



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, August 24, 2026, 6pm

1. **Call to Order** - Chair Whit Moose

2. **Recognition of Quorum**

3. **Oath of Office**

Reappointed members will take the oath of office.

4. **Conflict of Interest**

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

5. **Approval of Agenda**

6. **Approval of Minutes of Previous Meetings** (June 22, 2026)

7. **Public Comment Period**

8. **Planning Board Business**

REZ 2026-05 Office & Institutional (OI) Zoning for Town-Owned Property-Public Works Facility

Town-initiated zoning map amendment for existing Town-owned Public Works Facility. Location: 60 and 90 N. Main Street. PINs: 5671-10-0251 & 5671-10-5166. Current Zoning-RL Residential Low Density (with Special Use Permit). Proposed Zoning-OI Office & Institutional. Area: 11.19 acres.

REZ 2026-06 Office & Institutional (OI) Zoning for Town-Owned Property-Emergency Services Facility

Town-initiated zoning map amendment for Town-owned property for future emergency services facility. Location: 777 Walker Road PIN: 5650-96-8496. Current Zoning-RL Residential Low Density. Proposed Zoning-OI Office & Institutional. Area: 8.0 acres

REZ 2026-07 Pleasant Hill Baptist Church (OI) Zoning for Existing Church

Standard rezoning request to reflect current and historic use of the property as a church and its associated uses. Location: 425 Mt. Pleasant Rd. N. Cabarrus County Parcel Number: 5671-12-0240. Current Zoning-RL Residential Low Density. Proposed Zoning-OI Office & Institutional. Area: 2.5 acres.

9. Board of Adjustment Business

None

10. Reports

Planning Report and Zoning Permits June, July & August Reports (to date)

11. Planning & Zoning Board Comment Period

12. Adjourn



**Planning and Zoning Board Meeting Minutes
Monday, June 22, 2026**

Members Present:

Chairman - Whit Moose

Vice Chairman - Rick Burleyson

Member - Bridget Fowler

Member – Kiesha Garrido

Member – Jonathan Helms

Alternate – Bernie Edwards

P&Z Clerk to the Board – Jennifer Blake

Planning & Economic Development Director - Erin Burris

Also Present: Jason Gaddis, Michael Gaddis, Brian Seagraves, Tim Seagraves, Mayor Tony Lapish, Trevor Martineau, and Joe Burleson.

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 Rick Burleyson to approve the amended agenda with # 9 Planning & Zoning Board Training Session removed and a second motion made by Bridget Fowler. All were in favor. (5-0)

5. Approval of Minutes of Previous Meetings (April 27, 2026)

8590 Park Drive ♦ PO Box 787 ♦ Mount Pleasant, North Carolina 28124 ♦ 704-436-9800

mtpleasantnc.gov ♦ townhall@mtpleasantnc.us

A **motion** was made by Bridget Fowler to approve the minutes for the previous meeting (April 27, 2026) and a second motion was made by Bernie Edwards. All were in favor. (5-0)

6. Public Comment Period:

None

7. Planning Board Cases:

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)

Erin Burris reviewed the staff report in the packet as presented (*included in the Minute Book*).

Brian Seagraves (Landowner)

6022 Sisk Carter Rd., Rockwell, NC 28138

Back in 2019 when we were looking at this property we had planned on doing Commercial out to the road but due to some of the water and sewer restrictions the project was put on hold for a while. Now that we have reviewed everything, we decided it would be better to have all the property go to Residential with the side closest to Highway 49 having a wet pond since it is the lowest area of the property and a large amount of open space in the back. Maybe we can have Commercial on the property across the street.

Rick Burleyson asked if there were any comments from any of the notices.

Erin Burris shared that she received one call from the sign posted and sent her a copy of the preliminary plat of the subdivision.

John Scarborough asked the Board to include a statement regarding if the request is reasonable and in the public interest when adopting or rejecting petitions for a zoning map amendment.

Rick Burleyson made a **motion** to approve the proposed “RH Residential High Density” district for 7.3 acres of property is consistent and is reasonable with the High Intensity land use designation on the “Future Land Use Map” in the Town of the Mount Pleasant Comprehensive Plan and that the amendment is reasonable and in the public interest. A second motion was made by Jonathan Helms. All were in favor. (5-0)

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).

