



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, June 22, 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** (April 27, 2026)

6. **Public Comment Period**

7. **Planning Board Business**

REZ 2026-03 PLEASANT SPRINGS (front portion of property)

Property was initially annexed into the Town limits in 2019 and zoned RH and C-2. Applicant proposes rezoning front 7.3 acres of C-2 zoning to RH zoning to match the rest of the parcel. 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 (approx. 31.5 acres) & C-2 General Commercial (approx. 7.3 acres). Proposed Zoning: Zoning to remain same (RH) for 31.5 acres with request to rezone front 7.3 acres from C-2 to RH. Property Area: 38.8 acres total (7.3 acre portion proposed for rezoning)

SUB 2026-01 PLEASANT SPRINGS SUBDIVISION

Proposed Major Subdivision Preliminary Plat for 89 lot single-family residential subdivision. 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 (approx. 31.5 acres) & C-2 General Commercial (approx. 7.3 acres). Proposed Zoning: Request to rezone 7.3 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).

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION

Proposed Major Subdivision Preliminary Plat Preliminary plat for 17-lot infill subdivision on N. Main Street. Location: 816 N. Main Street. Cabarrus PINs: 5670-16-603 1& 5670-15-9883. Current Zoning: RM Residential Medium Density. Area: 7.93 acres. Proposed Density: 2.14 dwelling units per acre. Estimated Sewer Capacity Usage: 3,825 gpd

- 8. Board of Adjustment Business**
None
- 9. Planning & Zoning Board Training Session**
- 10. Reports**
Planning Report and Zoning Permits April, May, and June Reports (to date)
- 11. Planning & Zoning Board Comment Period**
- 12. Adjourn**



**Planning and Zoning Board Meeting Minutes
Monday, April 27, 2026**

Members Present:

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

Also Present: Joe Burlison, Lisa Atwood (ABC Board Member), Eric Boulware (ABC Board Member), and Mayor Tony Laphish.

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 with Bernie Edwards as a voting member.

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 Kiesha Garrido to approve the agenda with a second motion made by Bridget Fowler. All were in favor. (4-0)

5. Approval of Minutes of Previous Meetings (January 29, 2026, due to inclement weather)

A **motion** was made by Bridget Fowler to approve the minutes for the previous meeting (January 29, 2026, due to inclement weather) and a second motion was made by Bernie Edwards. All were in favor. (4-0)

6. Public Comment Period:

None

7. Planning Board Cases:

REZ 2025-06 Burleson 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.

Joe Burleson

248 Market Street, Locust, NC 28097

Joe Burleson said he is the owner of the property and here to answer any questions. So far Mr. Burleson is very excited about purchasing his first property here in Mount Pleasant and appreciates the ABC store as tenants. It is good to be a property owner here in Mount Pleasant since the Town has been doing a lot of updating.

Lisa Atwood (and Eric Boulware 8889 E. Franklin Street, Mount Pleasant, NC 28124)

225 Jackson Street

Mount Pleasant, NC 28124

Lisa Atwood said they are both on the ABC Board and are here to support Mr. Burleson and the proposal for the zoning change. The ABC Store is very happy with the new location they are in and their current relationship.

Chairman Whit Moose asked if the plan was to stay there for a while.

Lisa Atwood said she thought so.

Bridget Fowler made a **motion** to approve and consistent finding 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 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. A second motion was made by Kiesha Garrido. All were in favor. (4-0)

****A copy of the Town of Mount Pleasant Planning & Zoning Board Training packet is included with the Minute Book.****

Erin Burris reviewed the Town of Mount Pleasant Planning & Zoning Board Training Session Slides as presented to the Board.

9. Board of Adjustment Business

None

10. Reports

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

11. Planning & Zoning Comment Period

Bridget Fowler asked about the fourth house going up on South Skyland Drive behind the new builds at 906, 918, and 932 South Skyland Drive. Ms. Burris shared that a duplex is going in behind the other homes.

12. Adjournment:

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

Bridget Fowler made a **motion** to adjourn, and a second motion was made by Bernie Edwards.

All were in favor. (4-0)

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: June 22, 2026
Subject: REZ 2026-03 Pleasant Springs (7.3 acre portion)

A. BACKGROUND

Applicant/Owner: Highway 49 Properties LLC
4629 Lower Stone Church Road
Rockwell, NC 28138

Property Location: 5122, & 5130 NC Highway 49 North

Parcel Number(s): 5559-69-1561

Property Size: approximately 41.98 acres (2 tracts)

Current Zoning: Cabarrus County Office & Institutional (OI), Cabarrus County General Industrial Special Use District (GI-SU), and Cabarrus County Countryside Residential (CR)

Proposed Zoning: C-2 General Commercial (10.83 acres), RH Residential High Density (31.15 acres)

The subject property was annexed by the Town Board of Commissioners on September 9, 2019. At that time the property owner requested that 10.83 acres of the 41.98 acres be zoned C-2 (General Commercial) and that the remainder of the property be zoned RH (Residential High Density). The property owner is now requesting that 7.3 acres of the C-2 zoned portion of the property to the south of NC Highway 49 also be zoned RH to match the rest of the property. The 3.18 acres to the north of NC Highway 49 would remain C-2.

The applicant has provided a major subdivision preliminary plat for review for this property (SUB 2026-01), but since this is not a conditional zoning district request, all uses and densities permitted in the RH district should be considered.

B. ZONING DISTRICT REVIEW CRITERIA

Adopted Plans

The property is located in the “High Intensity” land use classification on the Future Land use Map of the Town’s Comprehensive Plan. This classification is described below:

“This land use classification is intended to accommodate high density residential uses of between 4 to 8 dwelling units an acre and a wide variety of civic, institutional, retail, service, and office uses. These areas are immediately adjacent to major transportation corridor intersections where utility infrastructure is readily available.”

The requested zoning district is consistent with this land use designation in accordance with Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO).

Zoning District Intent

Based on zoning district purpose statements for the RH district , the proposed districts would be an appropriate to fit the description of the land use designation on the Future Land Use Map.

“The RH district is established to provide areas for detached and attached single family homes, and, as a conditional use, multi-family residential. A maximum of eight (8) dwelling units per acre is permitted in areas where large-lot development is discouraged and adequate public facilities and services are available. RH supports the principles of concentrating urban growth and reinforcing existing community centers. Design controls are required for multi-family residential projects as set forth in Article 11.”

Existing Zoning and Development Patterns

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

Direction	Zoning District(s)	Land Use(s)
North	Cabarrus County Office/Institutional (OI)	Vacant, Agriculture, Forest
East	Cabarrus County Countryside Residential (CR), Office/Institutional (OI)	Vacant, Forest, Single-family residential
South	Cabarrus County Countryside Residential (CR)	Single-family residential
West	City of Concord Neighborhood Business (B-1), City of Concord Residential Low Density (RL), Cabarrus County Limited Commercial (LC), Cabarrus County Countryside Residential (CR), Cabarrus County Office/Institutional (OI), Cabarrus County Low Density Residential (LDR), City of Concord Public Interest District (PID)	Convenience store (Concord City Limits), single-family residential, Vacant Cabarrus Arena & Events Center

The property is currently mostly vacant with both agricultural and forested land. However, a small portion (approximately 3 acres) of the property on the south side of Highway 49 has several structures associated with a previous industrial use and is currently being used for storage building sales. The Cabarrus County Arena & Events Center property is located approximately 1,000 feet to the west of the subject property. The subject property is located in an area with a mixture of zoning districts and land uses.

Utility Availability and Capacity

Water and sewer service are available near the site. An existing 30-inch water line is located at along Highway 49. In agreement with the City of Concord, this line may be tapped on behalf of the Town of Mount Pleasant at the developer's expense. Adequate fire flow will have to be demonstrated during construction drawing review. A 12-inch force main sewer line is located within the Highway 49 right-of-way. In agreement with WSACC, this line may be tapped on behalf of the Town of Mount Pleasant with a new pump station installed at the developer's expense. WSACC has provided a preliminary statement of sewer capacity availability at the pump station. Sewer treatment capacity allocation will need to be approved by the Town Board of Commissioners following any preliminary plat approval.

School Capacity

The schools currently serving this site are A.T. Allen Elementary School, Mount Pleasant Middle School, and Mount Pleasant High School. An updated statement regarding the capacity of each of these schools has been requested from Cabarrus County Schools, but no response has been received to date.

Road Capacity and Cross Section

The property has an existing commercial driveway on NC Highway 49, a four-lane divided state facility. According to the NCDOT traffic volume map, this section of NC Highway 49 experience approximately 12,500 vehicles per day. The proposed rezoning of 7.3 acres from C-2 to RH does not significantly impact anticipated traffic volume.

Environment and Open Space

There is an intermittent stream approximately 340 feet from the eastern boundary of the subject property. A minimum 25-foot riparian buffer is required by Section 9.2.4 of the MPDO along intermittent streams. There is a steep grade along the stream. During design of any proposed development, this area would be recommended for designated open space in accordance with Section 6.5 of the MPDO. If the property is developed for residential purposes the MPDO requires dedication of 20% open space, at a minimum.

C. STAFF COMMENTS

Staff finds the requested *RH Residential High Density* districts to be consistent with the land use designation on the *Town of Mount Pleasant Comprehensive Plan Future Land Use Map*, and utilities are available.

Any development of the property would still be subject to the review procedures set forth in the Mount Pleasant Development Ordinance (MPDO). For example, a proposed residential subdivision would be subject to review and approval of a Preliminary Plat by the Planning & Zoning Board. A proposed multi-family residential development would be subject to the issuance of a Special Use Permit issued by the Planning & Zoning Board acting as the Board of Adjustment. All development types would require review and approval of Construction Plans by the Technical Review Committee (TRC) including the Town Engineer, Public Works Director, Fire Marshal, Fire Chief, NCDOT, Cabarrus County Schools, Water and Sewer Authority of Cabarrus County (WSACC), and North Carolina Department of Environmental Quality (for soil and erosion control, post-construction stormwater, and water and sewer utilities).

D. PROCEDURES & ACTIONS

After the public hearing, **one (1)** of the following actions are requested of the Planning & Zoning Board:

- **Approve and consistent:** The Planning & Zoning Board finds that the proposed “RH Residential High Density” district for 7.3 acres of the property is consistent with the High Intensity land use designation on the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan*.
- **Approve 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 amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency.
- **Deny 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. Existing Zoning/Aerial Map
3. Notice of Public Hearing Letter
4. Notice of Public Hearing Advertisement



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 2026-03**

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning

Conditional District Rezoning

Text Amendment:

Date of Application 10/30/25

2. Amendment Information

For All Rezoning

Name of Rezoning Pleasant Springs
Location 5061 NC Hwy 49 N Property Size (acres) 7.3ac

Tax Parcel Number(s) 55596915610000 (portion)

Current Zoning C2 (front 7.3ac) Proposed Zoning RH Current Land Use Commercial/Vacant

For CD Rezoning Proposed Use(s) N/A

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

3. Contact Information

Applicant Tim Seagraves

Applicant Address 4629 Lower Stone Church Rd. Rockwell, NC 28138

Telephone 704-361-9235

Signature [Signature] Print Name Tim Seagraves Date 10/30/25

Agent (Engineer, Surveyor, etc. if applicable) American Engineering
Address 11525 N. Community House Rd. Suite 325

City, State Zip Charlotte NC 28277

Telephone 704-375-2438 Fax _____

Signature _____ Date 10/30/25

Property Owner (if applicable) Hwy 49 Properties LLC

Address 4629 Lower Stone Church Rd.

