



## **Planning & Zoning Board Meeting**

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, May 19, 2025

Drop-in Information Workshop 4:00pm-6:30pm, Board Business Meeting 6:30pm

### **PUBLIC INFORMATION WORKSHOP REGARDING COMPREHENSIVE PLAN UPDATE**

A drop-in public information workshop will be held in the Town Hall conference room on Monday, May 19 from 4:00pm to 6:30pm. The draft plan will be available at the workshop and can be viewed on the Town's website at <https://mtplesantnc.gov/Government/Planning-Economic-Development>.

1. **Call to Order** - Chair Whit Moose (6:30pm)
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** (April 28, 2025)
6. **Public Comment Period**
7. **Planning Board Business**

### **Presentation of Draft Comprehensive Plan Update**

#### **Comprehensive Plan Recommendation**

After working for over a year on the Comprehensive Plan update as part of the Plan Steering Committee, the Planning & Zoning Board is requested to make a recommendation to the Town Board regarding the adoption of the updated plan, as set forth in NCGS 160D-501. The Town Board is scheduled to hold a public hearing for the updated plan at its June 10 meeting.

8. **Board of Adjustment Business**  
None
9. **Reports**  
Planning Report and Zoning Permits for March & April (to date)
10. **Planning & Zoning Board Comment Period**
11. **Adjourn**



**Planning and Zoning Board Meeting Minutes  
Monday, April 28, 2025**

**Members Present:** Chairman - Whit Moose

Vice Chairman - Rick Burleyson

Member - Bridget Fowler

Member – Liz Poole

Member – Jonathan Helms

Alternate – Kiesha Garrido

P&Z Clerk to the Board – Jennifer Blake

Planning & Economic Development Director - Erin Burris

**Also Present:** Mayor, Tony Lapish, Town Commissioners Justin Simpson, Ginger Moore, William Harris, Kathy Harris, Elizabeth Carter, Braddy Carter, Amanda Miller, and Scott Miller

**1. Call to Order:**

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

**2. Recognition of Quorum:**

Chairman Whit Moose stated a quorum was present.

**3. Conflict of Interest**

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

No one had a conflict.

**4. Approval of Agenda:**

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

**5. Approval of Minutes of Previous Meetings (March 24, 2025)**

A **motion** was made by Jonathan Helms to approve the minutes for the previous meeting (March 24, 2025) and a second motion was made by Rick Burleyson. All were in favor. (5-0)

**6. Public Comment:**

None

## 7. Planning Board Cases:

### **ANX 2025-01, REZ 2025-03 Harris Mustang**

**Description:** Applicant requests voluntary annexation, rezoning, and site plan approval for 12,000 square foot building with warehouse space, office space, and retail space (up to 10,000sf)

**Area:** approximately 4.93 ac. **Location:** 6705 NC Highway 49 N

**Cabarrus County Parcel Number:** 5660-34-5579

**Current Zoning:** Cabarrus County OI Office & Institutional

**Proposed Zoning:** Town of Mount Pleasant Conditional Zoning Light Industrial (CZ I-1)

Erin Burris presented the staff analysis:

#### **A. BACKGROUND**

**Applicant(s)/** William & Kathleen Harris

**Property Owner:** 351 St. Johns Church Road  
Concord, NC 28025

**Location:** 6705 NC Highway 49 N

**PIN(s):** 5660-34-5579

**Property Size:** approx. 4.93 acres

**Current Zoning:** Cabarrus County Office & Institutional (OI)

**Proposed Zoning:** Mount Pleasant Conditional Zoning Light Industrial (CZ I-1)

The applicant proposes annexing the approximately 4.93-acre property into the Town of Mount Pleasant and applying the Conditional Zoning Light Industrial (CZ I-1) district, in order to construct a 12,000 square foot building with office space, retail space, and warehouse space. A Conditional Zoning District may include any of the uses permitted by right or as a Special Use within the general zoning district, as set forth in Table 4.6-1 of the Mount Pleasant Development Ordinance (MPDO). The following uses would be permitted for this CZ I-1 district:

#### **Office & Service Uses Category**

Business and professional services (no outdoor storage)

Contractor office (no outdoor storage)

Contractor shop (no outdoor storage)

