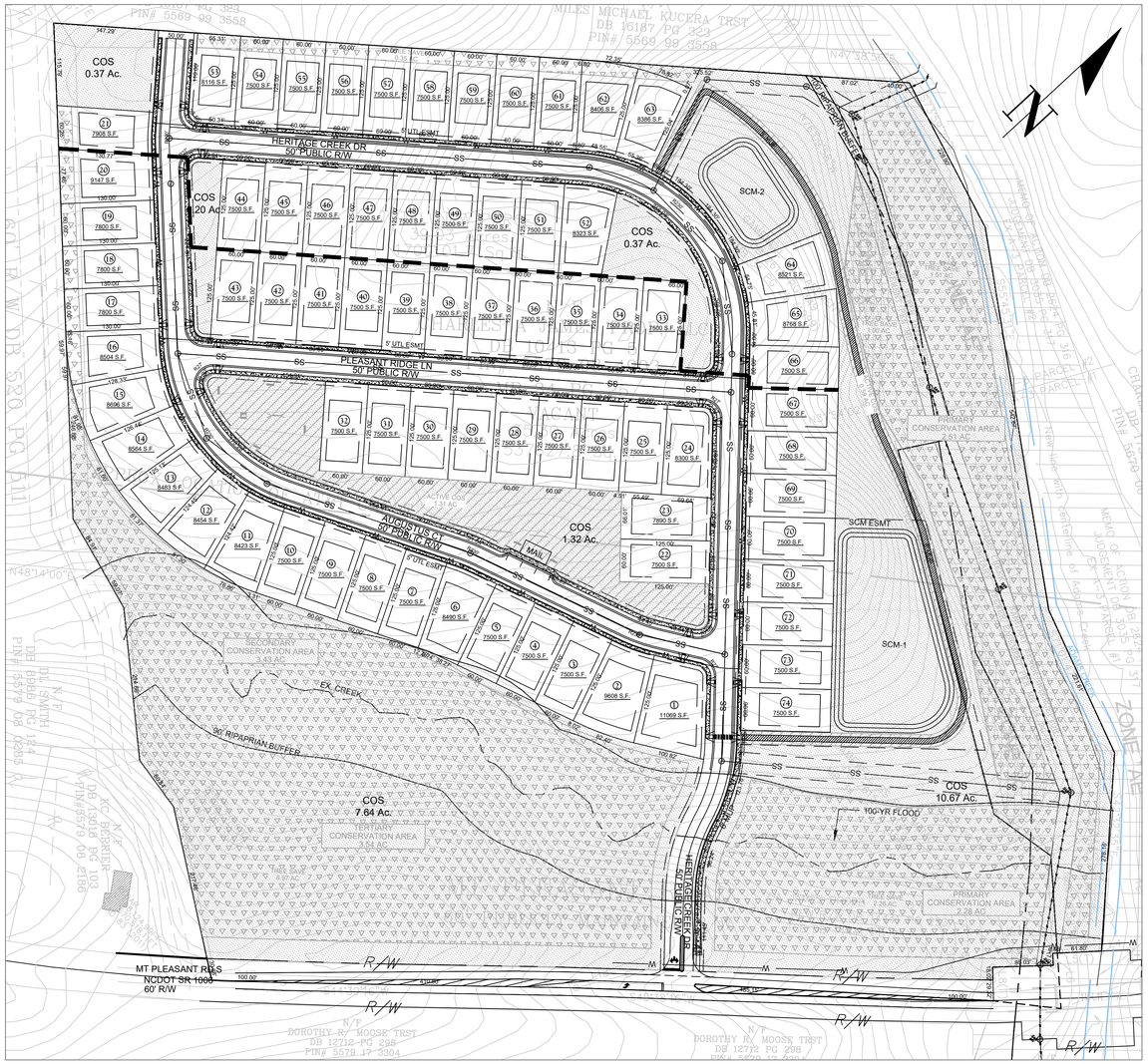
HERITAGE PRESERVE
2260 MT PLEASANT RD S
MT PLEASANT, NC 28124
CABARRUS COUNTY

ENGINEER
CR ENGINEERING, PLLC
11934 ROYAL CASTLE CT
CHARLOTTE, NC 28277

OWNER/CLIENT
CHARLES A JAMES PROPERTIES, LLC
ALLEN JAMES
1250 GREENSIDE DR. NW
CONCORD, NC 28027
980-521-1339
AJames9348@aol.com

SURVEYOR
HARRISBURG SURVEYING
JAMES WEST, PLS
115 PLAZA DRIVE
HARRISBURG, NC 28075
704-455-9553
JWest@HarrisburgSurveying.com

