



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, April 27, 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** (January 29, 2026)
6. **Public Comment Period**
7. **Planning Board Business**

REZ 2025-06 Burluson Property / ABC Store
Applicant requests to amend existing Conditional Zoning General Commercial District (CZ C-2) to include ABC alcohol sales as a permitted use in the district. Location: 8930/8934 E. Franklin St. Cabarrus PIN: 5670-41-7979. Current Zoning: Conditional Zoning General Commercial (CZ C-2) Proposed Zoning: Same with added use of ABC alcohol sales. Area: 2.38ac.
8. **Board of Adjustment Business**
None
9. **Planning & Zoning Board Training Session**
10. **Reports**
Planning Report and Zoning Permits February, March & April (to date)
11. **Planning & Zoning Board Comment Period**
12. **Adjourn**



**Planning and Zoning Board Meeting Minutes
Monday, January 26, 2026
Rescheduled to Thursday, January 29, 2026 (due to inclement weather)**

Members Present:

Chairman - Whit Moose
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: John Estep, Ginger Moore, Madison Horck, Paula Yost, and Mayor Tony Lapish.

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. Oath of Office for Newly Appointed Alternate Member

Bernie Edwards was sworn in as a Planning and Zoning Alternate Board Member, replacing Liz Poole's term until 6/30/2026.

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)

No one had a conflict.

5. Approval of Agenda

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

6. Approval of Minutes of Previous Meetings (October 27, 2025)

A **motion** was made by Bridget Fowler to approve the minutes for the previous meeting (October 27, 2025) and a second motion was made by Rick Burleyson. All were in favor. (5-0)

7. Public Comment:

None

8. Planning Board Cases:

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).

Erin Burris presented the TA 2026-01 Contractors Offices & Shops in AG Zoning District packet as presented (*included in the Minute Book*).

John Estep

375 Moose Road S, Mount Pleasant, NC 28124

John Estep stated that for years he had been looking for a place in Mount Pleasant to call home for Estep Electrical, which tries to support this community. He said that he came upon a location, which is perfect, and spoke with all the neighbors before purchasing the property just to make sure that everybody on that street understood what he wanted to do and they were all okay with it. He thanked the Board for their time and for sitting in on this case. This will be home for the shop.

Chairman Whit Moose asked if Mr. Estep was going to build a home site and a shop.

John Estep shared that there is already a home on the property that his mother and father-in-law live in and the shop is already there as well. The only thing that he proposes doing is the parking lot.

Erin Burris shared the information about the request. Mr. Estep will be asking for a proposed Conditional Zoning District for the property that has an existing home, and a 6,200 existing shop building. The shop was built as part of the Agricultural use on the Foil property and when it was sold, it was sold together as a house and shop. Mr. Estep has been looking for property in Mount Pleasant for a long time and unfortunately the Town does not have anything available for Light Industrial. The Town has been working on encouraging small-scale light industrial development, according to the updated Comprehensive Plan, but it has not happened yet, and he does not want to leave Mount Pleasant. That is why he is making this request.

The text amendment request involves whether the Town believes that Contractor shops and offices could be an appropriate use in certain situations in the AG District, which usually has very large lots. The question is: Could there be a situation where cases could be reviewed individually by this Board and the use would appropriate at specific locations?

A **motion** was made by Rick Burleyson to recommend approval of the Text Amendment and is consistent with the Comprehensive Plan and a second motion was made by Bridget Fowler. All were in favor. (5-0)

REZ 2026-02 ESTEP ELECTRICAL

Applicant requests to rezone property with existing single-family residential home and 6,200 sf 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.

Erin Burris presented the REZ 2026-01 (Subject to Approval of TA 2026-01) packet as presented (*included in the Minute Book*).

Rick Burleyson wanted to clarify that RL (Residential Low Density) does not allow contractor shops and CZ AG (Conditional Zoning Agricultural) with the Text Amendment would be the zoning to best fit this property.

Erin Burris said the text amendment proposed in the previous case would allow contractors shops and offices in the AG district as a Special Use. The AG District usually has larger lots and larger lot requirement which allows them to have a better chance to review them on a site-specific basis. This was the best option for this property since there was already a house and agricultural use on the property. Conditional Zoning AG District made the most sense.

John Estep added that the shop would only be a meeting place for workers and storage for materials. There will not be people coming in and out, so there will not be a lot of road traffic throughout the day. Also, the hours of business will be Monday through Thursday, leaving Friday through Sunday with no extra traffic.