Lawn & landscaping services (no outdoor storage)

Medical, dental, chiropractic, optical and health care offices (excluding hospitals)

Motion picture & sound recording (excluding theaters)

Pest control services

Photography studio

Publishing & printing services

Professional offices

Tailoring services

#### **Retail Uses Category**

Retail uses, up to 10,000 square feet inside a fully enclosed building (excluding tobacco, electronic cigarettes, vaping, and related accessories store)

### **Industrial, Wholesale, Transportation & Utility Uses Category**

Manufacturing Type A

Retail outlet accessory to a manufacturing use

Warehousing and storage

Wholesale trade

### **Civic, Government, & Institutional Uses**

Government building

### **Recreation & Entertainment Uses**

Recreational facility, indoor (excluding amusements)

Recreational instruction camp, indoor (sports, dance, etc.)

The applicant has provided a site-specific plan associated with the rezoning request. The site-specific plan has already been reviewed by NCDOT, the Cabarrus County Fire Marshal's Office, and the North Carolina Department of Environmental Quality (NCDEQ). Full site plan review would be required if the annexation and zoning district were approved by the Town Board.

## **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 (2) to four (4) 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."*

The requested zoning district is consistent with this land use designation, in that the land use types of office and retail (and supporting warehouse) shown on the Conditional Zoning plan are consistent with the general land use types of office and retail on thoroughfares, as listed for the Medium Intensity classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO). The property is located on NC Highway 49, a major thoroughfare.

The draft Comprehensive Plan update has an "Employment Center" land use classification on the Future Land Use Map. This classification is described below:

*"This land use classification is intended for existing industry and development for light industry and major employers. These areas typically have readily available, easily extended/improved infrastructure to accommodate industry. Areas designated as*

*employment center can also include the adaptive reuse of large sites or building that previously provided larger scale employment.”*

The requested zoning district is also consistent with this land use designation, in that Table 4.3-1 of the MPDO lists the CZ I-1 zoning district as consistent with the “Employment Center” designation.

#### **Zoning District Intent**

The MPDO states the primary intent of the I-1 district is:

*“The I-1 district is established to provide for areas that contain a mix of light manufacturing uses, office park, institutional, and limited retail and service uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. I-1 districts should include areas which continue the orderly development and concentration of light industrial uses. I-1 zones should be located so as to have direct access to or within proximity to a major or minor thoroughfare. This shall not apply where an existing building or structure used as permitted within the I-1 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:**

<b><i>Zoning District(s)</i></b>	<b><i>Land Use(s)</i></b>
<b><i>North</i></b> Cabarrus County Countryside Residential (CR)	Vacant, Forestry, Agriculture, Single-family residential
<b><i>East</i></b> Cabarrus County Countryside Residential (CR), Cabarrus County Office & Institutional (OI) Mount Pleasant RM Residential Medium Density	Vacant, Single-family residential, and Single-family residential development currently under construction (Brighton Park)
<b><i>South</i></b> Cabarrus County Countryside Residential (CR)	Highway 49, Single-family residential, Vacant
<b><i>West</i></b> Cabarrus County Office & Institutional (OI), Cabarrus County Countryside Residential (CR)	Single-family residential, Vacant, Agriculture

The subject property is located in an area with a mixture of zoning districts and land uses.

#### **Utility Availability**

The property is not currently served by public water or sewer. The applicant plans to utilize well and septic for the site. An on-site fire tank is shown on the plan, to meet fire code requirements according to the Fire Marshal. Water and sewer may be available within 1,000

feet in the near future with the completion of the infrastructure within Brighton Park, however, water and sewer are not currently complete and active within 1,000 of the subject property.

### **Transportation**

The property is located on NC Highway 49 a state-maintained road and N. Washington Street, a Town-maintained 4-lane, divided median, limited access thoroughfare. The average daily trip count (AADT) on Highway 49 is 12,000 vehicles a day, according to NCDOT's interactive traffic volume map. NCDOT has determined that the proposed driveway location meets its requirements for "right-in, right-out" access and that no turn lane is required. The proposed use will not generate more than 2,000 trips per day, therefore a Traffic Impact Analysis is not required. Based on the mixture of uses and building size, the estimated number of trips per day that would be generated by the proposed development is approximately 250.