POWER SUPPLY
UNION POWER
KYLE JONES
704-289-3145


HERITAGE CREEK DR
50' PUBLIC R/W
PLEASANT RIDGE LN
50' PUBLIC R/W
AUGUSTUS CT
50' PUBLIC R/W
HERITAGE CREEK DR
50' PUBLIC R/W
MT PLEASANT RD S
NCDOT SR 1004
60' R/W
COS
0.37 Ac.
COS
1.20 Ac.
COS
1.32 Ac.
COS
7.64 Ac.
COS
10.67 Ac.
SCM-1
SCM-2
SCM ESMT
SECONDARY CONSERVATION AREA
3.43 AC
TERTIARY CONSERVATION AREA
1.64 AC
PRIMARY CONSERVATION AREA
2.28 AC
CONSERVATION AREA
2.14 AC
EX. CREEK
30' RIPARIAN BUFFER
100-YR FLOOD
ZONE AE
MILES MICHAEL KUCERA TRST
DB 16187 PG 323
PIN# 5569 99 3558
N/F
DOROTHY R. MOOSE TRST
DB 12712 PG 298
PIN# 5579 17 3304
N/F
CHARLES A JAMES PROPERTIES LLC
DB 15018 PG 1801
PIN# 5579 80 0258
N/F
DOROTHY R. MOOSE TRST
DB 12712 PG 298
PIN# 5579 17 3304

THIS DOCUMENT SHALL NOT BE CONSIDERED FINAL WITHOUT ALL REQUIRED SIGNATURES



LEGEND:

———	Boundary & Lot Lines
R/W	Road Right of Way
—R—	Adjoiners
———	Old Tract Line
— — —	Setbacks
- - - - -	Easement as labled
-·-·-	Sight Triangle as labled
—W—W—	Waterline
—OHU—	Overhead Utilities
—SS—SS—	Sanitary Sewer
—SD—SD—SD—	Storm Drainage

EIP - EXISTING IRON PIN / PIPE	R/W - RIGHT OF WAY
NRS - NEW REBAR SET	TELE - TELEPHONE
CP - COMPUTED POINT	OVHDUTIL - Overhead Utilities
P/P - POWER POLE	FH - FIRE HYDRANT
SS -SANITARY SEWER	WL - WATERLINE
R/W - RIGHT OF WAY	UTIL - UTILITIES
PVMT. - PAVEMENT	ESMT. - EASEMENT
CONC. - CONCRETE	PIC-Point in creek



VICINITY MAP
N.T.S

NUM	DISTANCE	BEARING
L1	6420.67'	S13°31'18"E
L2	48.76'	N39°21'45"E
L3	15.00'	N48°53'28"W
L4	40.29'	N41°06'32"E
L5	68.26'	N41°06'32"E
L6	17.00'	N48°53'27"W
L7	85.03'	N42°03'49"E
L8	47.34'	S47°51'21"E
L9	100.00'	S44°24'16"W
L10	100.00'	S45°55'46"W
L11	80.84'	N82°31'44"W
L12	59.07'	S75°54'47"E
L13	84.91'	S76°07'46"E
L14	61.80'	N41°06'32"E
L15	6.46'	N41°06'32"E
L16	18.02'	S47°51'21"E
L17	29.32'	S47°51'21"E
L18	75.58'	S28°57'19"W

BOUNDARY SURVEY PROVIDED BY:

HARRISBURG SURVEYING

115 PLAZA DRIVE
HARRISBURG, N.C. 28075
PHONE: 704-455-9553
FAX: 704-455-9008

STREAM & WETLAND DELINATION PROVIDED BY:

MORGENSON MITIGATION, INC.
ENVIRONMENTAL CONSULTING
PO BOX 690429
CHARLOTTE, NC 28227
704-576-1111

MMI
MORGENSON MITIGATION, INC.

0 80 160 Feet

CR ENGINEERING
11934 ROYAL CASTLE CT.
CHARLOTTE, NC 28277
704-942-7523
www.CREngineeringCo.com
NCBELS FIRM NO. P-3397

NOT ISSUED FOR CONSTRUCTION

CLIENT:

CHARLES A JAMES PROPERTIES LLC

ALLEN JAMES
1250 GREENSIDE DR. NW
CONCORD, NC 28027
980-521-1339
AJames9348@aol.com

PROJECT:

HERITAGE PRESERVE
2260 MT. PLEASANT RD
MT. PLEASANT, NC 28124
CABARRUS COUNTY

PROJECT: 260002
DATE: 9/11/2026
DRAWN BY: CLR

NO	DATE	REVISIONS DESCRIPTION
1	10/6/2026	1ST ROUND COMMENTS
2	10/4/2026	2ND ROUND COMMENTS

TITLE:

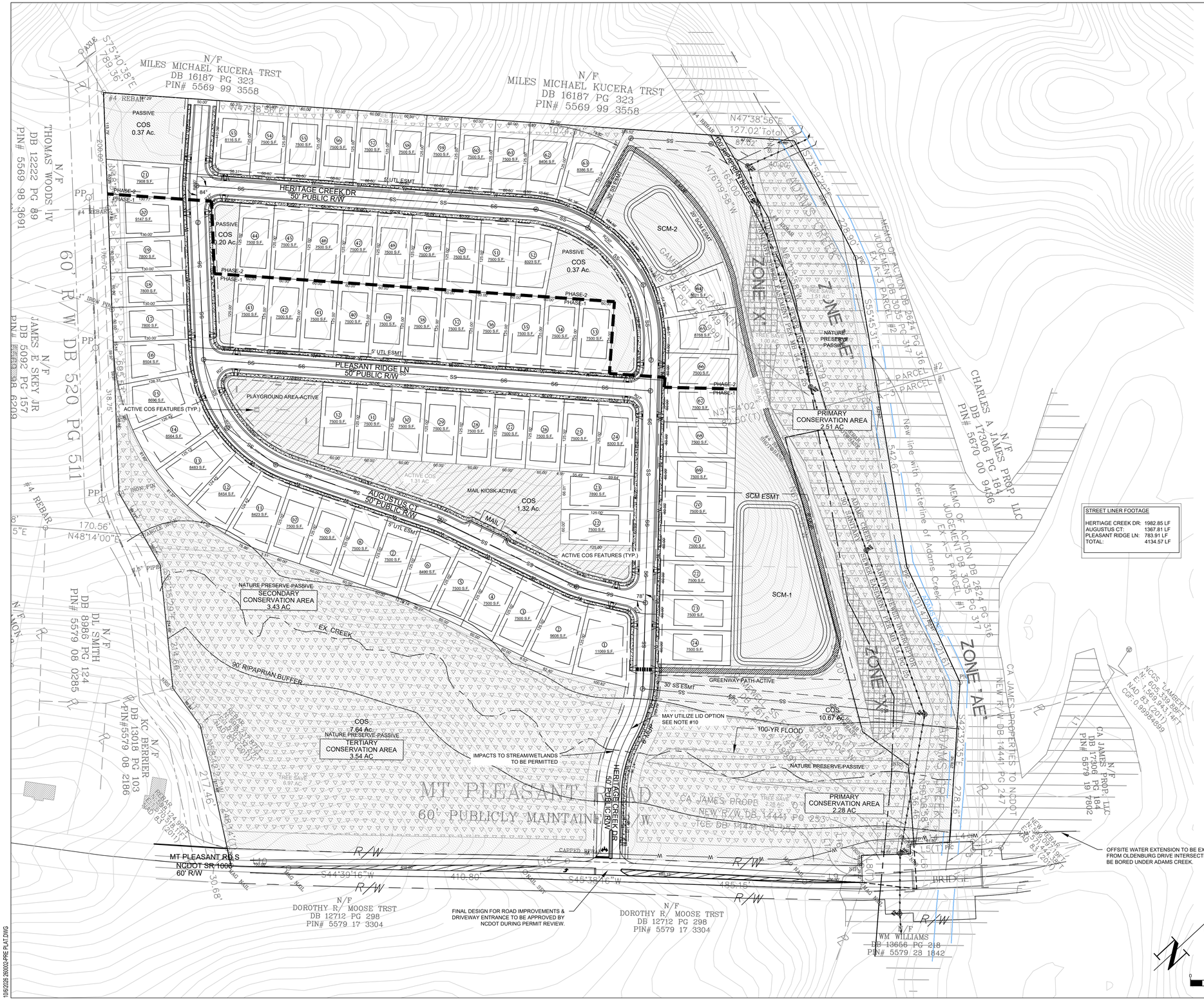
EXISTING CONDITIONS

SHEET NO.

C-101

10/6/2026 260002-EX COND.DWG

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VICINITY MAP
N.T.S

SITE NOTES:

1. SITE ADDRESS: 2260 ML PLEASANT RD SOUTH CABARRUS COUNTY MOUNT PLEASANT, NC 28124
2. PROPERTY OWNER: ALLEN JAMES 1250 GREENSIDE DR NW CONCORD, NC 28027
3. SURVEYOR: JAMES WEST HARRISBURG SURVEYING 115 PLAZA DRIVE HARRISBURG, NC 28075
4. EXISTING PARCELS: PIN: 55790849030000, AREA: 38.297 AC DB-PG: 10413-0005 TO 0006
3. ZONING: EXISTING: RESIDENTIAL LOW DENSITY (RL) 2 DWELLINGS/ACRE RL-CONSERVATION (38.297 -15% COS)X 2 = 65 DWELLINGS
4. RL DIMENSIONAL & DENSITY STANDARDS PER TABLE 4.7-1

LOT SIZE:	20,000 FT² MIN
MAX DENSITY:	2 DUA
PUBLIC STREET FRONTAGE:	60' MIN
LOT WIDTH:	100' MIN
BUILDING HEIGHT:	35' MAX
FRONT SETBACK:	35' MIN
STREET SIDE SETBACK:	25' MIN
INTERIOR SIDE SETBACK:	15' MIN
REAR SETBACK:	30' MIN
REQUIRED OPEN SPACE	15%