Erin Burris reviewed the Staff Report in the packet as presented (*included in the Minute Book*).

Several Board members asked about concerns such as schools being at maximum capacity, if sewer allocation was a concern, and when the construction would begin.

Ms. Burris and Mr. Seagraves answered as follows:

School Capacity:

Ms. Burris said when the project was originally approved the schools did provide comment back in 2019. If the property was developed with the maximum density allowed, which is what the school commented on, it would have been about 200 units, and this is 89 units. The primary purpose for the ordinance requiring a statement of school capacity is to help decide on phasing for larger developments. State Law does not permit school capacity to be a sole consideration in approving subdivisions if they are allowed by right in the current zoning district.

Sewer Capacity a Concern:

The initial amount of 65,000 gallons per day was allocated to the Town in 2021 by WSACC. An agreement was made regarding distribution through the plans for expansion which gave the Town an additional 100,000 gallons. Every six (6) months, the Town gets new distribution based on WSACC's tracking of the numbers. There will be another expansion soon. Ms. Burris keeps track of all sewer allocations and puts back 10% for Strategic Reserve and Economic Development so the Town can account for all sewer allocations to prevent sewer from being unavailable.

If approved when will construction begin?

Mr. Seagraves said it could take about 6 to 8 months for all approvals for the permit process or more likely 8 months to a year. Then it could take another 8 months to a year before they get to start construction. It would be around a year and a half before they start using some of the sewer allocation.

How long after Phase 1 will Phase 2 start?

Mr. Seagraves said right behind it, as soon as we get Phase 1 done, we will be right on it.

Mr. Seagraves plans to have all plans completed and drawn by the end of this year. So, by the end of the year we can put it out to a few builders to talk about building it. Then after we decide on who to go with, we could be pushing dirt by March or April 2027. The first Phase will start in a year and a half to two years and the second Phase will not take that long after that. It should be a 3-year project start to finish.

Whit Moose asked based on lot size, what size houses are you thinking of and what kind of price range?

Mr. Seagraves also shared that the homes would be around 2200 to 2600 square feet depending on the builder and the homes would have a garage. The homes will be something like Green Acres but on smaller lots. Guessing the price, it may be around the \$400,000 to \$500,000 range.

Rick Burleyson asked how far is to the U-turn lanes to the north and south on Highway 49.

Ms. Burris looked it up on the map to show 1200 feet, which is about a quarter of a mile either way.

Kiesha Garrido asked if Mr. Seagraves thought about doing less homes on the same acreage.

Mr. Seagraves said the land costs too much and where the land is located is what makes the numbers work. He is also proposing fewer homes than are permitted in the district.

Town Attorney John Scarbrough stated that looking at this plat, the Board is asking if it meets the ordinance requirements with the conditions proposed. If that is the finding, it shall be approved, it is very narrow and restricted to the letter of the Ordinance.

Whit Moose wanted to clarify that the conditions are already in the packet that need to be met.

Ms. Burris shared that there are conditions to ensure that the minimum standards of the Ordinance are met especially when going forward to construction plans and the conditions provides some type of bridge between the Preliminary Plat and construction plans.

Whit Moose made a **motion** to approve the Preliminary Plat with conditions to meet the minimum standards of the Development Ordinance as outlined in this report and a second motion was made by Rick Burleyson. All were in favor. (5-0)

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

Rick Burleyson asked if Kluttz Street is one way.

Ms. Burris stated that it is one way to come out on N. Main St. and it was recently changed because it was so narrow.

Rick Burleyson also asked if there is room for confusion with fire, rescue, and other vehicles and wondered if it would be better to have it named something else even if it intersects.

Ms. Burris shared that she talked to Cabarrus County E-911 addressing and they preferred that the road be an extension of the street and the Fire Marshal agreed that it would be better that it be an extension of Kluttz Street. The confusion may come if Kluttz Street is ever connected to Wood Street at the end.

Whit Moose said there is a typical cross section of the road and sidewalks and wanted to know if there is drawing of what is proposed.