City, State Zip Rockwell, NC 28138

Telephone 704-361-9235 Fax _____

Signature [Signature] Date 10/30/25

4. Description of Request

a. Briefly explain the nature of this request.

Rezoning front area of property to match the existing zoning of the rest of the property.

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

consistent with high intensity land use designation

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

Staff Use Only:

Date Application Received: 10-31-2025

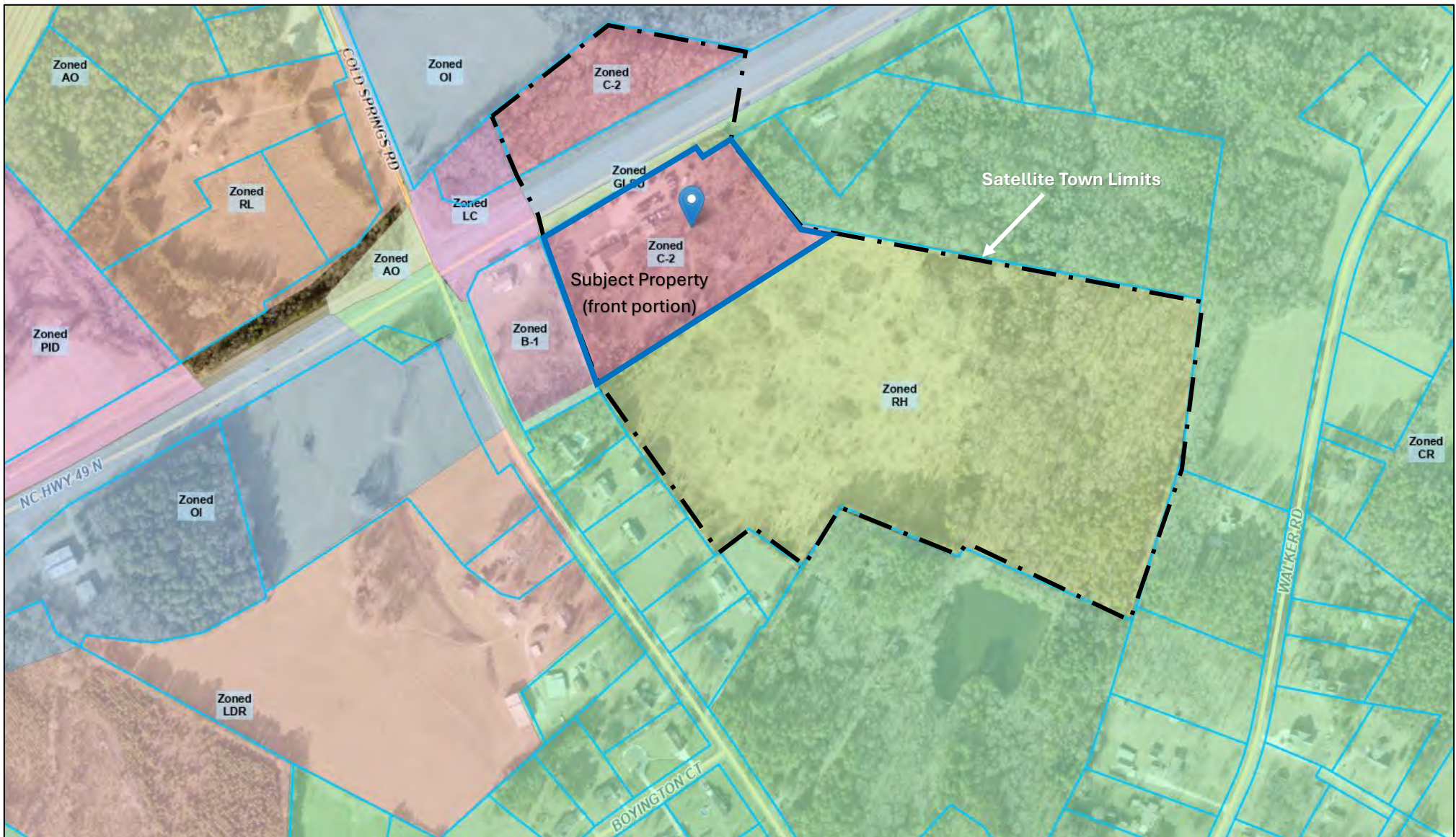
Received By: EGB

Fee Paid: \$ pd.

Case #: REZ 2026-03

Date Neighborhood Meeting Held (for rezonings): N/A - no increase in intensity

Notes:



REZ 2026-03 Pleasant Springs

Rezoning of front 7.3 acres of property from C-2 General Commercial to match the remainder of property (RH-Residential High Density)



June 10, 2026

Dear Property Owner,

Please be informed that the Town of Mount Pleasant Planning & Zoning Board has been requested to hold a public hearing for the following item:

REZ 2026-03 PLEASANT SPRINGS

Description: Property was initially annexed into the Town limits in 2019 and zoned RH and C-2. Applicant proposes rezoning front 7.3 acres of C-2 zoning to RH zoning to match the rest of the parcel.

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 (approx. 31.5 acres) & C-2 General Commercial (approx. 7.3 acres)

Proposed Zoning: Zoning to remain same (RH) for 31.5 acres with request to rezone front 7.34 acres from C-2 to RH.

Property Area: 38.8 acres total (7.3 acre portion proposed for rezoning)

The **Planning & Zoning Board legislative hearing will be held on Monday, June 22 at 6:00pm** in the Meeting Room of the Town of Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC.

If you have any questions regarding this request, you may contact me at Town Hall at 704-436-9800 x1005 or burrise@mtpleasantnc.gov.

Sincerely,

Erin S. Burris, AICP
Planning Director

Attachment: Zoning Map (reverse side of letter)

NOTICE OF PUBLIC HEARING

The Mount Pleasant Planning & Zoning Board will hold the following public hearing at the regular meeting on **Monday, June 22, 2026 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following item:

REZ 2026-03 Pleasant Springs Rezoning (7.3 acre portion of 38.8 acre property)

Property was initially annexed into the Town limits in 2019 and zoned RH and C-2. Applicant proposes rezoning front 7.3 acres of C-2 zoning to RH zoning to match the rest of the parcel. Location: 5122 & 5130 NC Highway 49 N (near intersection of Hwy. 49 and Cold Springs Rd.) Parcel Number: 5559-69-1561. 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. Zoning of remainder parcel to remain the same (RH). Total Parcel Area: 38.8 acres (south of Highway 49)

All interested persons are invited to attend. Please call Mount Pleasant Town Hall at 704-436-9800 if you have questions or need special accommodations for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf at 711 or 877-735-8200.

Publish dates: Saturdays June 13 and June 20



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: June 22, 2026
Subject: SUB 2026-01 Pleasant Springs Major Subdivision Preliminary Plat

A. BACKGROUND

Applicant/Owner: Highway 49 Properties LLC
4629 Lower Stone Church Road
Rockwell, NC 28138
Property Location: 5122 & 5130 NC Highway 49 North
Parcel Number(s): 5559-69-1561
Property Size: approximately 38.8 acres
Zoning: Residential High Density (RH)
Proposed Lots: 89 lots
Proposed Density: 2.3 dwelling units per acre (DUA)
Sewer Usage: 20,025 gallons per day (GPD)

The subject property was voluntarily annexed in 2019. At that time, approximately 31.5 acres of the property was zoned RH Residential High Density, with the remainder being zoned C-2 General Commercial. The applicant is requesting that the front 7.3 acres of the property also be rezoned to RH from C-2 (see REZ 2026-03). The applicant has provided a major subdivision Preliminary Plat for 89 lots. 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).

Utility Availability and Capacity

Water and sewer service are available near the site. An existing 30-inch water line is located at along Highway 49. In agreement with the City of Concord, this line may be tapped on behalf of the Town of Mount Pleasant at the developer’s expense. Adequate fire flow will have to be demonstrated during construction drawing review. A 12-inch force main sewer line is located within the Highway 49 right-of-way. In agreement with WSACC, this line may be tapped on behalf of the Town of Mount Pleasant with a new pump station installed at the developer’s expense. WSACC has provided a statement of sewer capacity availability at Pump Station #3. The proposed development will use an estimated 20,025gpd of sewer treatment capacity. The Town’s allocation policy states that the allocation requires Town Board of Commissioners approval following Preliminary Plat approval. This allocation would leave 9,410gpd in remaining non-

strategic reserve capacity and a total of 17,718gpd of treatment capacity. 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.

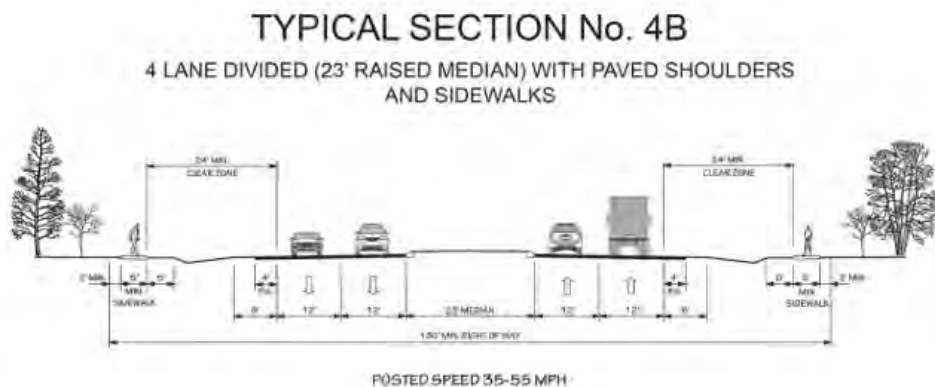
School Capacity

The schools currently serving this site are A.T. Allen Elementary School, Mount Pleasant Middle School, and Mount Pleasant High School. An updated statement regarding the capacity of each of these schools has been requested from Cabarrus County Schools, but no response has been received to date. The number of students projected for this 89-lot Preliminary Plat is less than the number originally projected if the site had been developed to its highest potential density.