5. CONSERVATION DEVELOPMENT DIMENSIONAL

LOT SIZE:	7,500 FT²
MAX DENSITY:	2 DUA
MIN LOT WIDTH:	50' MIN
MAX BUILDING HEIGHT:	35' MAX
FRONT SETBACK:	17.5' MIN
STREET SIDE SETBACK:	12.5' MIN
INTERIOR SIDE SETBACK:	7.5' MIN
REAR INTERNAL SETBACK:	15' MIN
PERIMETER SETBACK:	30' MIN
REQUIRED OPEN SPACE	40%

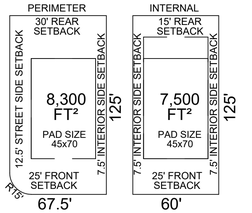
6. CONNECTIVITY RATIO: 8 LINKS/4 NODES = 2.00 > 1.40 MIN
7. FEMA FLOOD MAP: 37025C0095-D
8. CONSERVATION DEVELOPMENT PROCESS

TOTAL SITE AREA:	39.030 AC
FLOODWAY:	0.416 AC
NCDOT R/W	0.733 AC
NET SITE AREA:	38.297 AC
MIN 15% COS	5.745 AC
CONSERVATION SITE AREA	32.552 AC
DENSITY YIELD:	65 DWELLINGS
REQUIRED COS (40%):	15.318 AC
PROVIDED COS:	20.57 AC
PROVIDED OPEN SPACE:	53.71%
DENSITY BONUS:	13.7% = 74 LOTS
TOTAL LOTS PROVIDED:	74 LOTS
REQUIRED ACTIVE COS (.025 * 74 DU):	1.850 AC
PROVIDED ACTIVE COS:	1.906 AC

9. TOTAL PHASES 2
   TOTAL LOTS IN PHASE 1 50
   TOTAL LOTS IN PHASE 2 24
10. LOW IMPACT DESIGN (LID) MAY BE UTILIZED FOR STORMWATER WITH NCDEQ APPROVAL TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW

STREET LINER FOOTAGE

HERTIAGE CREEK DR:	1982.85 LF
AUGUSTUS CT:	1387.81 LF
PLEASANT RIDGE LN:	783.91 LF
TOTAL:	4134.57 LF



LEGEND

- COMMON OPEN SPACE (COS)
- ACTIVE (COS)
- TREE SAVE AREA
- 100-YR FLOOD
- —W— WATER
- —SS— SANITARY SEWER
- — — EASEMENTS

NOT ISSUED FOR CONSTRUCTION

CR ENGINEERING
11934 ROYAL CASTLE CT.
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NCBELS FIRM NO. P-3397

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PROJECT:

HERITAGE PRESERVE
2260 MT. PLEASANT RD
MT. PLEASANT, NC 28124
CABARRUS COUNTY

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	08/07/26	1ST ROUND COMMENTS	CLR
2	10/6/2026	2ND ROUND COMMENTS	

PROJECT: 26002
DATE: 9/11/2026
DRAWN BY: CLR

TITLE:

PRELIMINARY PLAT

SHEET NO.

C-101

10/6/2026 26002-PRE PLAT.DWG

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OPEN SPACE:

TOTAL OPEN SPACE REQUIRED: 15.32 AC (40%)
TOTAL OPEN SPACE PROVIDED: 20.57 AC (53.7%)

TOTAL PRIMARY CONSERVATION AREA: 4.86 AC
(100-YR FLOOD, ADAMS CREEK)

TOTAL SECONDARY CONSERVATION AREA: 3.43 AC
(PERENNIAL STREAM, BUFFER)

TOTAL TERTIARY CONSERVATION AREA: 3.54 AC
(UNDEVELOPED LAND, TREE SAVE)

TOTAL ACTIVE SPACE REQUIRED: 1.850 AC
TOTAL ACTIVE SPACE PROVIDED: 1.906 AC

OTHER OPEN SPACE (PASSIVE/ACTIVE): 6.21 AC
(PLAYGROUNDS, GREENS, MAIL KIOSK, BENCHES)

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NCBELS FIRM NO. P-3397

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CLIENT:

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ALLEN JAMES
1250 GREENSIDE DR. NW
CONCORD, NC 28027
980-521-1339
AJames9348@aol.com

PROJECT:

HERITAGE PRESERVE

2260 MT. PLEASANT RD
MT. PLEASANT, NC 28124
CABARRUS COUNTY

PROJECT:	260002
DATE:	9/11/2026
DRAWN BY:	CLR

REVISIONS

NO	DATE	DESCRIPTION
1	10/6/2026	1ST ROUND COMMENTS
2	10/6/2026	2ND ROUND COMMENTS

TITLE:

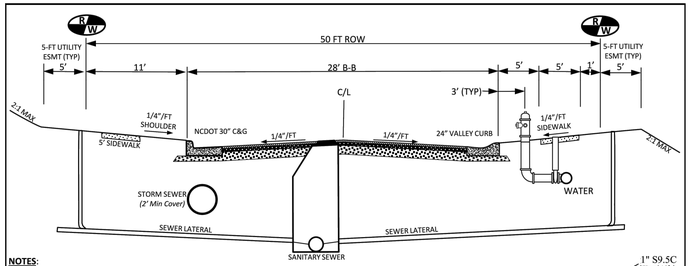
OPEN SPACE

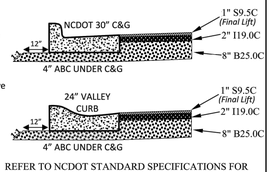
SHEET NO.

C-102

10/6/2026 260002-PRE PLAT.DWG

THIS DOCUMENT SHALL NOT BE CONSIDERED FINAL WITHOUT ALL REQUIRED SIGNATURES



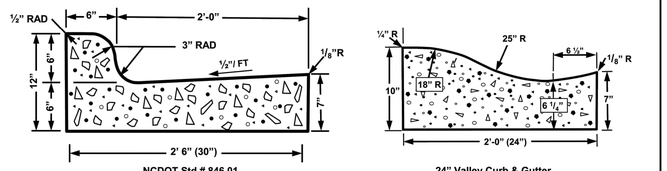


REFER TO NCDOT STANDARD SPECIFICATIONS FOR SUBGRADES, MATERIALS, & PAVING.

NOTES:

- All roadway and drainage materials, structures, and construction should follow NCDOT standards.
- Water & sewer placement, materials, water meters, and sewer cleanouts should follow the City of Concord's standards.
- All subgrade to be compacted to 95%. Final 12" is to be compacted to 100%. Proofrolling to be performed utilizing a tri-axle or quad-axle dump truck, axles lifted, with a minimum of 20 tons of stone on truck. Town personnel to be present when proofrolling is performed. Town must approve subgrade prior to placement of stone. Any areas that demonstrate pumping shall be removed, recompacted or stabilized – additional asphalt or stone in lieu of adequate compaction is not acceptable.
- The final inch of asphalt should be placed when 90%+ of homes are completed or one year has passed since initial paving, whichever is first.
- Shoulders and sidewalk to be graded at ¼"/FT cross-slope toward street.
- An alternate pavement design may be required based on traffic and loads.
- If on-street parking is desired, ROW and road section will be wider by a minimum of 10 feet.

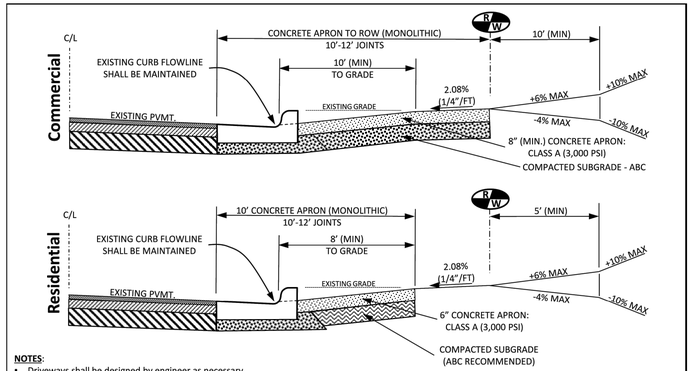
Public Works Department	TYPICAL SECTIONS	R-TS-01
Approved: RDM (6/2021)	MINOR LOCAL STREETS & CUL-DE-SACS	Date: June 2021
NTS REVISED:		



NOTES:

- Standard curb & gutter shall be NCDOT 846.01. Standard C&G is to be utilized on non-residential streets and streets classified as a local collector. Valley curb & gutter may be used only on residential streets. All materials and construction methods on valley C&G shall also meet NCDOT standards.
- All curb and gutter shall be Class A concrete (3,000 PSI minimum) and have a minimum of 4" of compacted aggregate base course (ABC) under curb, extending to 12 inches behind C&G.
- Control/Contraction joints shall be every 10 feet (15' if curb machine is used). The control/contraction joints shall be cut a minimum of 1 ½" deep. Expansion joint shall be placed every 90 feet. Curb & gutter shall be vibrated sufficiently such that the C&G is solid and free of air voids (honeycombing).
- Application of a curing compound shall follow NCDOT 1026-2, Liquid Membrane.
- Care should be taken when designing or placing C&G to insure no water is being trapped or held, especially in radius/corners. Engineer shall verify elevations around the radius drains.