Erin Burris stated that NCDOT does not have a typical cross section specific to N. Main Street, unique cross section. The Town's Comprehensive Plan references that it is a modified 2H typical cross section which is the closest thing to what the Town has but it does not have bike lanes. The map shows it has parking on one side and sidewalks on both sides. The Preliminary Plat show this proposed subdivision has a 50- foot right-of-way with a 28-foot back-to-back (back of curb, back of curb), sidewalks, and a 5-foot utility easement with the conditions. Ms. Burris also shared that there is no on-street parking permitted with the 50-foot right-of-way and that is why the homes will have a minimum of three parking spaces in the driveway, outside of the right- just like Green Acres and Brighton Park had to do.

**Michael Gaddis (of Gaddis Brothers Property Holdings, LLC)
Harrisburg, NC 28075**

Michael Gaddis answered several questions from Board Members. Mr. Gaddis said that they plan to do all the building start to finish in the subdivision so they can control it all. Mr. Gaddis shared that he built other homes in Mount Pleasant area such as 1 home on Brackenberry Circle, 2 homes on Allman Road Extension, and 2 homes on Crestwood Drive. Mr. Gaddis said the homes for this subdivision will be around 1,600 to 2,200 square feet and looking at a timeline of about 8 months to a year for construction drawings and permits and then construction would start in a year and a half to two years. Obviously, that is variable.

Kiesha Garrido wanted to know if this subdivision had sewer allocation.

Erin Burris shared that the Gaddis Gardens subdivision had sewer allocation before the Pleasant Springs subdivision and it was accounted for. Allocations of less than 5,000gpd are administrative and issued on a first come-first served basis in accordance with the policy.

Rick Burleyson made a **motion** to approve the Preliminary Plat with conditions to meet the minimum standards of the Development Ordinance as outlined in this report and a second motion was made by Kiesha Garrido. All were in favor. (5-0)

9. Board of Adjustment Business

None

10. Reports

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

Ms. Burris shared that the Town will be able to add an additional waterline segment to the waterline project due to available funding. The line will run from the Water Treatment plant on Highway 49 up Jackson Street to North Drive. It will get done soon but the project was held up by NCDEQ. Ms. Burris also shared that on Hillside Drive they are putting in 215 feet of sewer line with available funds from the Lower Adam's Creek Sewer Project.

The Town is paving Waldeck Court, Oberhaus Street, and Erbach Lane this week. The paving cost more than anticipated due to a poor base, which is what happens when you do not have standards for subdivisions being done.

This wiped out our paving budget for this fiscal year and all the next fiscal year.

Ms. Burris shared that NCDOT will be paving North Main Street after they complete the stormwater pipe replacement on East Franklin Street and NJR finishes with the stormwater pipe at Cantina 73. NCDOT will be milling and paving

The Washington Street Project should be under construction by Fall and should be going out to bid in about a month to finalize the right-of-way acquisition.

11. Planning & Zoning Comment Period

Ms. Burris stated that Grumpy's Ice Cream moved locations and Tuscarora Tap House moved out, so Tiger's Gym will be moving in that space.

Whit Moose asked about the Water Treatment Plant and how things were going.

Ms. Burris shared the Town is waiting for one well test. The test takes longer than others, so the Town is still waiting for that number. The Town is still waiting on PAC System approval by NCDEQ and that will not be approved until the well is approved first.

Bridget Fowler asked at what point do we put a hold allowing people to build subdivisions, especially like the one on Highway 49. The schools already do not have enough teachers, and Mount Pleasant Elementary school is very old, and the Town only has one grocery store. We have everybody in the County and the Town limits coming to one grocery store and the schools as well. When do we say we have to put a hold on more houses because we don't have the ability to support all that is coming in. That is my major concern.

Ms. Burris stated that State Law is very restrictive on what Towns or Counties can do as far as making developers pay for school impacts. Local governments are not permitted by state law to charge impact fees. Cabarrus County used to charge an impact fee for schools, and then they were sued and had to pay money back. Until legislation changes at the General Assembly level, Towns have little recourse over school impact. Other legislation has passed over the last 10 years that further limits communities' ability to control growth in a manner that fits a community, including disallowing design regulations for single-family residential development and preventing downzoning by a local government. A municipality can choose not to annex property that has requested annexation to provide it with utilities for development, but if a property is already in the Town limits, the zoning district is already in place, the utilities are available, and the proposed development meets the requirements of the development ordinance, then development cannot really be denied with the state laws and case law that are in place, or the municipality would face legal recourse.