Transportation Capacity

The property has an existing commercial driveway on NC Highway 49, a four-lane divided state facility. According to the NCDOT traffic volume map, this section of NC Highway 49 experience approximately 12,500 vehicles per day. A total of 890 vehicle trips per day are projected for an 89-lot development. This is an estimated 7.12% 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 entrance (right-in, right-out) on NC Highway 49.

Section 10.3.3.1 of the MPDO states that sidewalk 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 NC Highway 49 as 4B (see below), which requires a 5-foot sidewalk.



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 stubs to two adjacent properties. Section 10.3.2 requires that a minimum of three (3) on-site parking spaces (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, as required for the RH district in Section 10.3.3.

Environment and Open Space

There is an intermittent stream approximately 340 feet from the eastern boundary of the subject property. A minimum 25-foot riparian buffer is required by Section 9.2.4 of the MPDO along intermittent streams. There is a steep grade along the stream. The applicant is proposing 12.88 acres of open space (33.2%). A total of 11.24 acres of open space is designated as “nature preserve” with a walking trail loop, as set forth in Section 6.5 of the MPDO. Two stormwater control areas are designated on the plat.

Emergency Services

The proposed development plan was provided to both the Mount Pleasant Fire Chief and the Cabarrus County Sheriff’s Department for review. The development does not create a significant impact to the provision of emergency services. The proposed development is approximately 3.5 miles from the Town of Mount Pleasant Fire Station and within 1.5 miles of a tract currently owned by the Town of Mount Pleasant that is planned for a future Emergency Services Station with a potential fire training facility.

B. STAFF COMMENTS

After review by the Technical Review Committee (TRC), staff finds that the proposed development meets the major subdivision requirements of the Mount Pleasant Development Ordinance (MPDO). The proposed Preliminary Plat meets the dimensional standards of Section 4.7, the subdivision standards of Article 6, and the infrastructure standards of Article 10 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 approval of the Preliminary Plat with the following conditions 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. Section 10.3.1 and 10.3.3.1 require Comprehensive Transportation Plan (CTP) Conformance. The adopted Cabarrus-Rowan Metropolitan Planning Organization (MPO) CTP shows a 4D cross section with a sidewalk. Provide the minimum required sidewalk along the Highway 49 frontage.
4. All open space shall be classified in accordance with Section 6.5.7.
5. 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.

6. In accordance with Section 6.6.8, provide minimum 40' Type C Buffer Yard (Section 7.4) along Highway 49 frontage, with no structures being closer than 30 feet to the edge of right-of-way.
7. 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 can be provided with construction plans.
8. Provide a 5-foot utility easement on the backside of the street right-of-way.
9. Due to size of development, traffic calming measures including three-way and four-way stops will be required within the development. Traffic calming measures can be addressed on construction plans.
10. Fire flow tests must be performed prior to Construction Plan approval.
11. 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 (i.e. homeowners association). All local, state, or federal environmental regulations shall be followed.
12. Development shall demonstrate compliance with NC Fire Code during Construction Plan review.
13. Development shall meet NCDOT standards for driveway permit.
14. Correct name of development to "Pleasant Springs", if approved by Cabarrus County E-911 Addressing. All street names are subject to approval by Cabarrus County E-911 Addressing.

C. PROCEDURES & ACTIONS

The approval of a Major Subdivision Preliminary Plat is an administrative decision delegated to the Planning and Zoning Board. 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
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 2026-01

1. Subdivision Application Type

Major Subdivision	<input checked="" type="checkbox"/>	Minor Subdivision Plat	<input type="checkbox"/>
Preliminary Plat	<input checked="" type="checkbox"/>	Exempt Plat	<input type="checkbox"/>
Construction Plans	<input type="checkbox"/>	ROW Abandonment	<input type="checkbox"/>
Final Plat	<input type="checkbox"/>		

2. Project Information

Date of Application 10/30/25 Name of Project Pleasant Springs Phase # _____
 Location 5061 NC Hwy 49N Property Size (acres) 38.80 # of Lots 89
 Current Zoning C2/RH Proposed Zoning RH
 Current Land Use Commercial/Vacant Proposed Land Use Detached Single family
 Tax Parcel Number(s) 55596915610000

3. Contact Information

Developer Hwy 49 Properties
 Developer Address 4629 Lower Stone Church Rd City, State, Zip Rockwell, NC 28138
 Phone 704-361-9235 Email _____
 Signature _____ Print Name Tim Seagraves Email tim@seagravesgrading.com

American Engineering
 Agent (Registered Engineer, Designer, Surveyor, etc.)
11525 N. Community House Road, Suite 325
 Address
Charlotte, NC 28277
 City, State, Zip
704-375-2438 bfay@american-ea.com
 Telephone _____ Email _____
Barry M. Faye 10/30/2025
 Signature _____ Print Name _____ Date _____

Hwy 49 Properties LLC
 Property Owner
4629 Lower Stone Church Rd
 Address
Rockwell, NC 28138
 City, State, Zip
704-361-9235 tim@seagravesgrading.com
 Telephone _____ Email _____
[Signature] Tim Seagraves 10/30/2025
 Signature _____ Print Name _____ Date _____

4. Description of Project

89 Lot Single Family Development

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: 10-30-2025 Case #: SUB 2026-01

Received By: E&B Fee Paid: Pd.

Notes: _____



SUB 2026-01 Pleasant Springs



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: June 22, 2026
Subject: SUB 2025-01 N. Main Street Infill Subdivision (Gaddis Gardens) – Major Subdivision Preliminary Plat

A. BACKGROUND

Applicant/Owner: Gaddis Bros. Property Holdings LLC
PO Box 651
Harrisburg, NC 28075
Property Location: 800 N. Main Street
Parcel Number(s): 5670-16-6031 & 5670-15-9883
Property Size: 7.93 acres
Zoning: Residential Medium Density (RM)
Proposed Lots: 17 lots
Proposed Density: 2.14 dwelling units per acre (DUA)
Sewer Usage: 3,825 gallons per day (GPD)

The subject property is located within the Town limits. The property has been zoned RM Residential Medium Density for 26 years. The applicant has provided a Major Subdivision Preliminary Plat for 17 lots. 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).

Density, Lot Sizes, and Dimensions

The proposed density for the development is 2.14 DUA (dwelling units per acre). The maximum density for the RM district is 4 DUA. The minimum lot size for the RM district is 10,000sf (square feet). Lot sizes in the proposed development range from 10,228sf to 18,965sf, with an average lot size of 11,236sf (0.25 acres). Building envelopes on each lot reflect the minimum district setbacks of 25 feet for the front, 10 feet on the sides, and 25 feet in rear.

Utility Availability and Capacity

Water service is available at the front of the site along N. Main Street. Sewer service is available to the rear of the site within an easement. The proposed development will use an estimated 3,825gpd of sewer treatment capacity. This is below the threshold of 5,000gpd in the Town’s

allocation policy. Sewer allocation can be approved administratively following Preliminary Plat approval. There is adequate sewer treatment capacity for this development.

School Capacity

The schools currently serving this site are Mount Pleasant Elementary, Mount Pleasant Middle School, and Mount Pleasant High School. A statement regarding the capacity of each of these schools has been requested from Cabarrus County Schools, but no response has been received to date.

Transportation Capacity

The property is accessed from N. Main Street (SR 1006), a two-lane state-maintained facility directly across from Kluttz Street (a one-way Town-maintained road). The entrance to the development is proposed to be an extension of Kluttz Street and will be a two-way street, meeting the requirements of the MPDO. According to the NCDOT traffic volume map, this section of N. Main Street experiences approximately 5,100 vehicles per day. A total of 170 vehicle trips per day are projected for a 17-lot development. This is an estimated 3.3% increase in total traffic volume. This is less than 2,000 trips per day, therefore a traffic impact analysis is not required.

Section 10.3.3.1 of the MPDO states that sidewalk 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 NC Highway 49 as a modified 2H with no bike lane (see below).



Internal Circulation

The applicant proposes a 50-foot wide street right-of-way within the development. The proposed development meets the required connectivity ratio set forth in Section 10.4 of the MPDO with stubs to two adjacent properties to facilitate future connectivity. The MPDO requires that a minimum of three (3) on-site parking spaces (outside of a garage) be provided for each lot if a 50-foot right-of-way is proposed. Sidewalks are proposed on one side of the street, which complies with the requirement for the RM district in Section 10.3.3.

Environment, Open Space, and Landscaping

There is an intermittent stream through the property and another intermittent stream along the western boundary of the property. A minimum 25-foot riparian buffer is required by Section 9.2.4 of the MPDO along intermittent streams. The property slopes down 40 feet in elevation from N. Main Street towards the first stream, rises 30 feet in elevation to a ridge, and then slopes down again approximately 30 feet in elevation to the western stream. The applicant is proposing 1.22 acres in open space (15.9%), following the requirements of Section 6.5 of the MPDO. A total of 0.43 acres is reserved for active open space with a tot lot/playground. Two stormwater control areas are designated on the plat.

The Preliminary Plat shows front yard street trees as required by Section 7.7 of the MPDO. A complete landscape plan is required during Construction Plan review.

Emergency Services

The proposed development plan was provided to both the Mount Pleasant Fire Chief and the Cabarrus County Sheriff's Department for review. The development does not create a significant impact to the provision of emergency services. The proposed development is approximately 0.4 miles from the Town of Mount Pleasant Fire Station.

B. STAFF COMMENTS

After review by the Technical Review Committee (TRC), staff finds that the proposed development meets the major subdivision requirements of the Mount Pleasant Development Ordinance (MPDO). The proposed Preliminary Plat meets the dimensional standards of Section 4.7, the subdivision standards of Article 6, and the infrastructure standards of Article 10 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 approval of the Preliminary Plat with the following conditions to comply with the minimum requirements of the Development Ordinance:

1. Meet the standards and specifications of the Town of Mount Pleasant for Construction Plans.
2. Remove name of previous owner from title block.
3. Revise Existing Features Plan to show existing treeline and groundcover, conservation types.
4. All open space shall be classified in accordance with Section 6.5.7.
5. Label stormwater control structures on plat and provide area for each.
6. Show alignment with existing Kluttz Street.

7. Combine existing parcels and remove accessory structure in accordance with recorded plat PB 108, PG 7. PIN 5670-15-9883 is currently in violation of MPDO and notes on recorded plat.
8. 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.
9. 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 can be provided with construction plans.
10. Provide a 5-foot utility easement on the backside of the street right-of-way.
11. Fire flow tests must be performed prior to Construction Plan approval.
12. 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 (i.e. homeowners association). All local, state, or federal environmental regulations shall be followed.
13. Development shall demonstrate compliance with NC Fire Code during Construction Plan review.
14. Development shall meet NCDOT standards for driveway permit.