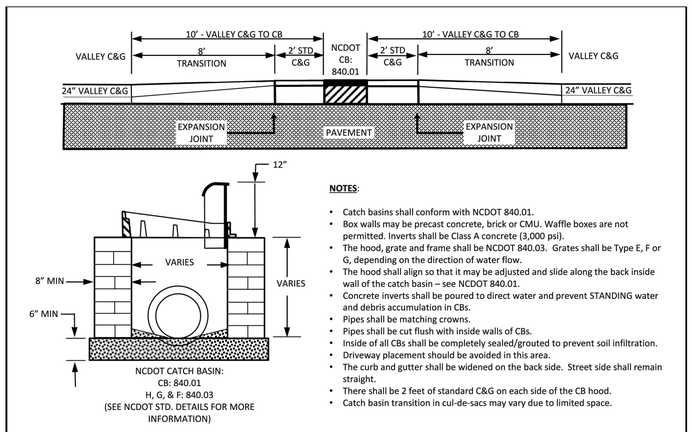
Public Works Department	CURB & GUTTER DETAIL	R-08
Approved: RDM (6/2021)	30-inch Standard C&G: NCDOT 846.01 24-inch Valley Curb & Gutter	Date: June 2021
NTS REVISED:		



NOTES:

- Driveways shall be designed by engineer as necessary.
- If no curb & gutter exist, the apron starts at the edge of pavement. Edge of driveway shall have a 1" lip to accommodate future resurfacing and provide a smooth line.
- If valley curb is present, concrete apron should tie to back of curb, be 8' deep and meet the grades shown above.
- If sidewalks exist, they shall be adjusted to meet the driveway, shall maintain ADA Compliance, and not have a cross-slope greater than 2%..
- Driveways may also meet NCDOT STD 848.03, Pg. 2 of 2, Desirable Driveway Grades.

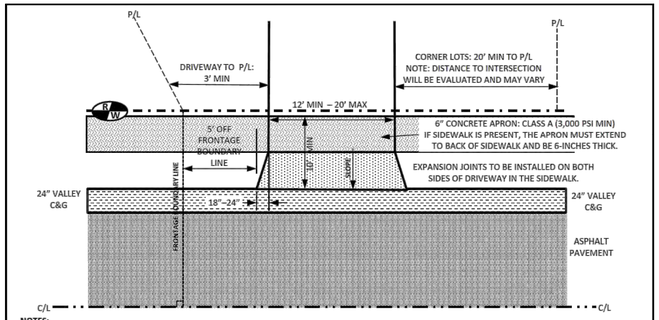
Public Works Department	DRIVEWAY GRADES	R-DW-03
Approved: RDM (6/2021)	COMMERCIAL & RESIDENTIAL	Date: June 2021
NTS REVISED:		



NOTES:

- Catch basins shall conform with NCDOT 840.01.
- Box walls may be precast concrete, brick or CMU. Waffle boxes are not permitted. Inverts shall be Class A concrete (3,000 psi).
- The hood, grate and frame shall be NCDOT 840.03. Grates shall be Type E, F or G, depending on the direction of water flow.
- The hood shall align so that it may be adjusted and slide along the back inside wall of the catch basin – see NCDOT 840.01.
- Concrete inverts shall be poured to direct water and prevent STANDING water and debris accumulation in CBs.
- Pipes shall be matching crowns.
- Pipes shall be cut flush with inside walls of CBs.
- Inside of all CBs shall be completely sealed/grouted to prevent soil infiltration.
- Driveway placement should be avoided in this area.
- The curb and gutter shall be widened on the back side. Street side shall remain straight.
- There shall be 2 feet of standard C&G on each side of the CB hood.
- Catch basin transition in cul-de-sacs may vary due to limited space.

Public Works Department	ROADWAY DETAILS VALLEYB CURB TRANSITION AT CATCH BASINS	R-03
Approved: RDM (6/2021)		Date: June 2021
NTS REVISED:		

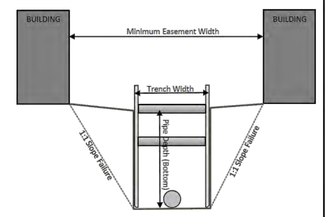


NOTES:

- Where no curb & gutter exist, the apron starts at the edge of pavement. Edge of driveway to have a 1" lip to accommodate future resurfacing and provide a smooth line.
- Inspection of the formwork required prior to placement of concrete.
- Driveways in excess of 20-feet wide must obtain Town approval prior to excavation.
- Driveway must extend a minimum of 20 feet beyond ROW.
- Sidewalks to maintain ADA Compliance across driveway.
- If valley curb is present, concrete apron should tie to back of curb and be 8' deep (min).
- Expansion joints to be installed on both sides of D/W at S/W.