The current Comprehensive Plan and Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP) Index show a 4E cross section for Highway 49. This is a 4-lane divided highway. This cross section does not include a sidewalk or multi-use path. Therefore, in accordance with Section 10.3.3 of the MPDO, the applicant is not required to install a sidewalk or multi-use path. The applicant is proposing dedication of an additional 17.5 feet for NCDOT right-of-way.

### **Environment**

There are no streams or wetlands on the subject property. The topography of most of the property has a slight slope down from the western edge of the property towards the eastern edge the property, which is located approximately 650 feet from McAllister Creek.

### **Building Design Standards**

During the site plan review process, the applicant will be required to provide building elevations that meet the design requirements set forth in Section 11.3 for non-residential building types located in the I-1 zoning district. The front façade will be required to meet the standards for a secondary building wall or be screened by a Type D Buffer Yard.

### **Landscaping**

During the site plan review process, the applicant will be required to provide a landscape plan that meets the requirements set forth in Article 7 of the MPDO.

## **C. STAFF COMMENTS**

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

Whit Moose asked for anyone in favor to step up and speak.

**Ginger Moore of Carolos Moore Architect**  
**222 Church Street N, Concord, NC 28025**

To start off the fire tank will hold 26,000 gallons; it is 15-foot in diameter, and 20-foot tall. Ginger Moore worked with the Fire Marshall to be serviced in this area and the location of the building and how to access the building and feel comfortable. The Fire Marshal wanted a fire truck turn around and a fire lane in the front of the building which required some extra landscaping. Also, the plans have adequate buffers all the way around the building. Ms. Moore shared that the Harris's did not want to disturb anything in the possible septic area. The Harris's have had the septic tank permit for about a year and a half now and NCDOT's approval, so Ms. Moore is anxious to move forward.

From a percentage standpoint, what the Harris's do is store classic mustang parts in the back warehouse part of the building. The new parts only are sold for cars from 1964 back to 1973. Ms. Moore said she worked with the Fire Marshal about the height and fire suppression. The building will have firewalls and maximum height storage. The building will have a showroom for anybody that wants to stop to see by which is about 1200 square feet. Then the Harris's have some associated offices there as well. The parking requirements were met with extra parking. The site plan shows a drive-in door for trucks to unload and in the back of the building there are two loading docks.

Kiesha Garrido asked if there was a current location that the Harris's are using that will move into the new location. Ms. Moore shared that the Harris's have had several locations over the years, but their current location is off Graham Street in Charlotte.

Liz Poole asked how long construction would take. Mrs. Moore said the Engineers wanted everything to be in place before dirt was moved and the metal building has already been ordered for the property. Ms. Moore said the construction should take around nine (9) to twelve (12) months to complete.

Erin Burris shared that the I-1 district has less stringent building design requirements than most commercial buildings. There are still some secondary wall requirements the Engineers must meet but Ms. Moore is very close. Ms. Burris and Ms. Moore will have to work through the site plan.

Whit Moose asked if the Harris's Shop would move to Mount Pleasant water and sewer. Ms. Burris said the new sewer line runs along McAllister Creek and the Harris's would have to extend a line down the right-of-way to connect. With the water line there may be an easement, but Ms. Burris would have to look at the plan to see. The timing of the shop and lines was not feasible.

**Elizabeth Carter**  
**345 St. John's Church Road, Concord, NC 28125**

Elizabeth Carter shared she is the daughter of Kathleen and William Harris and the four of them are currently running the business. Ms. Carter wanted to be a part of Mount Pleasant and has lived in Mount Pleasant all her life. Ms. Carter also said the new shop will not have a lot of traffic

and she is hoping to increase staff from 4 people to 8 people. Ms. Carter hopes to add two (2) part-time people in the warehouse and possibly working with Mount Pleasant High School students in the Automotive department. Ms. Carter said they sell all new parts; there are no used parts or cars.

Elizabeth's mom, Kathleen Harris, shared that she has been in business for 47 years and the Harris's are transitioning the business over to her daughter and son-in-law.

Elizabeth Carter shared that her parents were in their old building in Charlotte for 30 years and wanted to move because the area changed a lot and the traffic had increased.