A **motion** was made by Bridget Fowler to recommend approval and consistent and finds 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 the land use types listed for single-family residential, agricultural, 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 and a second **motion** was made by Jonathan Helms. All were in favor. (5-0)

Erin Burris shared with Mr. Estep that the Public Hearing would be at the Town Board Meeting on Tuesday, February 10, 2026.

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

Erin Burriss presented the ANX 2026-01, REZ 2026-01 & SITE 2026-01 YOST PROPERTY packet as presented *(included in the Minute Book)*

**Ginger Moore of Carlos Moore Architecture
222 Church Street N, Concord, NC 28025.**

Thank you for your time and your interest in trying to make Mount Pleasant a little bit better. *(Ginger Moore passed out a couple of renderings of the proposed building for the Board members to look over).*

“Paula Yost is a lawyer, and we helped her with her first project converting her old family house into the Country Law Shack. Within that scope she has expanded and has gotten her Counseling Degree in that time and has become a licensed counselor. Ms. Yost has a lot of interest in mental health and providing counseling services to a lot of different demographics. So, that part of her business is expanding. What we have done is located the building on the back partial for a couple of reasons: First, there is adequate land, a well is already there, and there used to be a structure in that area in the past. Second and most importantly, the building fits the landscape there to help with privacy and not being seen from the road. Another good thing about this site is there is a 20-foot drop from the main road down to the area in the back so that natural setting is providing that buffer in that seclusion/privacy. The other thing that is pleasing about this property is how the site sits in the landscape as far as the views and how to get to it. It is a perfect setting for a counseling center there for a lot of different levels, so we have been very cognizant of how the building was situated on the property for privacy and nature.

With the Law Shack being O-I (Office and Institutional) and the existing residence to the right being O-I, we felt O-I would be a great match for all 3 partials to get them all in a group and have similar uses. We know we are in the long-range development plan for Mount Pleasant, that is why we are requesting to come to Mount Pleasant.”

Ginger Moore asked the Board to look over the proposed building. The building has similar character to Frank Lloyd Wright’s designs that Paula Yost likes because his designs are very connected to landscaping, very connected to mental stability, and calmness. Mrs. Moore’s and Mrs. Yost’s ideas for materials are for permanence, so they hold up well. The materials selected are earthtones, very strategic places in all the lighting and the windows and have long overhangs. On the right side, the longest overhang will be where the group therapy offices are and that is where most of the trees are. So, that is where the groups can easily move from inside the building to outside the building and still have privacy there.

Ginger Moore and Paula Yost are requesting a recommendation for Conditional Zoning Office and Institutional (CZ OI) and are here to answer any questions and are looking forward to having a nice building right here in Mount Pleasant.

Whit Moose had a question about the parcel in the corner and what the plans are for that piece there.

Ms. Moore shared that Ms. Yost has someone living there so right now there is no current plan to expand that use. It will remain as it exists. That parcel already has a 10-foot setback, a 15-foot buffer and it is low down on the site so, theoretically, it is two areas already.

Erin Burris shared that if going forward if for some reason they would want to transition that to office use as well, the use is already allowed in the district, so they could do office use. It would have to go through a change of use, site plan review, add parking, and things like that. It would be subject to site plan review, but the zoning district would already be in place to transition it to any of those uses that are on there. If for some reason they wanted to add on to it, they could add on 25 percent without having to come back to the Board.

A **motion** was made by Jonathan Helms to recommend approval and consistent and 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. A second motion was made by Kiesha Garrido. All were in favor. (5-0)

9. Board of Adjustment Business

None

10. Approval of 2026 Meeting Calendar

The May 2026 meeting was moved up a week to May 18, 2026, instead of the regular scheduled week of May 25, 2026, due to Memorial Day.

A motion was made by Rick Burleyson to approve the 2026 Meeting Calendar with adjusted date of May 18, 2026, and a second motion was made by Kiesha Garrido. All were in favor. (5-0)

11. Reports

Erin Burris presented the Reports as presented (*included in the Minute Book*).