Public Works Department	RESIDENTIAL DRIVEWAY VALLEY C&G & SIDEWALK	R-TS-13
Approved: RDM (12/2020)		Date: December 2020
NTS REVISED: JULY 2026		

MIN. EASEMENT WIDTHS			
	PIPE DEPTH		
PIPE SIZE	0' - 8'	8' - 15'	> 15'
≤ 24"	20'	30'	40'
30" - 36"	30'	40'	50'
42" - 48"	40'	50'	60'
≥ 54"	50'	60'	60' MIN

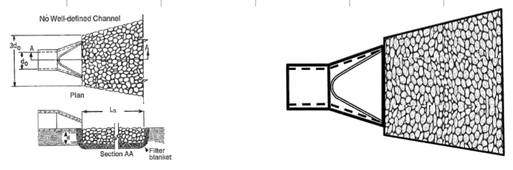


NOTES:

- Engineer should consider the size and depth of all off-street sewer and drainage pipe systems and the protection of future buildings/structures when designing.
- If sewer or drainage systems go between buildings/structures, consideration must be taken into any future maintenance and/or repairs of this pipe. If any repair is required, it should not require special measures, such as sheet pilings, to maintain the integrity of the structures in order to complete repairs.
- These easement widths are based on likely width of a trench required for repair of a specific size of pipe, at a specific depth, and a 1:1 potential slope failure to the edges of the easement.

Public Works Department	EASEMENT WIDTHS	R-TS-17
Approved: RDM (12/2020)		Date: December 2020
NTS REVISED:		

CLASS STONE	MINIMUM D_{min}	MIDRANGE D_{50}	MAXIMUM D_{max} (D_{50} x 1.5)	THICKNESS T (D_{max} x 1.5)
CL A EROSION	2"	4"	6"	9"
CL B EROSION	5"	8"	12"	18"
CL 1 RIP-RAP	5"	10"	17"	26"
CL 2 RIP-RAP	9"	14"	23'	36"



NOTES:

- The Table shown above is based on the North Carolina Department of Transportation (NCDOT) Standards Specifications, Table 1042-1, identifying the gradation of specific stone materials utilized in construction.
- Engineers should design and specify stone for erosion control and drainage to meets the requirements of NCDEQ.
- Engineers should specify rock materials based on NCDOT Standards Specifications, Table 1042-1. Calculations indicate a specific size stone (D_{50}), but Engineer should specify on the plans the specify stone required to meet their design requirements and label all stone and require thickness on the plans.

Public Works Department	OUTLET & STONE THICKNESS	R-TS-18
Approved: RDM (12/2020)		Date: December 2020
NTS REVISED:		

CR ENGINEERING
11934 ROYAL CASTLE CT.
CHARLOTTE, NC 28277
704-942-7523
www.CREngineeringCo.com
NCBELS FIRM NO. P-3397

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980-521-1339
AJames9348@aol.com

PROJECT:

HERITAGE PRESERVE
2260 MT. PLEASANT RD
MT PLEASANT, NC 28124
CABARRUS COUNTY

PROJECT:	260002
DATE:	9/11/2026
DRAWN BY:	CLR

NO	DATE	REVISIONS DESCRIPTION
1	10/6/2026	1ST ROUND COMMENTS
2	10/9/2026	2ND ROUND COMMENTS

TITLE:

SITE DETAILS

SHEET NO.

C-103

10/6/2026 260002-DETAILS.DWG

To: Planning & Zoning Board
Fron: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: October 26, 2026
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

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

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

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

SITE 2023-01 PROPEL CHURCH
Description: Site plan for religious institution
Location: 7801 NC Highway 73 E

Cabarrus County Parcel Number(s): 5660-96-0201
Zoning: OI Office & Institutional
Area: approx. 6.8 acres
Estimated Sewer Capacity Usage: 1,520gpd (5gal per seat)
Current Status: Final review comments provided. Waiting on NCDOT Driveway Permit, Copy of NCDEQ approval and final submittal.

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

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

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 (Administrative approval for less than 5,000gpd)
Current Status: Construction Plans have been received and distributed for review by the Technical Review Committee.

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.

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 (57 lots) recorded (approximately half of lots built). Recreation Amenity Center/Pool site plan submitted and under review. Phase 2 improvements are being installed.

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

Code of Ordinances
During 2026, codification and updates to Part 4 Public Works, Part 6 Licensing and Regulation, and Part 9 Minimum Housing are scheduled for completion.

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

Permits
September & October permits (to date) attached at end of report.