C. PROCEDURES & ACTIONS

The approval of a Major Subdivision Preliminary Plat is an administrative decision delegated to the Planning and Zoning Board. Subject to NCGS Chapter 160D, Article 8, 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
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#: 2025-01

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 4/06/2026 Name of Project Gaddis Gardens (FKA 800 N. MAIN STREET RESIDENTIAL) Phase #

Location 816 N. MAIN STREET, MOUNT PLEASANT, NC 28124 Property Size (acres) 7.93 AC # of Lots 17

Current Zoning RM Proposed Zoning RM

Current Land Use VACANT Proposed Land Use RESIDENTIAL

Tax Parcel Number(s) 56701660310000 & 56701598830000

3. Contact Information

Developer GADDIS BROS PROPERTY HOLDINGS LLC

Developer Address PO BOX 651 City, State, Zip HARRISBURG, NC 28075

Phone 980-825-7104 Email JGADDIS@TRUFORGEHOMES.COM

Signature _____ Print Name JASON GADDIS Email JGADDIS@TRUFORGEHOMES.COM

KIMLEY-HORN AND ASSOCIATES, INC.

Agent (Registered Engineer, Designer, Surveyor, etc.)

580 KINGSLEY PARK DR. SUITE 125

Address

FORT MILL, SC 29715

City, State, Zip

803-881-3895 ANDREW.GANSNER@KIMLEY-HORN.COM

Telephone _____ Email _____

ANDREW GANSNER, PE 04/06/2026

Signature _____ Print Name _____ Date _____

GADDIS BROS PROPERTY HOLDINGS LLC

Property Owner

PO BOX 651

Address

HARRISBURG, NC 28075

City, State, Zip

980-825-7104 JGADDIS@TRUFORGEHOMES.COM

Telephone _____ Email _____

JASON GADDIS 4/6/2026

Signature _____ Print Name _____ Date _____

4. Description of Project

17 RESIDENTIAL LOTS TO BE DEVELOPED AND REQUIRED INFRASTRUCTURE INCLUDING

TWO (2) ROADS, STORM CONVEYANCE NETWORK, STORMWATER CONTROL PONDS,

PUBLIC WATER, AND PUBLIC SEWER.

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.

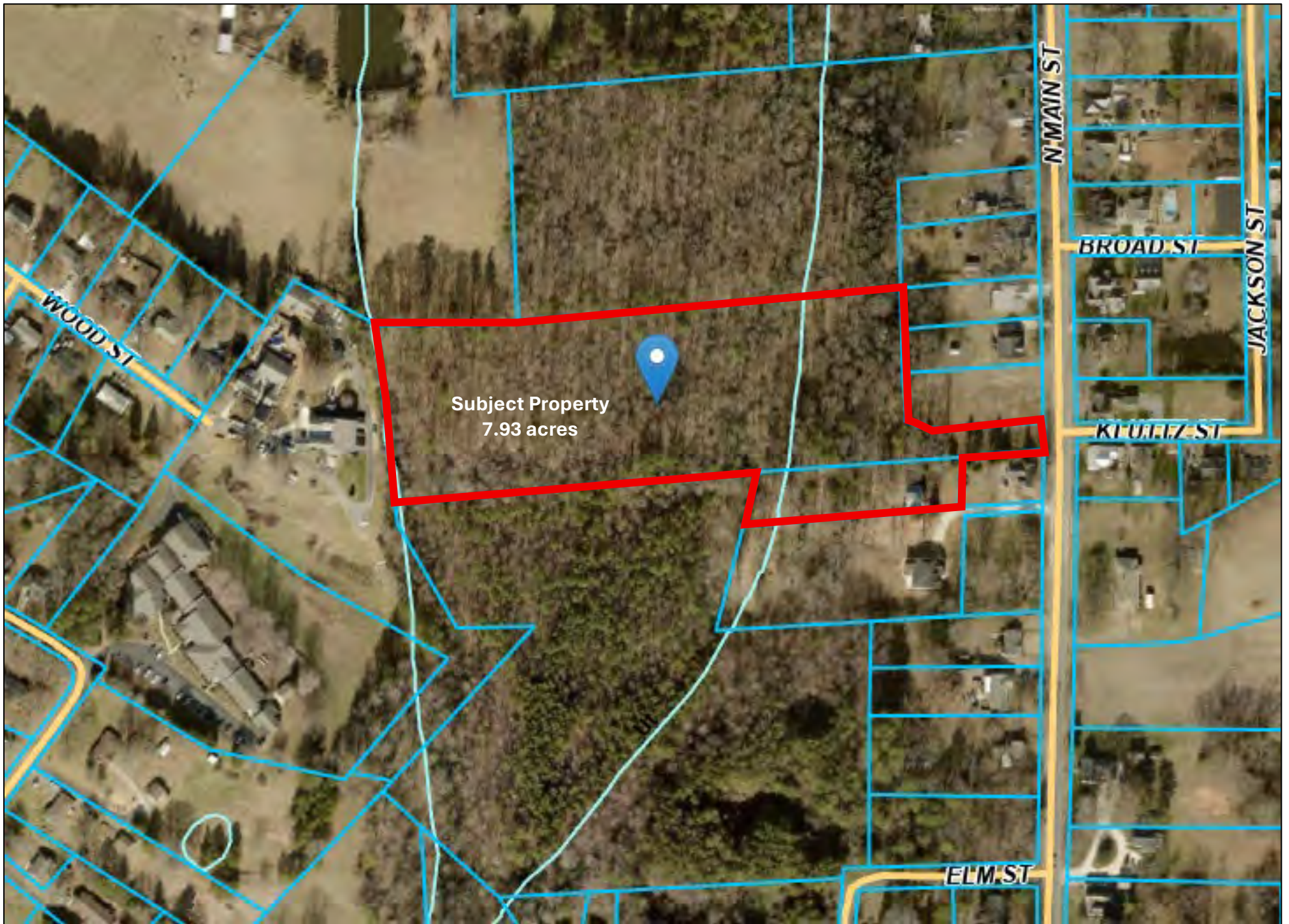
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Staff Use Only:

Date Application Received: 4-28-2026 Case #: SUB 2025-01 (revised)

Received By: ERB Fee Paid: pd.