Erin Burris shared the following additional information on the reports:

- SUB 2026-01 Pleasant Springs Subdivision may be coming to the Board possibly in March or April 2026.
- SUB 2025-01 N. Main Street Infill Subdivision (revised) may be coming to the Board in March or April as well.
- WSAAC allocated 9,000 additional gallons of water this year compared to the usual 4,000 gallons.
- Lower Adam’s Creek Sewer is almost complete and should be complete within weeks. The only thing left is to invert the pump stations and remove them. Then the project will be completed.
- The waterline project needs a couple of days above 40 degrees to get the pavement patching completed. All the lines are installed, most of the lines have been tested except E. Franklin Street, and after the tie-ins and get the asphalt patched Highway 73 W can open.
- The Water Treatment Plant is up and running and testing waiting for NCDEQ approval. The Plant should be operating by the end of February, and the PAC system should be active by Spring.

- The Town will start on the N. Washington Street Sidewalk Project and Franklin Street Sidewalks after the Water Line Project is completed.
- Temporary Use Permits have been issued for gravel parking in Downtown. Everyone has their plan in place to get rid of the gravel parking within the year.
- 2025 had the most zoning permits for single-family residential, which was 51 permits. Projects to have 25-30 in 2026 and 30ish from here on out.

12.. Planning & Zoning Comment Period

Board members were interested in knowing how many homes have sold in both Green Acres and Brighton Park Subdivisions. The clerk shared that Green Acres had 27 homes sold and Brighton Park had 5 homes sold to date.

11. Adjournment:

With no further discussion, Chairman Whit Moose entertained a motion to adjourn. Jonathan Helms made a **motion** to adjourn, and a second motion was made by Bridget Fowler. All were in favor. (5-0)

Chairman, Whit Moose

Clerk to the Board, Jennifer Blake



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: April 27, 2026
Subject: REZ 2026-04 Burleson Square

A. BACKGROUND

**Applicant(s)/
Property Owner:** Joseph Burleson
Burleson Square Inc.
248 Market Street
Locust, NC 28097

Location: 8930 & 8934 E. Franklin Street

PIN(s): 5670-41-7979

Property Size: 2.38 Acres

Current Zoning: Conditional Zoning General Commercial (CZ C-2)

Proposed Zoning: Same with added use (ABC Liquor Sales)

The subject property was rezoned from Light Commercial (C-1) to Conditional Use General Commercial in November of 2004. Since that time, Conditional Use Districts were converted to Conditional Zoning Districts following a legislative change in the North Carolina General Statutes. The Conditional district associated with this property (Case # MP2004-02-R), included the following uses:

Institutional and Civic Uses

Child Care Center
Civic, Social, and fraternal organizations
Museums and art galleries
Parks
Performing arts companies and artists
Postal Service Facilities
Recreational Sports clubs
Religious institutions (up to 350 seats)
Schools-business, fine arts, trade

Professional Office/Business Services

Accounting & tax services
Advertising and related services (excluding sign manufacturing)
Architectural, engineering and related services
Banks, finance, and insurance offices

Broadcasting, telecommunications (excluding towers)
Building, chimney, pool cleaning services
Carpet & upholstery cleaning services
Catering services
Clothing alterations, footwear repair
Collection agencies
Computer system design and related services
Credit bureaus
Data processing and news services
Delivery/courier Service
Dry cleaning and laundry services
Electronic and appliance repair
Employment/personnel services/agencies
Environmental consulting services
Funeral home and services
Graphic design services
Hair, nail, & skin care services
Indoor recreational facilities
Interior design services
Investigation and services, locksmiths
Janitorial services
Legal services
Management/holding company services
Management and marketing consultants
Medical/health care offices
Motion picture and sound recording (excluding theaters)
Office administrative services
Other business support services
Personal and household goods repair
Pest control services
Pet care services (excluding kennels and veterinary service)
Photocopy services
Publishing industries
Real estate and leasing offices
Scientific research and development services
Sports and recreation instruction/camps
Telemarketing/telephone call centers
Weight reducing centers

Retail Trade Uses

Amusement arcade (indoor, excluding electronic gaming operations)
Art dealers
Art supply stores
Baked goods/snack shops (excluding drive-through)
Book, Periodical, & Music Store
Building material supply (with no outdoor storage)
Clothing and clothing accessories
Consignment/used merchandise store
Convenience store
Equipment rental and leasing (with indoor storage)