Rick Burleyson asked Mrs. Carter where do you get new mustang parts for old mustangs. Ms. Carter shared that they get their parts from a couple companies. The upholstery comes from California, Daniel Carpenter does the weather stripping, a company in Pennsylvania imports a lot of the sheet metal and dash pads, and foam comes out of Las Vegas. So, products come from all over but mainly in the United States.

Whit Moose asked if a public meeting was required. Ms. Burris shared that there was a Neighborhood meeting on Thursday. A couple of neighbors came with general concerns about what the use would be and traffic but after looking at the site plan most of their concerns were addressed. No one from the Neighborhood meeting attended the Planning and Zoning Board meeting. At the next meeting on May 13, 2025, the Town Board will set a Public Hearing and then at the June 10<sup>th</sup> meeting the Town Board will have the Public Hearing.

Erin Burris read the Procedures and Actions to the Board.

#### **D. PROCEDURES & ACTIONS**

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

- **Recommend approval and consistent:** The Planning & Zoning Board finds that the proposed CZ I-1 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 land use types of office, retail, and supporting warehouse shown on the Conditional Zoning plan are consistent with the general land use types of office and retail on thoroughfares, as listed for the Medium 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.
- **Recommend approval and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendment to be reasonable and in the public interest, and hereby amends the Future Land Use Map.
- **Recommend denial and not consistent:** The Planning & Zoning Board finds that the proposed zoning district is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest. (In making this



recommendation, the Planning & Zoning Board may choose to recommend a more appropriate zoning district if the Town Board chooses to annex the property).

Liz Poole made a **motion** to recommend approval and 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 land use types of office, retail, and supporting warehouse shown on the Conditional Zoning plan are consistent with the general land use types of office and retail on thoroughfares, as listed for the Medium 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 and a second motion was made by Jonathan Helms. All were in favor.

(5-0)

## **8. Board of Adjustment Cases**

None

## **9. Comprehensive Plan Steering Committee**

Discuss upcoming workshop and adoption process. Draft plan update to be posted on website by May 2. Drop-in workshop and Planning Zoning Board recommendation scheduled for Monday, May 19. Town Board public hearing tentatively scheduled for June 10.

Erin Burris shared that the Comprehensive Plan Public Information Workshop was delayed to May 19<sup>th</sup> Planning and Zoning Meeting. The workshop will be drop-in style between 4:00 p.m. to 6:30 p.m. in the Conference Room before the regular Planning and Zoning meeting. The workshop will have stations for each category and maps for people to write comments on cards which will be presented to the Town Board. The Planning and Zoning Board will make a recommendation to the Town Board. The Town Board is scheduled to hold the public hearing at the June 10 meeting.

## **10. Reports**

Planning Report and Zoning Permits for March & April (to date)

**SUB 2025-01 N. Main Street Infill Subdivision** – The Technical Review Committee did finish the review and sent all the comments back to the Engineer. Ms. Burris has not heard back from the property owner.

**SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.)** – Parking lot is almost complete.

**SUB 2017-01 Green Acres** – Working on tying on and Ms. Burris will hold the zoning permits until the gate(s) are in place.

The Empire Drive Pump Station should be completed in about two (2) weeks. Once the Empire Drive Pump Station is complete the Food Lion and Meadow Brook (Barringer Drive) Pump Stations will go away.

Kiesha Garrido asked for the timeline on Cook Street to be paved. Ms. Burris said it should be late May based on the fact State Utility Contractor's are behind the original schedule of Mid-May.

Liz Poole asked if the water line was moving along towards Highway 49. Ms. Burris said that after State Utility lays the water line and do the connections, the Company must do a pressure test before they can continue to the next section.

Rick Burleyson asked if the water line is in front of a house, will the line be connected at that time. Ms. Burris shared she would have a better explanation at the next meeting since the Engineer was not there.

Erin Burris shared that the BRIC grant to bury the utility lines and storm drains did resend all grants from 2020 through 2024, the Town's included.

#### **11. Planning & Zoning Board Comment Period**

Jonathan Helms asked about the house at the corner of Washington Street and E. Franklin Street. Ms. Burris shared that the Town Board had decided that it most likely it will be torn down.

Whit Moose shared that he would need help setting up his Planning and Zoning Board email.