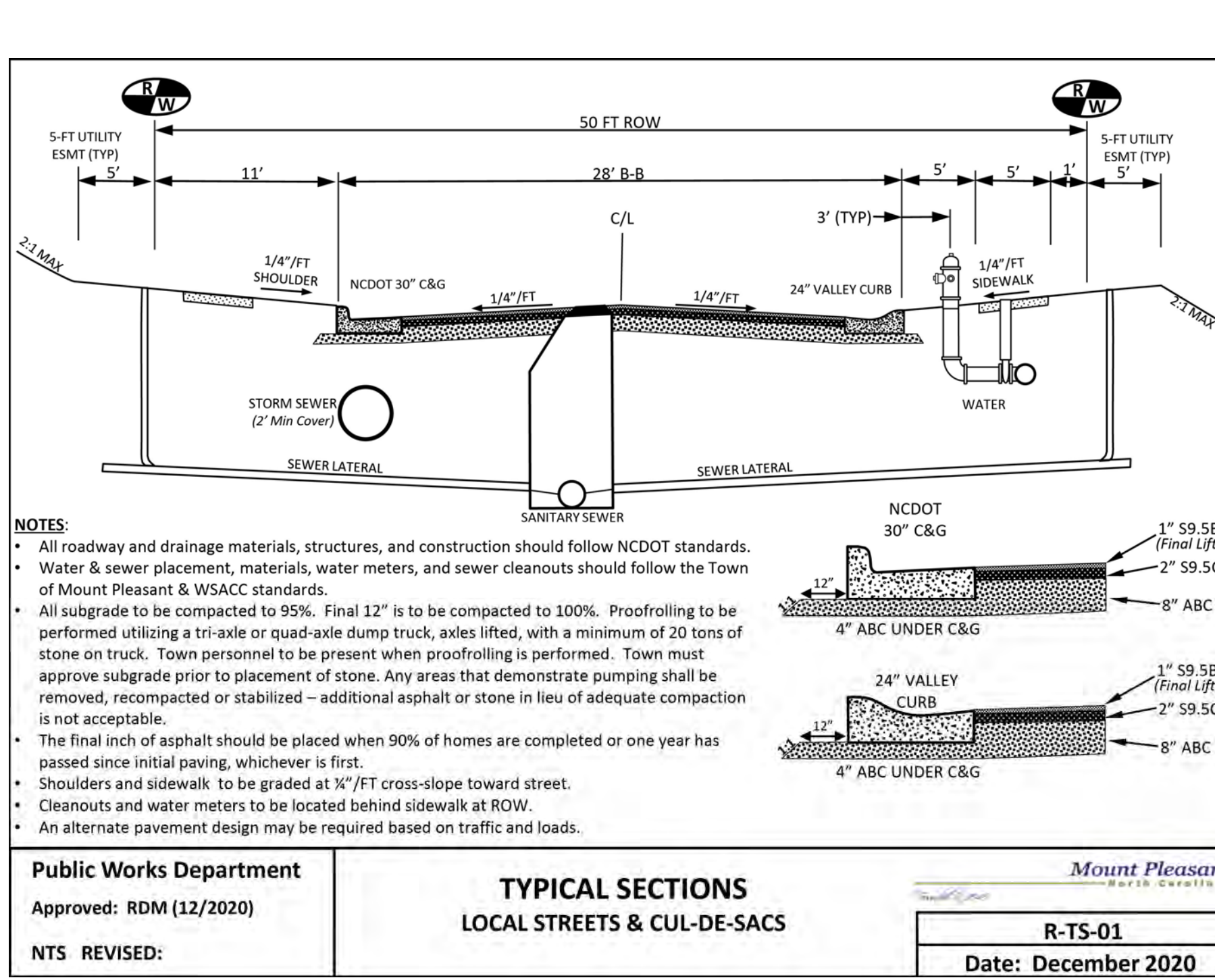
Notes: _____



SUB 2025-01 N. Main Street Infill Subdivision – Gaddis Gardens

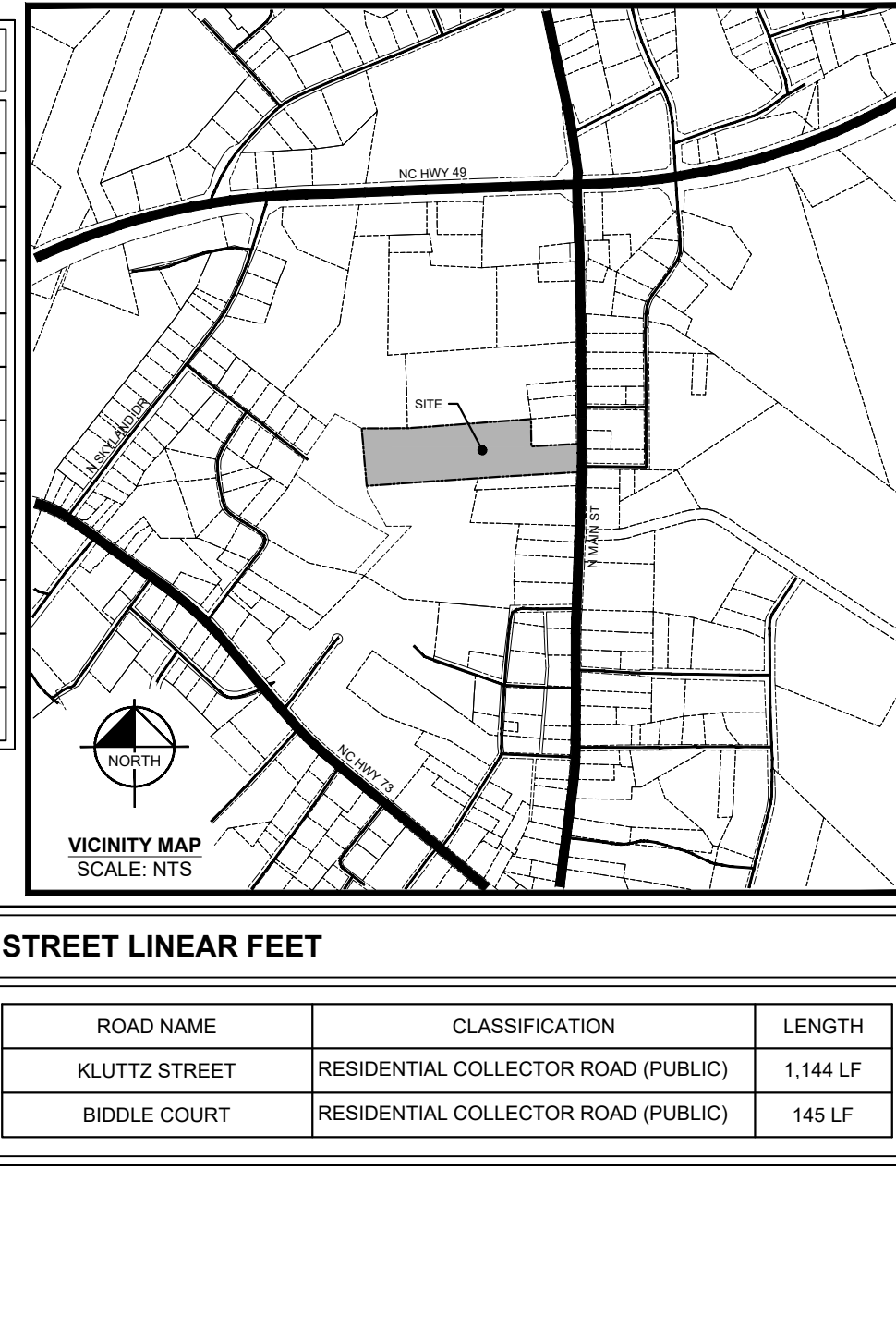
Plotted By: Canner, Andrew Date: April 28, 2026 02:21:52pm File Path: K:\COM_P\1012006 - TuForge Homes\01 Gaddis Gardens (Mount Pleasant)\02 - DWG\PlanSheets\Preliminary Plat-C\Preliminary Plat.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PARCEL AREA TABLE					PARCEL AREA TABLE				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings	Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	18965.69	624.46	27.37 57.03 39.30 158.09 101.46 154.50 86.72	N64° 53' 35.00"W N48° 37' 23.37"W N55° 11' 21.90"W N4° 15' 09.94"W N85° 44' 54.15"E S0° 34' 21.90"E S4° 11' 34.11"E	10	10638.56	424.45	98.09 120.18 99.36 104.09 8.93	S83° 36' 15.88"E S0° 00' 05.17"W S86° 00' 44.25"W N0° 22' 02.09"W N68° 28' 42"E
2	11274.03	454.43	80.00 158.09 85.28 131.06	N85° 44' 54.15"E S4° 15' 09.94"E N75° 35' 03.52"W N4° 15' 09.94"W	11	10323.19	401.55	114.10 31.94 46.31 128.73 80.47	N0° 00' 05.17"E N42° 57' 17.99"E N65° 17' 38.10"E N89° 58' 45.31"E S0° 00' 50.38"E S86° 00' 44.25"W
3	10437.80	420.95	80.00 80.00 130.47	S85° 44' 50.06"W N4° 15' 09.94"W S85° 44' 54.15"E	12	10857.72	426.55	128.73 5.92 18.83 55.69 0.00 89.70	N0° 00' 05.17"E N89° 58' 45.31"E N87° 51' 47.69"E N85° 44' 50.06"E S4° 15' 11.96"E S4° 15' 11.64"E S86° 00' 44.25"W
4	10437.93	420.95	80.00 130.47 80.00	S85° 44' 50.06"W N4° 15' 09.94"W N85° 44' 54.15"E	13	10228.63	415.72	80.00 128.04 80.00 127.67	N85° 44' 49.80"E S4° 15' 09.94"E S86° 00' 44.25"W N4° 15' 11.64"W
5	10438.06	420.95	130.47 80.00 130.48 80.00	S4° 15' 09.94"E S85° 44' 50.06"W N4° 15' 09.94"W N85° 44' 54.15"E	14	11999.16	434.88	69.83 39.41 103.34 5.00 89.25 128.04	N85° 44' 50.06"E S49° 05' 35.89"E S3° 56' 01.84"E S86° 00' 44.25"W S86° 00' 44.25"W N4° 15' 09.94"W
6	10438.19	420.95	130.48 15.14 80.00	S4° 15' 09.94"E S85° 44' 50.06"W N4° 15' 09.94"W N85° 44' 54.15"E	15	10786.27	453.93	8.95 66.05 161.71 96.57 130.65	N85° 44' 50.06"E S79° 06' 52.06"E S4° 15' 09.94"E N60° 29' 33.82"W N4° 15' 09.94"W
7	10438.31	420.96	130.48 18.48 130.48 80.00	S4° 15' 09.94"E S85° 44' 50.06"W N4° 15' 09.94"W N85° 44' 54.15"E	16	10866.24	469.65	12.52 123.84 81.45 161.71 33.21 56.91	S50° 40' 20.48"E S4° 15' 09.94"E N71° 17' 27.45"W N4° 15' 09.94"W S86° 21' 51.43"E S48° 37' 21.38"E
8	11054.52	430.34	130.26 57.47 22.60	S0° 00' 01.19"W N89° 51' 52.84"E N85° 44' 54.15"E	17	10633.60	442.93	124.15 10.06 83.82 101.06 123.84	S73° 02' 25.14"E N86° 38' 29.05"E S11° 12' 03.25"W S86° 22' 02.09"W N4° 15' 09.94"W
9	11203.55	447.93	130.26 5.21 26.67 74.02 114.05 97.72	S0° 00' 01.19"E S89° 58' 45.31"W N65° 20' 07.48"W N81° 15' 35.89"W N0° 00' 47.27"W N89° 51' 52.84"E					

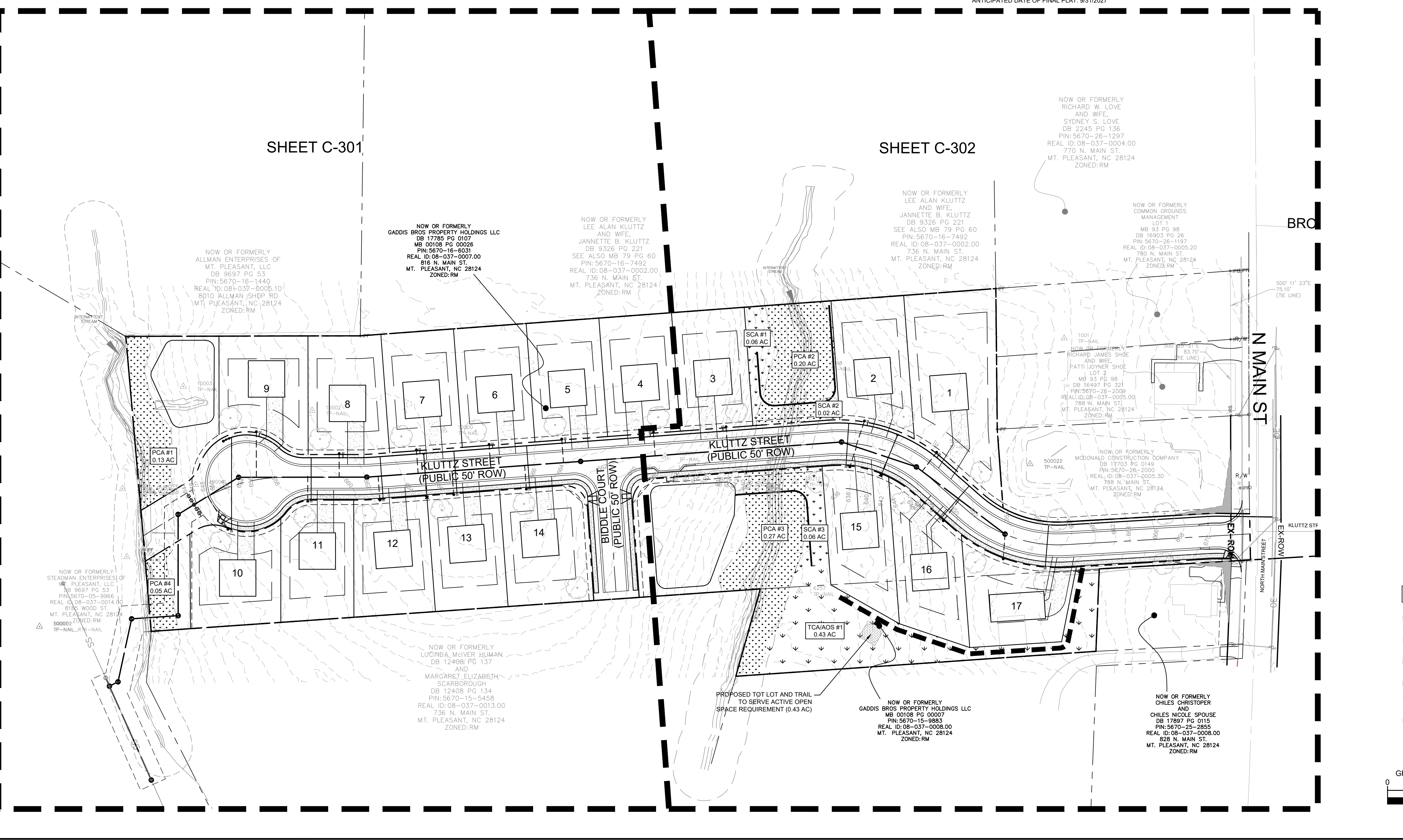


SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL PIN:	56701660550000
PORTION OF 56701579810000	
LAND USE:	RESIDENTIAL
EX. SITE AREA:	7.93 AC
CURRENT ZONING:	RM
TYPICAL LOT SIZE:	SINGLE-FAMILY DETACHED: 80' X 125'
TYPICAL LOT SIZE:	SINGLE-FAMILY DETACHED: 80' X 125'
SETBACKS (MINIMUM FOR R1-A):	
FRONT:	25' MIN.
SIDE:	10' MIN.
REAR:	25' MIN.
CORNER:	18' MIN.
ENVIRONMENTAL DATA:	
FEMA FLOOD PANEL:	3710550300K
WATERSHED:	CLEAR CREEK
UNIT BREAKDOWN:	
TOTAL NUMBER OF LOTS:	17 LOTS (NOT PHASED)
PROPOSED DENSITY:	2.15 DUA
OPEN SPACE BREAKDOWN:	
REQUIRED OPEN SPACE:	1.19 AC (15%)
TOTAL PROVIDED OPEN SPACE:	1.22 AC (15.9%)
PRIMARY CONSERVATION AREA:	0.65 AC (8.2%)
(NATURE PRESERVE)	
SECONDARY CONSERVATION AREA:	0.14 AC (1.8%)
(NATURE PRESERVE)	
TERTIARY CONSERVATION AREA:	0.43 AC (5.4%)
(ACTIVE OPEN SPACE/TOT LOT)	
REQUIRED ACTIVE OPEN SPACE:	0.43 AC (0.025 AC/LOT)
PROVIDED ACTIVE OPEN SPACE:	0.43 AC
MISC. ACREAGES	
TOTAL ROW AREA:	4.23 AC (57.3%)
TOTAL ROW AREA:	1.59 AC (20.1%)