Electronics and appliance rental
Electronics, camera, and appliance stores
Farmers market, fruit and vegetable stand
Florist
Formal wear and costume rental
Furniture and home furnishings
Furniture/party supply/sporting goods rental
General merchandise store (less than 25,000sf)
Gift, novelty, and souvenir store
Grocery/food stores
Health clubs and fitness centers
Hobby, toy, and game stores
Hotel, motel, and extended stay lodging facilities
Jewelry, luggage, and leather goods
Lawn and garden supply
Microbrewery (less than 5,000sf)
Mini-warehousing/self-storage and leasing
Musical instruments and supplies
Nurseries
Office supplies and stationery stores
Pawnshops
Pet and pet supply stores
Photography studios
Restaurant
Sewing, needlework, and piece goods stores
Shoe stores
Shopping centers (less than 25,000sf)
Sign lettering/painting/production
Sporting goods stores
Swimming pool, hot tub supply stores
Tanning salons
Trophy shops
Video tape and disc rental

Manufacturing and Industrial Uses

Contractors Office/Shop (with indoor storage)

In 2016, the Mount Pleasant Development Ordinance was amended to modernize and consolidate land use categories, so the 2004 approved categories do not exactly match current land use categories in the Development Ordinance. Any use that is not listed or is not substantially the same as a permitted use (as indicated in the North American Industrial Classification System (NAICS)) is not permitted in the district. To permit a use that is not listed, the zoning district would have to be amended following the map amendment (rezoning) process outlined in Section 3.4.5 of the Mount Pleasant Development Ordinance (MPDO).

The applicant has requested amending the existing Conditional Zoning District to include Liquor Sales (ABC Stores). For the past several years, the Mount Pleasant ABC Board has worked on preparing architectural plans to relocate within Mount Pleasant. They had planned on working on an upfit to another location and requested a Temporary Use Permit to move to 8930 & 8934 E. Franklin Street while the upfit was completed, subject to Section 5.10.2.4 of the Mount Pleasant Development Ordinance (MPDO). The ABC

Board has since decided that, for financial reasons, it would be best to stay at this location. Therefore, the property owner has requested an amendment to the existing Conditional Zoning District to permit this use. The use is permitted by right in the underlying C-2 General Commercial District, and therefore, would be permitted in the Conditional Zoning District if approved by the Planning & Zoning Board.

No site plan has been provided, as no changes are proposed to the site at this time. The site has an existing mini-storage facility and an existing 1,900 square foot retail/office building. The site is approximately 200 feet from the previous ABC Store location.

B. ZONING DISTRICT REVIEW CRITERIA

Comprehensive Plan

The subject property is located in the “Medium 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 for a variety of medium density residential uses of two to four dwelling units per acre and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.”

Uses in this designation generally include single-family residential, two-family residential, civic & institutional uses, small-scale retail and office uses, and support uses.

The requested amended 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 proposed use addition is small-scale retail in an existing retail/office space.

Zoning District Intent

The MPDO states the primary intent of the C-2 General Commercial district is:

“The C-2 district is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance. C-2 zones should be located on or within proximity to major thoroughfares. This shall not apply where an existing building or structure used as permitted within the C-2 District has been established prior to the adoption of this Ordinance on a parcel subject to an application for rezoning.”

Existing Zoning and Development Patterns

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

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	RH Residential High Density	Single-family residential
<i>East</i>	CZ-C2 Condition Zoning General Commercial, and C-1 Light Commercial	Automotive Repair, Retail
<i>South</i>	RM Residential Medium Density	Single-family residential
<i>West</i>	C-1 Light Commercial, RM Residential Medium Density	Parking, Restaurant, Retail (former ABC Store Location), and Single-family residential

The subject property is located in an area with a mixture of zoning districts and land uses. The request for the amendment to the Conditional Zoning district to permit Liquor Sales (ABC Store) is reasonable in that the use will be located in an existing 1,900 building that has previously been used for restaurant, retail, and office uses. The site is located approximately 200 feet from the previous ABC Store location (2 properties away).

Utility Availability

The property is currently served by public water and sewer.

Transportation

The property is located on E. Franklin Street (NC Highway 73). This road has an average daily vehicle count of 9,900. The proposed use will not create a higher traffic count than the previous retail/office use of the space.

Environment

The property is already developed, and has a piped intermittent stream through the property and another stream to the south of the property. No changes are proposed.

Site Plan, Parking, & Landscaping

The site is already developed with no changes proposed. The site has 14 existing parking spaces. The four spaces to the front of the building are nonconforming as they allow vehicles to back into the public highway right-of-way. No landscaping is proposed. 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 building is subject to inspection by the Fire Marshal's office.

C. STAFF COMMENTS

Staff finds that the proposed amended Conditional Zoning district is consistent with the Medium Intensity land use designation land use types shown on the Conditional Zoning plan in accordance with Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO).