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

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

- **Project Description:** This project will replace old 6-inch water lines (most installed in 1937) with new 12-inch water mains along Main Street (North Drive to Lee Street), Franklin Street (Skyland Drive to Blueberry Street), Cook Street (Main Street to N. Washington Street), and Highway 49 (Main Street to Highway 73 interchange). This is a total of approximately 4 miles of waterline. This project will improve both water quality and fire flow throughout the Town. Click here to view the proposed improvements map.
- **Schedule:** This project began February 10, 2025 with substantial completion scheduled by the end of 2025. Contracted completion date is May 6, 2026.
- **Funding Source:** $9,988,029 State Budget allocation from federal ARPA funds
- **Status:** Original project scope completed. New segment added to project due to available funds. Final segment to be completed by mid-October. Latest update can be viewed at: https://mpncfuture.com/Dev/ID/1062/Waterline-Project-Monthly-Update--September-2-2026

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

- **Project Description:** This project was originally planned to be completed by the Water and Sewer Authority of Cabarrus County (WSACC) in 2009. The project never came to fruition, so the Town is picking up the project where it left off. This project will retire the Summer Street and Pasture pump stations. Click here to view the proposed Lower Adams Creek Sewer Outfall map. Click here to see a composite map of all proposed sewer improvements.
- **Schedule:** Original project scope completed. Hillside portion of project expected to begin in July 2026.
- **Funding Source:** $5,822,971 State Budget allocation from federal ARPA funds
- **Status:** Original project scope complete. Replacing 215ft of 6” sewer line with 8” sewer line and 3 manholes on Hillside Drive has been added to the project due to available funds. This work was completed in July 2026. Contract engineer received approval from NCDEQ to use project funds to resurface Hillside Drive since more than 50% of the width of the roadway was impacted. Hillside Drive has been paved. Final punch list almost complete.

WATER INTAKE & TREATMENT IMPROVEMENTS – NEARING COMPLETION

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

N. WASHINGTON STREET SIDEWALK – ENGINEERING COMPLETE

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

FRANKLIN STREET SIDEWALKS - IN PRELIMINARY ENGINEERING

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

DOWNTOWN SOUTHWEST QUADRANT PARKING AND STORMWATER IMPROVEMENTS – ENGINEERING NEARING COMPLETION

- **Project Description:** The Town's Comprehensive Plan, adopted in 2017 and updated in 2025 includes a strategy to improve downtown parking. McAdams Engineering prepared a conceptual parking plan for the southwest quadrant of downtown which will provide approximately 160 parking spaces when complete. Downtown Southwest Quadrant Parking Conceptual Plan. The plan will also implement half of the recommendations from the Downtown Stormwater Study.
- **Schedule:** Project engineering is scheduled to begin in November 2025 with estimated completion of Phase 1 parking by the end of 2026. Completion of other phases depends on cost estimates.
- **Funding Source:** Estimated project cost is $1,700,000 (in three phases). Funding of Phase 1 will come from the Town General Fund. The Town is currently seeking funding for Phase 2 and Phase 3.
- **Status:** Engineering is nearing completion. Project expected to go to bid by February of 2027.

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

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

TOWN STREET PAVING - ONGOING

- **Project Description:** In 2023, the Town Engineer and Public Works Department surveyed each town-maintained street as identified on the Town's Powell Bill Map to determine the pavement condition rating (PCR) of each street to prioritize paving. Streets were grouped together by pavement condition and geography in the Capital Improvements list to keep mobilization costs low. The Town maintains approximately 8 miles of Powell Bill eligible streets and 0.85 miles of non-eligible streets. All other streets in the Town limits are either state-maintained or private.
- **Schedule:** The following streets are tentatively scheduled for the identified fiscal year based on available funds. Streets will be reassessed regularly to determine any needed changes in this list.
  - FY2023-24: Westerholt Court, Bilverlor Court, Lorilei Street, Rhineland Court, Alish Trail, Lee Street, Jackson St. (North of Hwy. 49) - **COMPLETE**
  - FY2024-25: A Street, B Street, C Street, Wade Street, Reid Street (covered by funds from USDA sewer line project) - **COMPLETE**

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

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

September and October 2026 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-56	9/1/2026	5579-37-7916	8872	Oldeburg Dr.	Town	Addition	Addition to existing deck	Jennifer Buchanan	
Z-2026-57	9/3/2026	5660-46-4624	6808	Glen Abbey Ln.	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-58	9/4/2026	5670-22-0956	1490	S. Main St.	Town	CoC	Childress Insurance Office	Paul Childress	
Z-2026-59	9/4/2026	5670-23-0279	8360	W. Franklin St.	Town	CoC	G2 Real Estate	Rita Gilmore	
Z-2026-60	9/24/2206	5670-23-0511	8465	W. Franklin St.	Town	Change/Upfit	Ma's Italian Deli & Pizzeria	Jason Gaddis	
Z-2026-61	9/24/2026	5660-48-5204	1117	S. Skyland Dr.	ETJ	New	Single-family home	Marlon Vargas	
Z-2026-62	9/25/2206	5671-12-0240	425	Mt. Pleasant Rd. N.	ETJ	Sign	Electronic sign conversion	Pleasant Hill Baptist	
Z-2026-63	9/25/2206	5670-52-7442	1545	Crowell St.	ETJ	Temp. Use	POD/Storage Container	Reece Harris	

8 Zoning Permits

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

3 Zoning Permits