LEGEND	
	PROPOSED CURB AND GUTTER
	PROPOSED RIGHT OF WAY
	PROPOSED BUILDING SETBACK
	PROPOSED LOT LINES
	PROPERTY LINE
	PROPOSED CENTERLINE WITH STATIONING (SEE ROADWAY PROFILE DRAWINGS)
	POND TOP OF BANK
	PROPOSED STANDARD DUTY CONCRETE PAVT (PER APPLICABLE CLDSM DETAIL)
	PROPOSED BUILDING PAD (SEE DETAIL SHEETS)
	PRIMARY CONSERVATION AREA (PCA)
	SECONDARY CONSERVATION AREA (SCA)
	TERTIARY CONSERVATION AREA (TCA)
OPEN SPACE LEGEND	
	PRIMARY CONSERVATION AREA (PCA)
	SECONDARY CONSERVATION AREA (SCA)
	TERTIARY CONSERVATION AREA/ACTIVE OPEN SPACE (TCA/AOS)
ESTIMATED SEWER FLOW	
75 GPD/BR X 17 UNITS X 3 BR = 3,825 GPD	



STREET LINEAR FEET		
ROAD NAME	CLASSIFICATION	LENGTH
KLUTTZ STREET	RESIDENTIAL COLLECTOR ROAD (PUBLIC)	1,144 LF
BIDDLE COURT	RESIDENTIAL COLLECTOR ROAD (PUBLIC)	145 LF



FIRE MARSHAL NOTES	
1.	WHERE REQUIRED BY THE FIRE CODE OFFICIAL FOR BUILDING DEMOLITION, OR BUILDING CONSTRUCTION DURING WORKING HOURS THAT IS HAZARDOUS IN NATURE, QUALIFIED PERSONNEL SHALL BE PROVIDED TO SERVE AS AN ONSITE FIRE WATCH.
2.	APPROVED VEHICLE ACCESS FOR FIRE-FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES.
3.	AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
4.	STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, IN EVERY STORAGE / CONSTRUCTION SHED, AND WHERE SPECIAL HAZARDS EXIST.
5.	FIRE FLOW (THE AVAILABILITY OF THE REQUIRED FIRE FLOW SHOULD BE ASSESSED PRIOR TO THE COMMENCEMENT OF THE PROJECT. FIRE PROTECTION WATER SUPPLIES SHOULD BE IN PLACE PRIOR TO VERTICAL CONSTRUCTION.
6.	AREAS WITHOUT WATER SUPPLY SYSTEMS: DUE TO FIRE FLOW REQUIREMENTS, THE SIZE OF HOMES CONSTRUCTED ON THE REFERENCED PARCELS SHALL BE LIMITED TO 9,000 SQUARE FEET UNDER ROOF INCLUDING PORCHES, GARAGES, AND ATTIC SPACES IN ACCORDANCE WITH THE NORTH CAROLINA FIRE PREVENTION CODE AND NFPA 1140 IF THE HOME DOES NOT CONTAIN AN NFPA13D SPRINKLER SYSTEM. IF THE HOMES CONSTRUCTED ON THE REFERENCED PARCELS CONTAIN AN NFPA 13D SPRINKLER SYSTEM, THE SIZE OF HOMES CONSTRUCTED ON THE REFERENCED PARCELS SHALL BE LIMITED TO 18,000 SQUARE FEET UNDER ROOF INCLUDING PORCHES, GARAGES, AND ATTIC SPACES IN ACCORDANCE WITH THE NORTH CAROLINA FIRE PREVENTION CODE AND NFPA 1142. THESE REQUIREMENTS ARE BASED ON A 750 GALLONS PER MINUTE ALLOWABLE FIRE FLOW ACCORDING TO NFPA 1142 AND THE OSMW WATER HAUL CERTIFICATION FOR THE LOCAL FIRE DEPARTMENT.
7.	AREAS WITH WATER SUPPLY SYSTEMS: DUE TO FIRE FLOW REQUIREMENTS, THE SIZE OF HOMES CONSTRUCTED ON THE REFERENCED PARCELS SHALL BE LIMITED TO 9,000 SQUARE FEET UNDER ROOF INCLUDING PORCHES, GARAGES, AND ATTIC SPACES IN ACCORDANCE WITH THE NORTH CAROLINA FIRE PREVENTION CODE AND NFPA 1142 IF THE HOME DOES NOT CONTAIN AN NFPA13D SPRINKLER SYSTEM.
8.	VERTICAL DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM). BE MINDFUL WHEN PLANTING TREES THAT COULD IMPEDE THE 13' CLEARANCE.
9.	TRAFFIC CALMING DEVICES: TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL.
10.	HYDRANT APPARATUS ACCESS: WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS. PLAN SHOWS 39 FT AT PRESENT TIME.
11.	TURNING RADIUS: THE MINIMUM TURNING RADIUS SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL. 90' IS WHAT'S APPROVED.
12.	APPARATUS ACCESS ROAD GATES: GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA: 1. WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL BE NOT LESS THAN 20 FEET (6096 MM), WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN 12 FEET (3658 MM). 2. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. 3. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. 4. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. 5. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE THE KNOX GATE KEY SWITCH TYPE. 6. METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL. NON-ELECTRIC GATES SHALL FEATURE A KNOX PADLOCK. 7. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. 8. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.
13.	FIRE LANE SIGNS MAY BE REQUIRED TO BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE (7925 MM).
14.	FIRE APPARATUS ACCESS ROAD GRADE: FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

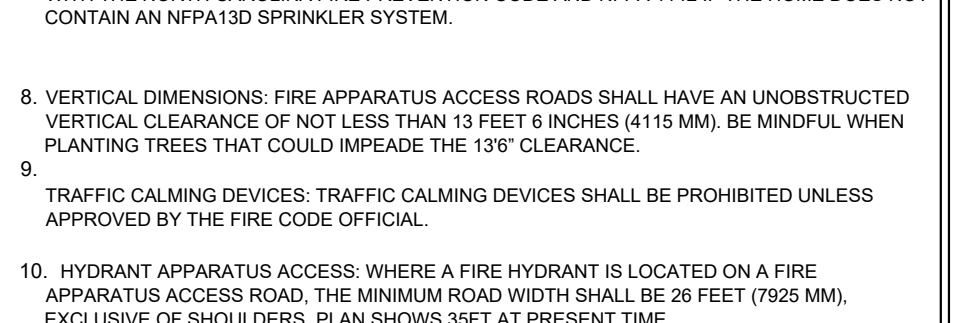
PRELIMINARY MEASUREMENTS ARE SUBJECT TO CHANGE VIA FINAL APPROVAL OF CONSTRUCTION DOCUMENTS

PRELIMINARY PLAT APPROVAL CERTIFICATE I HEREBY CERTIFY THAT THE MAJOR SUBDIVISION PRELIMINARY PLAT SHOWN HEREON HAD BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE MOUNT PLEASANT DEVELOPMENT ORDINANCE AND HAS BEEN APPROVED BY THE TOWN OF MOUNT PLEASANT PLANNING & ZONING BOARD.

DEVELOPMENT ORDINANCE ADMINISTRATOR _____ DATE _____

NOTES:

- CONSTRUCTION PLANS ARE SUBJECT TO NCEQ APPROVAL FOR SOIL AND EROSION CONTROL AND PHASE 2 STORMWATER COMPLIANCE
- NO ON-STREET PARKING IS PERMITTED WITH A 50' RIGHT-OF-WAY
- A MINIMUM OF 3 (3x16') PARKING SPACES (48' SF OF DRIVEWAY) ARE REQUIRED FOR EACH LOT OUTSIDE OF A GARAGE AND THE STREET RIGHT-OF-WAY.



REVISIONS
DATE

Kimley-Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
580 KINGSELEY PARK DR. SUITE 125, FORT WILLIAMS, SC 29715
WWW.KIMLEY-HORN.COM
SC LICENSE: KC-1809