D. PROCEDURES & ACTIONS

The Planning & Zoning Board is requested to take action of one of the following:

- **Approve and consistent:** The Planning & Zoning Board finds that the proposed amendment to the existing CZ C-2 zoning district is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the *Town of Mount Pleasant Comprehensive Plan*. The Board finds in that the proposed amendment reasonable, in that Liquor Sales (ABC Store) is small-scale retail and that the use is located approximately 200 feet from the previous ABC Store location.
- **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.

- **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.

E. ATTACHMENTS

1. Application
2. Aerial Map
3. 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 2026-04

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning

Conditional District Rezoning

Text Amendment:

Date of Application 3-6-26

2. Amendment Information

For All Rezonings

Name of Rezoning Burleson Square Property

Location 8946 E. Franklin Street Property Size (acres) 2.39

Tax Parcel Number(s) 56704179790000

Current Zoning C2C2 Proposed Zoning C2C2 Current Land Use Storage and Retail

For CD Rezonings Proposed Use(s) Add Liquor store to current approved uses

For Text Amendments Affected Section(s) of the UDO _____

3. Contact Information

Burleson Square, LLC

Applicant 248 Market Street City, State Zip Locust, NC 28097

Applicant Address Telephone 704-791-6253 Fax 704-983-1280

Signature [Signature] Print Name Joe Burleson Date 3-6-26

Agent (Engineer, Surveyor, etc. if applicable)
Address
City, State Zip
Telephone Fax
Signature Date

Burleson Square, LLC
Property Owner (if applicable)
248 Market Street
Address
Locust, NC 28097
City, State Zip
704-791-6253 / 704-983-1280
Telephone Fax
[Signature] 3-6-26
Signature Date

4. Description of Request

a. Briefly explain the nature of this request.

The ABC store would like to remain in this location long term.

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

This request is consistent with the town land use plan.

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

This location currently houses the ABC store and it is less than 1 Block from the former location of 30+ years.

Staff Use Only:

Date Application Received: 3-6-2026

Received By: EPB

Fee Paid: \$ 500.00

Case #: REZ 2026-04

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

Notes:



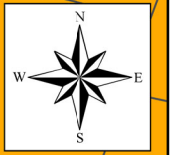
REZ 2026-04 Burleson Square Conditional Zoning District Amendment

REZ 2026-04
Burleson Square
CZ District
Amendment

Town Limits

MP Zoning

-  AG
-  CZ AG
-  RE
-  RL
-  RM
-  CZ R-M
-  RH
-  CZ RH
-  OI
-  CZ O-I
-  CC
-  C-1
-  C-2
-  CZ C-2
-  I-1
-  <all other values>



C-1
**Previous
ABC Store
Location**

**Subject
Property**

CZ-C-2

C-1

RM

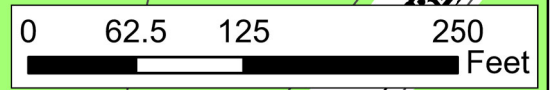
CZ-C-2

RM

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EASTOVER DR

BST

E FRANKLIN ST

AST

PERRY ST

RH

RH

RH



To: Mayor & Board of Commissioners
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: April 27, 2026
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

REZ 2025-06 Burleson Property / ABC Store

Description: Applicant requests to amend existing Conditional Zoning General Commercial District (CZ C-2) to include ABC alcohol sales as a permitted use in the district.
Location: 8930/8934 E. Franklin St.
Cabarrus PIN: 5670-41-7979
Current Zoning: Conditional Zoning General Commercial (CZ C-2)
Proposed Zoning: Same with added use of ABC alcohol sales.
Area: 2.38ac.

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: Revised site plan received to address TRC comments (dormant for two years). Under review.

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 approval needed for allocation)
Current Status: Construction plan submittal received. To be distributed to Technical Review Committee for review.

SITE 2026-01 YOST PROPERTY

Description: Site plan to construct counseling office
Location: 5623 NC Hwy. 49 N
Cabarrus PIN: 5650-82-0012
Current Zoning: Conditional Zoning Office & Institutional (CZ OI)
Area: 1.04 acres
Current Status: Waiting for formal site plan submittal.

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: Technical Review Committee reviewed proposed plat and provided comments. Waiting on revised plat submittal. Will be scheduled for Planning & Zoning Board review following completion of revisions.

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 reviewed by TRC. Comments provided. Have not receive revised plans. 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: Construction nearing completion.