#### **12. Adjournment:**

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

Liz Poole made the **motion** to adjourn, and a second motion was made by Bridget Fowler.

All were in favor. (5-0)

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**Chairman, Whit Moose**

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**Clerk to the Board, Jennifer Blake**



**Planning, Economic Development, & Infrastructure Projects**  
**May 13, 2025**

**Active Planning & Zoning Cases**

**ANX 2025-01 & REZ 2025-03 Harris Property**

**Description:** Request to annex property and rezone to Town of Mount Pleasant Light Industrial (I-1 or CZ I-1) to construct a 12,000 square foot building with office, retail, and warehouse space

**Location:** 6705 NC Highway 49 N

**Current Zoning:** Cabarrus County Office & Institutional (OI)

**Proposed Zoning:** Mount Pleasant CZ I-1 Light Industrial

**Area:** approx. 4.93 acres

**Estimated Sewer Capacity Usage:** 0 gpd (project to utilize well and septic)

**Current Status:** Tentatively scheduled for April 28 Planning & Zoning Board for recommendation, May 13 for Town Board to set public hearing, and June 10 Town Board public hearing date.

**SUB 2025-01 N. Main Street Infill Subdivision**

**Description:** Preliminary plat for proposed 15-lot infill subdivision on N. Main Street.

**Location:** 800 N. Main Street

**Current Zoning:** RM Residential Medium Density

**Area:** approx. 7.5 acres

**Estimated Sewer Capacity Usage:** 3,375 gpd

**Current Status:** Preliminary Plat reviewed by Technical Review Committee (TRC). Engineer working on revisions. Will be scheduled for Planning & Zoning Board meeting (administrative review to ensure compliance with regulations of Mount Pleasant Development Ordinance) when Preliminary Plat meets all requirements.

**SITE 2024-01 Uwharrie Bank (SUP 2024-01 and ADP 2024-01-Revised)**

**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:** Waiting on construction plans.

**SITE 2022-04 Highway 49 Mini-Storage**

**Description:** Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet

**Location:** 8830 NC Highway 49 N

**Cabarrus County Parcel Number(s):** 5670-47-4622

**Current Zoning:** I-1 Light Industrial

**Area:** 11.27 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Zoning approval pending.

**SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.)**

**Description:** Site plan for commercial parking lot

**Location:** 8860 E. Franklin Street

**Cabarrus County Parcel Number(s):** 5670-42-6218

**Zoning:** C-1 Light Commercial

**Area:** approx. 0.5 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Temporary Certificate of Compliance issued. Trench drain, asphalt repairs, and ground cover installation to be completed.

**SUB 2020-03 Brighton Park**

**Description:** 178-lot single-family subdivision with community clubhouse and pool. Plans for development of this property were originally initiated in 2008.

**Applicant:** Niblock Homes

**Location:** Southwest corner of NC Highway 73 and NC Highway 49

**Cabarrus County Parcel Number:** 5660-56-4096, 6785, 8647, & 9681

**Zoning:** RM Residential Medium Density

**Area:** approx. 86.77 acres

**Density:** 2.05 dwelling units per acre

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

**Current Status:** Phase 1 Final Plat (58 lots) recorded. Bonded improvements being completed. Zoning Permits being issued (9 total issued to date).

**SUB 2017-01 Green Acres**

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

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

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

**Zoning:** RM CZ Conditional Residential Medium Density

**Area:** approx. 14.92 acres

**Density:** 2.28 dwelling units per acre

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

**Current Status:** Final Plat recorded. Bonded improvements being completed. Zoning Permits may be issued.

**Code of Ordinances**

Later during 2025, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

**Infrastructure**

- The WSACC Wastewater Capacity Distribution #12 Memo dated January 28, 2025 shows that Mount Pleasant has a total of 120,155gpd of allocation. Distribution #12 added 3,582gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 18,960 gpd of non-strategic reserve (equivalent of 84 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.
- Work is nearing completion on Empire Drive Sewer Pump Station and sewer line utilizing a USDA loan. There were delays due to rock under Highway 49. Sewer line and manhole replacements on A, B, C, Wade, and Reid Streets are complete. Final paving, patching, fill, and seeding are underway. Visit [www.mpncfuture.com](http://www.mpncfuture.com).