FOR REFERENCE ONLY

OVERALL SITE PLAN

KHA PROJECT
016824000

DATE
04/28/2026

SCALE: AS SHOWN

DESIGNED BY: AJG

DRAWN BY: KDF

CHECKED BY: JEH

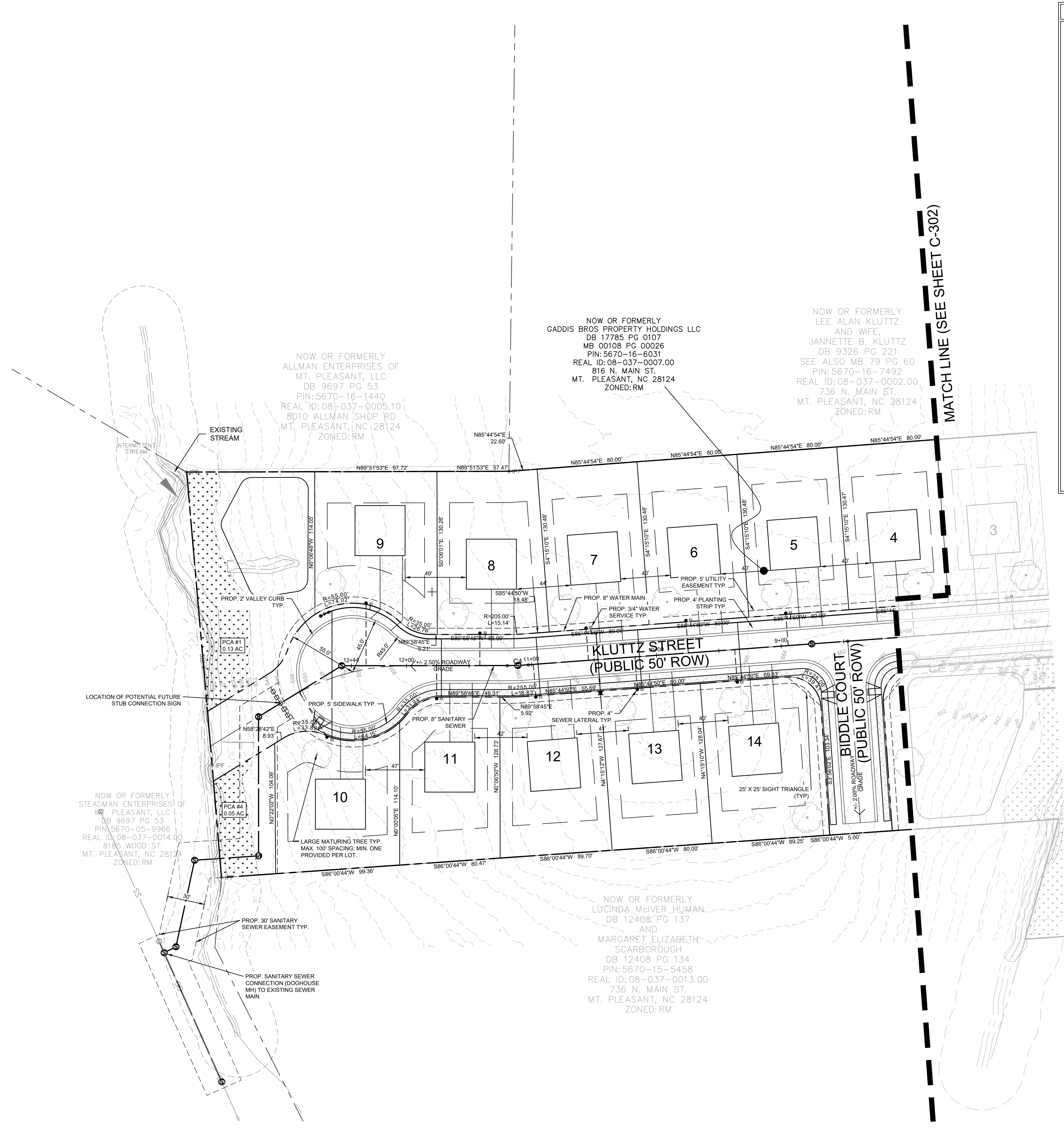
GADDIS GARDENS PREPARED FOR COMMON GROUNDS MANAGEMENT

CHARLOTTE NC

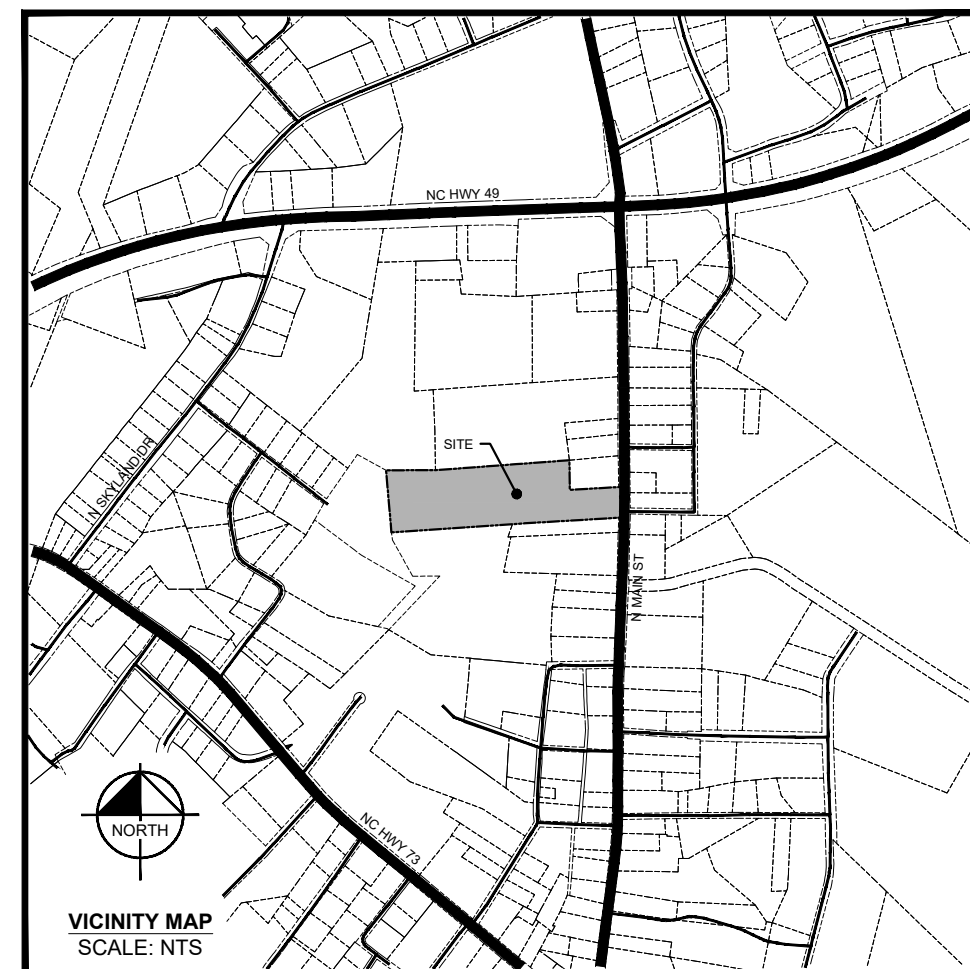
SHEET NUMBER
C-300

811
Know what's below.
Call before you dig.

Plotted By: Canener, Andrew Date: April 28, 2026 02:21:57 PM File Path: K:\FROM_PRR\012006 - TruForce Homes\01 Gaddis Gardens (Mount Pleasant)\02 - DWG\PlanSheets\Preliminary\PlanC-Preliminary_Plot.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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LEGEND

	PROPOSED CURB AND GUTTER
	PROPOSED RIGHT OF WAY
	PROPOSED BUILDING SETBACK
	PROPOSED LOT LINES
	PROPERTY LINE
	PROPOSED CENTERLINE WITH STATIONING (SEE ROADWAY PROFILE DRAWINGS)
	POND TOP OF BANK
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT (PER APPLICABLE CLOSURE DETAIL)
	PROPOSED BUILDING PAD (SEE DETAIL SHEETS)
	PRIMARY CONSERVATION AREA (PCA)
	SECONDARY CONSERVATION AREA (SCA)
	TERTIARY CONSERVATION AREA (TCA)

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	11.18'	S88°44'13"W	11.18'	4°16'19"	5.59'
C2	150.00'	116.88'	N71°04'39"W	113.94'	44°38'36"	61.59'
C3	150.00'	119.11'	N71°30'15"W	116.01'	45°29'49"	62.90'

OPEN SPACE DETAILS
 PCA # 1 (0.22 AC) - NATURE PRESERVE

NO.	REVISIONS	DATE	BY

Kimley-Horn
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 580 KINGSLY PARK DR. SUITE 125, FORT WILLIAMS, NC 28715
 WWW.KIMLEY-HORN.COM
 NC LICENSE #C-1809

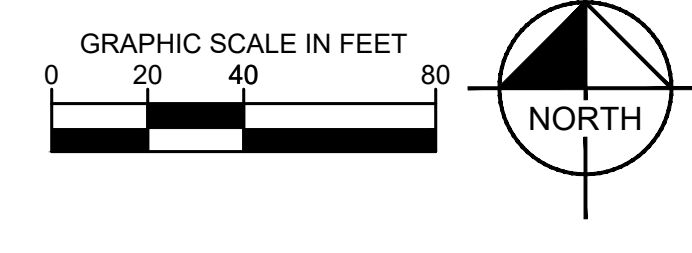
FOR REFERENCE ONLY

KHA PROJECT	016824000
DATE	04/28/2026
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	KDF
CHECKED BY:	JEH

SITE PLAN

GADDIS GARDENS PREPARED FOR COMMON GROUNDS MANAGEMENT

SHEET NUMBER
C-301



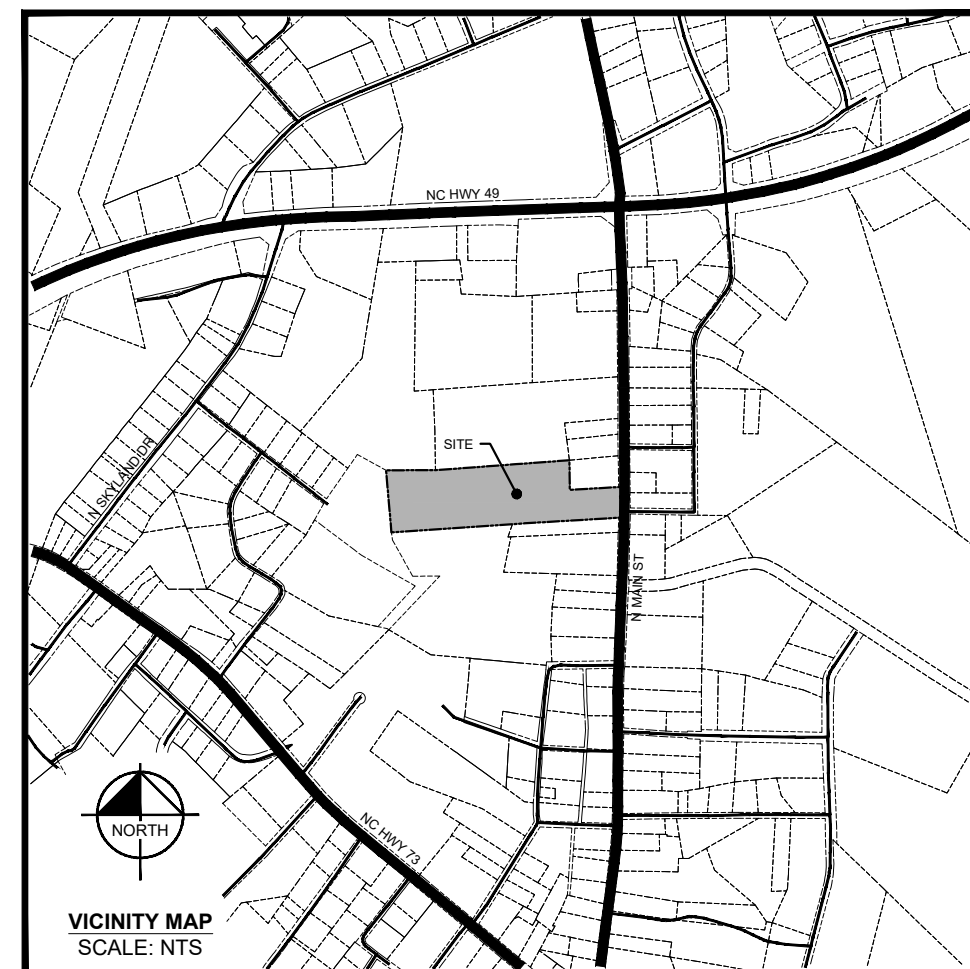
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DEVELOPMENT ORDINANCE ADMINISTRATOR _____ DATE _____