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 (17 issued to date, 40 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. Zoning Permits being issued (all 37 zoning permits issued). Preparing for final engineering and zoning inspection for release of bonds and development agreement.

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 #14 added 9,574 gpd to Mount Pleasant's allocation (for a total of 133,438gpd since November 20, 2023). The Town's updated sewer allocation spreadsheet shows 36,860 gpd of non-strategic reserve allocated, 45,450gpd of pending non-strategic reserve, and 13,308gpd 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

February, March, and April (to date) permits attached 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) – 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:** Nearing completion-Approximately 98% 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/1055/Waterline-Project-Monthly-Update--March-27-2026>

LOWER ADAMS CREEK SEWER OUTFALL – COMPLETE

- **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:** Complete. Latest update can be viewed at:
<https://mpncfuture.com/Dev/ID/1054/Lower-Adams-Creek-Sewer-Outfall-Project-Monthly-Update-February-26-2026>

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 \$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:** Nearing Completion-Approximately 98% 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. 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 is being tested. Waiting on final NCDEQ approval of engineering for PAC integration, following well installation. PAC system should be active during spring.

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 exhibits received. Staff to begin on right-of-way acquisition in April.

FRANKLIN STREET SIDEWALKS - IN PRELIMINARY ENGINEERING

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. There were three segments identified on Franklin Street: Duchess Drive to Halifax Street, Halifax Street to Main Street, and Main Street to Blueberry Street. The Town worked with NCDOT to design a project for one or more of these segments to stay within available funds. Click here for excerpts from the Project Acceleration Plan. Each segment is being evaluated for feasibility with available funds.

[Franklin Street \(Duchess Drive to Halifax Street\) cut-sheet from Project Acceleration Plan](#)

[Franklin Street \(Halifax Street to Main Street\) cut-sheet from Project Acceleration Plan](#)

[Franklin Street \(Main Street to Blueberry Street\) cut-sheet from Project Acceleration Plan](#)

After getting cost estimates from NCDOT, it was determined that only the E. Franklin Street section of sidewalk, curb & gutter between Main Street and Blueberry Street could be completed with available funding. This segment was chosen because it will also be able to correct several stormwater issues along the corridor.

- **Schedule:** NCDOT provided a timeline that shows completion of E. Franklin Street sidewalk during 2029. There is currently no funding source identified for completion of sidewalk on W. Franklin Street.
- **Funding Source:** Estimated project cost-\$3.2 million. Funding from remainder of \$2.7 million state directed grant (after completion of N. Washington Street) as min. 20% match with federal CMAQ/CRP grant funding. A grant deadline extension has been requested in order to complete the E. Franklin Street sidewalk project.
- **Status:** Staff is currently working with NCDOT to design and administer sidewalk, curb & gutter improvements on E. Franklin Street, which will also help with stormwater issues in that area and can be coordinated with the Downtown Stormwater project.

DOWNTOWN SOUTHWEST QUADRANT PARKING AND STORMWATER IMPROVEMENTS – 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](#). 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 underway.

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. Department of Public Safety sent a request for information. Staff submitted additional information in mid-February and is waiting to hear back.

February, March, and April 2026 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-10	2/3/2026	5560-56-7535	527	Oleander St.	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-11	2/3/2026	5650-79-8923	5435	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2026-12	2/11/2026	5660-46-4828	6823	Glen Abbey Lane	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-13	2/11/2026	5560-56-1652	7105	Hallmark Lane	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-14	2/11/2026	5550-79-7943	5447	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2026-15	2/19/2026	5560-56-3972	6932	Glen Abbey Lane	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-16	2/19/2026	5560-60-7671	2708	Tabitha Lane	ETJ	New	Single-family home	Danielle Nickal	

7 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-17	3/23/2026	5660-60-7671	701	N. Skyland Dr.	Town	Acc./Home C	Acc. Structure & Home Occ.	Adam Carey	
Z-2026-18	3/23/2026	5670-14-8449	1150	N. College St.	Town	Addition	Addition to home	Kim Ashbaugh	
Z-2026-19	3/27/2026	5579-58-0018	8861	Erbach Ln.	Town	Addition	Deck addition to home	A Deck Above	

3 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-20	4/7/2026	5670-25-2855	828	N. Main St.	Town	Accessory	Detached Garage	Chris Chiles	
Z-2026-21	4/7/2026	5660-56-1476	906	Pickney St.	Town	New	Single-family home	Niblock Homes	Brighton Park

2 Zoning Permits