- The Town's Water Distribution Line project being installed by State Utility began in February 2025 with an estimated completion by the end of year. The Lower Adams Creek Sewer Outfall project being installed by Elite Infrastructure Group began in March 2025 with an estimated completion by March 2026. Project updates will be posted on [www.mpnfuture.com](http://www.mpnfuture.com). Information about road closures and service interruptions will be posted on social media. Planned service interruptions will also have door hanger notifications.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is nearing completion and under review by NCDOT. House at the corner of N. Washington Street and Hwy. 73 to be removed.
- Staff submitted Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan. The two W. Franklin Street segments and E. Franklin Street segment were included in front-loaded funding requested for CMAQ/CRP funding by the MPO and the Town received a \$2.7 million directed grant from the state for sidewalk installation. Staff is currently working with NCDOT to design and administer one or more sidewalk segments on behalf of the Town.
- McAdams Engineering is working on the engineering plans for downtown stormwater improvements. The drawings are currently under review by NCDOT.
- McAdams Engineering completed a draft conceptual plan for parking and streetscape improvements in the southwest quadrant of downtown. This will facilitate coordination with adjacent property owners and businesses and provide the information needed to apply for funding. McAdams Engineering has prepared scope of work for engineering that the staff is currently reviewing.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%. Staff provided an updated Benefit Cost Analysis as requested by FEMA and was awaiting FEMA's response. **However, a press release was issued by FEMA stating that the BRIC program had been cancelled by the current administration, including the grant cycle years that included Mount Pleasant's project. Town staff has reached out to the NC Department of Public Safety and Congressional representatives for assistance in salvaging the project.** <https://www.fema.gov/press-release/20250404/fema-ends-wasteful-politicized-grant-program-returning-agency-core-mission>

### Comprehensive Plan Update

- Background information was presented to the Steering Committee at its March 25 meeting.
- A public input survey was available online from the end of April until May 31. The public workshop was held May 21. The survey and workshop were publicized on the Town's website, social media, and in the water bills. Benchmark Planning has prepared draft public input results and analysis that was presented to the Steering Committee its July 29 meeting.
- Greenfield Economic Development consultants have been gathering data for the economic development analysis.
- Draft goals and strategies were presented to the Steering Committee at the September 23 meeting.
- The complete draft plan has been reviewed by the Steering Committee.
- A public information workshop will be held prior to the May 19 Planning & Zoning Board meeting.
- Planning & Zoning Board recommendation is scheduled for May 19 Planning & Zoning Board meeting.
- Public hearing is tentatively scheduled for June 10 TB meeting.

### Permits

April permits attached.

## April 2025 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-19	4/2/2025	5670-52-4230	9100	E. Franklin St.	Temp. Use	Produce Stand	Kelly Robinson	Max. 4 months
Z-2025-20	4/2/2025	5670-52-1293	9700	E. Franklin St.	Temp. Use	Promotional Activities	Grammy's Attic	Max. 12 events during 2025
Z-2025-21	4/2/2025	5670-22-4508	1507	S. Main St.	Accessory	Detached Garage	Jason Kotheimer	
Z-2025-22	4/4/2025	5670-47-4622	8830	NC Hwy. 49 N	New	Mini Storage	Thomas Moss	SITE 2022-04
Z-2025-23	4/4/2025	5660-56-4781	6938	Glen Abbey Ln.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-24	4/4/2025	5660-46-7946	6847	Glen Abbey Ln.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-25	4/4/2025	5660-56-4781	6907	Glen Abbey Ln.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-26	4/4/2025	5660-46-8926	6853	Glen Abbey Ln.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-27	4/7/2025	5660-46-8672	622	Brennan St.	New	Single-family home	Niblock Homes	Brighton Park, Phase 1
Z-2025-28	4/28/2025	5670-23-5311	8345	W. Franklin St.	CoC, Sign	Grumpy's Ice Cream	Brent Plott	CoC
Z-2025-29	4/28/2025	5670-23-5311	8341	W. Franklin St.	CoC, Sign	Gilmore Enterprises	Brian & Rita Gilmore	CoC
Z-2025-30	4/28/2025	5670-03-7149	8130	New Street	Accessory	Addition to shed	Carol Miller	

12 Zoning Permits