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OPEN SPACE DETAILS	
TCA # 1 (0.43 AC)	
SCA # 1 (0.06 AC) - NATURE PRESERVE	
SCA # 2 (0.02 AC) - NATURE PRESERVE	
SCA # 3 (0.06 AC) - NATURE PRESERVE	
PCA # 2 (0.20 AC) - NATURE PRESERVE	
PCA # 3 (0.27 AC) - NATURE PRESERVE	



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	PROPOSED RIGHT OF WAY
	PROPOSED BUILDING SETBACK
	PROPOSED LOT LINES
	PROPERTY LINE
	PROPOSED CENTERLINE WITH STATIONING (SEE ROADWAY PROFILE DRAWINGS)
	POND TOP OF BANK
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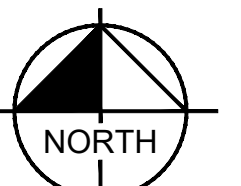
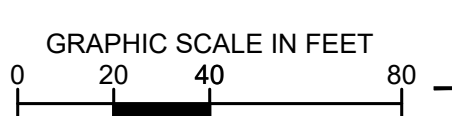
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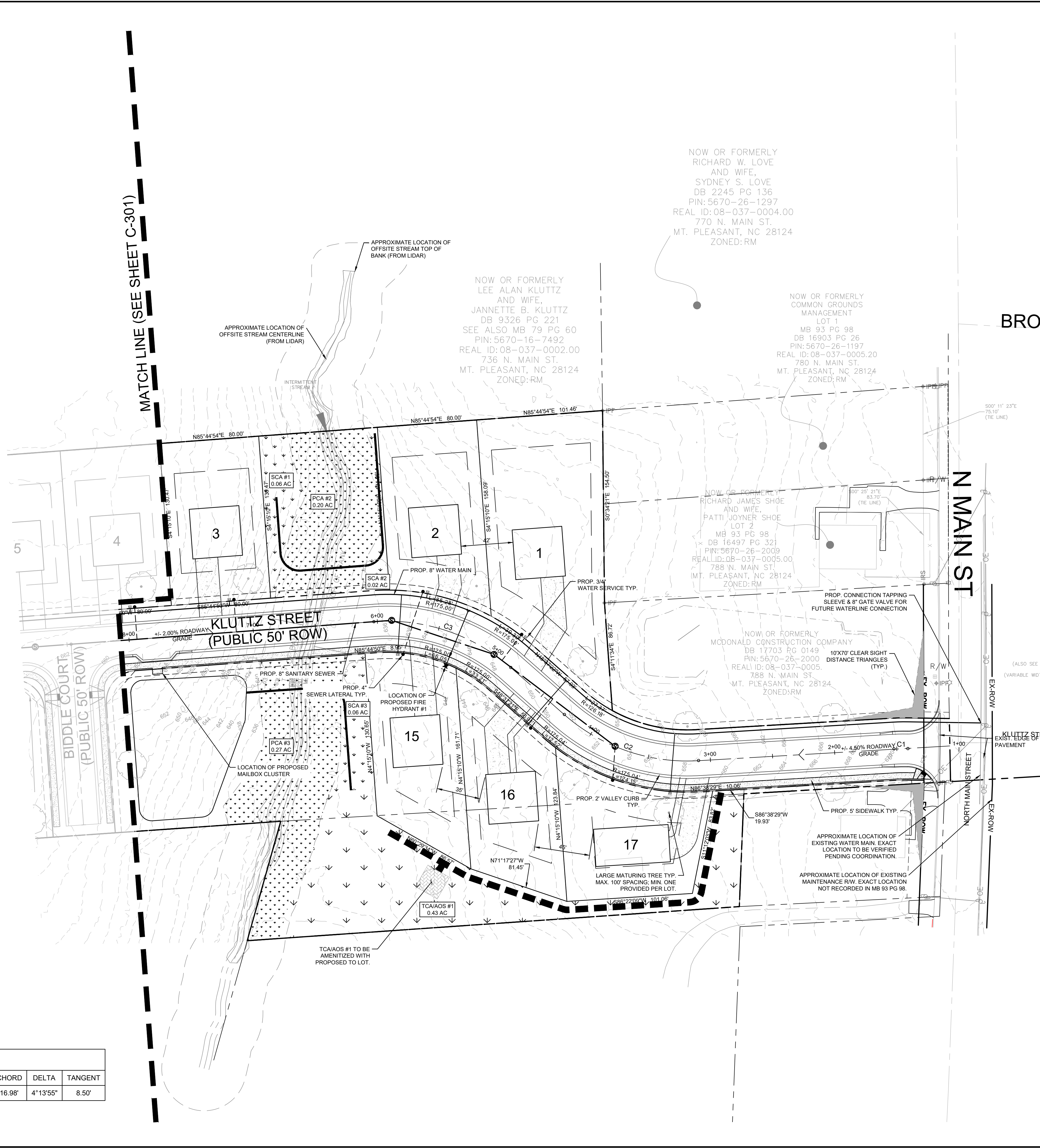
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Know what's below. Call before you dig.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C4	230.00'	16.99'	S87°51'48"W	16.98'	4°13'55" 8.50'



MATCH LINE (SEE SHEET C-301)

No.	REVISIONS	DATE	BY

Kimley **Horn**

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580 KINGSLY PARK DR. SUITE 125, FORT WILLIAMS, SC 29715
WWW.KIMLEY-HORN.COM
SC LICENSE #C-1809

FOR REFERENCE ONLY

KHA PROJECT	016824000
DATE	04/28/2026
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	KDF
CHECKED BY:	JEH

SITE PLAN

NC

GADDIS GARDENS PREPARED FOR COMMON GROUNDS MANAGEMENT

Plotted By: Canner, Andrew Date: April 28, 2026 02:22:01 pm File Path: K:\FROM_PRR\0122006 - TruForce Homes\01 Gaddis Gardens (Mount Pleasant)\02 - DWG\PlanSheets\Preliminary Plat\C-Preliminary Plat.dwg



To: Planning & Zoning Board
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: June 22, 2026
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

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. 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: 5559-69-1561
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: Scheduled for June 22 Planning & Zoning Board agenda for administrative review of Preliminary Plat.

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION (revised)

Description: Preliminary plat for proposed 17-lot infill subdivision on N. Main Street.

Location: 816 N. Main Street

Cabarrus PINs: 5670-16-6055 & 5670-15-7981

Current Zoning: RM Residential Medium Density

Area: 7.90 acres

Proposed Density: 2.15 dwelling units per acre

Estimated Sewer Capacity Usage: 3,825 gpd

Current Status: Scheduled for June 22 Planning & Zoning Board agenda for administrative review of Preliminary Plat.

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 (57 lots) recorded. Bonded improvements are being completed. Zoning Permits being issued (18 issued to date, 39 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: All 37 zoning permits issued. Preparing for final engineering and zoning inspection for release of bonds and development agreement.

Code of Ordinances

During 2026, 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

April 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 99% complete (based on original contract). Two new segments added to project due to available funds. Latest update can be viewed at: <https://mpncfuture.com/Dev/ID/1057/Waterline-Project-Monthly-Update-May-1-2026>

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:** Original project scope completed. Hillside portion of project expected to begin in July 2026 and be completed in September.
- **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.

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 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. 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 by July.

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. Should go to bid by end of June 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 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 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.

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 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.

April, May, and June 2026 Zoning Permits (to date)

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
Z-2026-22	4/24/2026	5670-92-1210	130	Dutch Rd.	Town	Accessory	Distillery Barrel House	LCJ Construction	
Z-2026-23	4/28/2026	5660-64-9679	1065	Duchess Dr.	Town	Accessory	Swimming Pool	Chelsie Sherrife	
Z-2026-24	4/30/2026	5670-13-8687	8321	W. Franklin St.	Town	Change, Sign	Grumpy's Ice Cream	Brent Plott	CoC,Relocate
Z-2026-25	4/30/2026	5579-48-9168	8857	Erbach Ln.	Town	Accessory	Swimming Pool	Landa PCS LLC	

6 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-26	5/5/2026	5579-48-9168	2260	Bilverlor Ct.	Town	Accessory	Swimming pool	Fouts Pool LLC	
Z-2026-27	5/5/2026	5670-04-2280	550	S. Halifax St.	Town	New	Single-family Home	Wickford Properties	
Z-2026-28	5/5/2026	5660-96-9193	769	N. Skyland Dr.	Town	Accessory	Storage building	Sean Austin	
Z-2026-29	5/8/2026	5670-52-1293	9070	E. Franklin St.	Town	Temp. Use	Promotional Activities	Grammy's Attic	12 times/yr
Z-2026-30	5/8/2026	5579-48-4146	2381	Westerholt Ct.	Town	Accessory	Storage building	Robert Colin	
Z-2026-31	5/8/2026	5660-97-9553	8005	NC Hwy. 49 N	ETJ	Temp. Use	Food Vendor	Frank's of Faith	90 days
Z-2026-32	5/12/2026	5670-04-2280	9930	Foil Rd.	ETJ	Change of Use	Estep Electrical	John Estep	SITE 2026-02
Z-2026-33	5/15/2026	5660-56-3792	7123	Hallmark Lane	Town	New	Single-family Home	Niblock Homes	Brighton Park
Z-2026-34	5/20/2026	5670-06-1302	729	N. Skyland Dr.	Town	New	Single-family Home	McDonald Homes	
Z-2026-35	5/27/2026	5660-85-1531	7594	NC Hwy. 73 E.	Town	Change of Use	Serenity Boutique	Susan Furr	

10 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-36	6/4/2026	5660-75-2860	878	Duchess Drive	ETJ	Upfit, Sign	Fifth-Third ATM Upfit	DPH Architecture	
Z-2026-37	6/5/2006	5670-23-2181	8416	E. Franklin St.	Town	Temp. Use	Const. Office & Gravel Parking	LCJ Construction	
Z-2026-38	6/5/2026	5670-24-4242	1325	N. Main St.	Town	Home Occ.	Thin Line Communications	Scott O'Loughlin	
Z-2026-39	6/16/2026	5660-46-5704	6816	Glen Abbey Lane	Town	New	Single-family home	Niblock Homes	Brighton Park

4 Zoning Permits