12. Adjournment:

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

Jonathan Helms made a **motion** to adjourn, and a second motion was made by Rick Burleyson.

All were in favor. (5-0)

Chairman, Whit Moose

Clerk to the Board, Jennifer Blake



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Planning & Zoning Board
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: August 24, 2026
Subject: REZ 2026-05 Public Works Facility

A. BACKGROUND

**Applicant(s)/
Property Owner:** Town of Mount Pleasant
8590 Park Drive
Mount Pleasant, NC 28124

Location: 60 & 90 N. Main St.

PIN(s): 5671-10-0251 & 5671-10-5166

Property Size: 11.19 Acres

Current Zoning: Residential Low Density (RL)

Proposed Zoning: Office & Institutional (OI)

The Town of Mount Pleasant is requesting that the existing Public Works Facility and its property be rezoned to Office & Institutional (OI) to reflect the existing and future use of the property as a governmental use. The Public Works Facility was constructed in 2008 under a Conditional Use Permit (now Special Use Permit) approved by the Board of Adjustment. To facilitate the construction of a small storage building and any future additions to the Public Works Facility, it would be best for the zoning district to match the use of the property.

B. ZONING DISTRICT REVIEW CRITERIA

Comprehensive Plan

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

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

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

The MPDO states the primary intent of the OI district is as follows:

“The OI district is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions. To protect the low intensity character of this district, retail and wholesale trade are prohibited as permitted principal uses.”

Existing Zoning and Development Patterns

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

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	Residential Low Density (RL), Agricultural (AG)	Single-family residential, Agriculture
<i>East</i>	Residential Low Density (RL), Office & Institutional	Single family residential, Water Pump Station (Public Utility), Elementary School
<i>South</i>	Residential Low Density (RL)	Single-family residential
<i>West</i>	Residential Low Density (RL)	Single-family residential, Agriculture, Forestry

The subject property is located within a primarily residential area with a Public Utility facility and a Public School within 1,000 feet. The request for the OI zoning district for the use of property for a local government public works facility is reasonable in that other public uses are nearby, and the property has been used in this manner since 2008 and a portion of the property was previously used for a public landfill.

Utility Availability

The property is currently served by public water or sewer. The Town will also be requesting annexation of the Town-owned facility into the Town limits this year.

Transportation

The property is located on N. Main Street (SR 1006) a two-lane state-maintained minor thoroughfare. Traffic volume on N. Main Street at this location is 4,200AADT, according to NCDOT’s online interactive map. The use of the property will remain the same, and no additional traffic volume is anticipated.

Environment

There are no wetlands or streams on the site. There is a former landfill on the site. No building will take place on the former landfill in the future.

Buildings & Improvements

Any future buildings or improvements on the site are subject to the requirements of the Town’s Development Ordinance.

C. STAFF COMMENTS

Staff finds that the proposed zoning district is consistent with the Medium Intensity land use designation and the general land use types listed under the “Medium Intensity” classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO).

D. NEIGHBORHOOD MEETING

A Neighborhood Meeting was held August 18. The Planning Director was joined by two (2) attendees at the meeting for this rezoning case. Both were adjacent property owners. Their questions and concerns are listed below:

- Asked if the rezoning meant that more buildings would be built on the site. Only a shed is proposed at this time.
- Concerns about kudzu and wisteria from subject property
- Questions about tree removal
- Stated that old landfill items wash through yard during heavy rain events
- Stated that runoff is an issue during heavy rain events.

E. PROCEDURES & ACTIONS

The Planning & Zoning Board is requested to take one of the following actions on the request:

- **Approve and consistent:** The Planning & Zoning Board finds that the proposed OI 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 the request is reasonable and in the public interest given historic use of the property for public governmental purposes and proximity to other public uses.
- **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 amendment to be reasonable and in the public interest, and hereby amends the Future Land Use Map.
- **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 be reasonable and in the public interest.

F. ATTACHMENTS

1. Aerial Map
2. Zoning Map



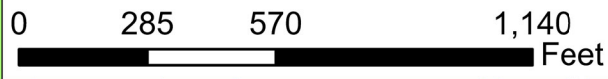
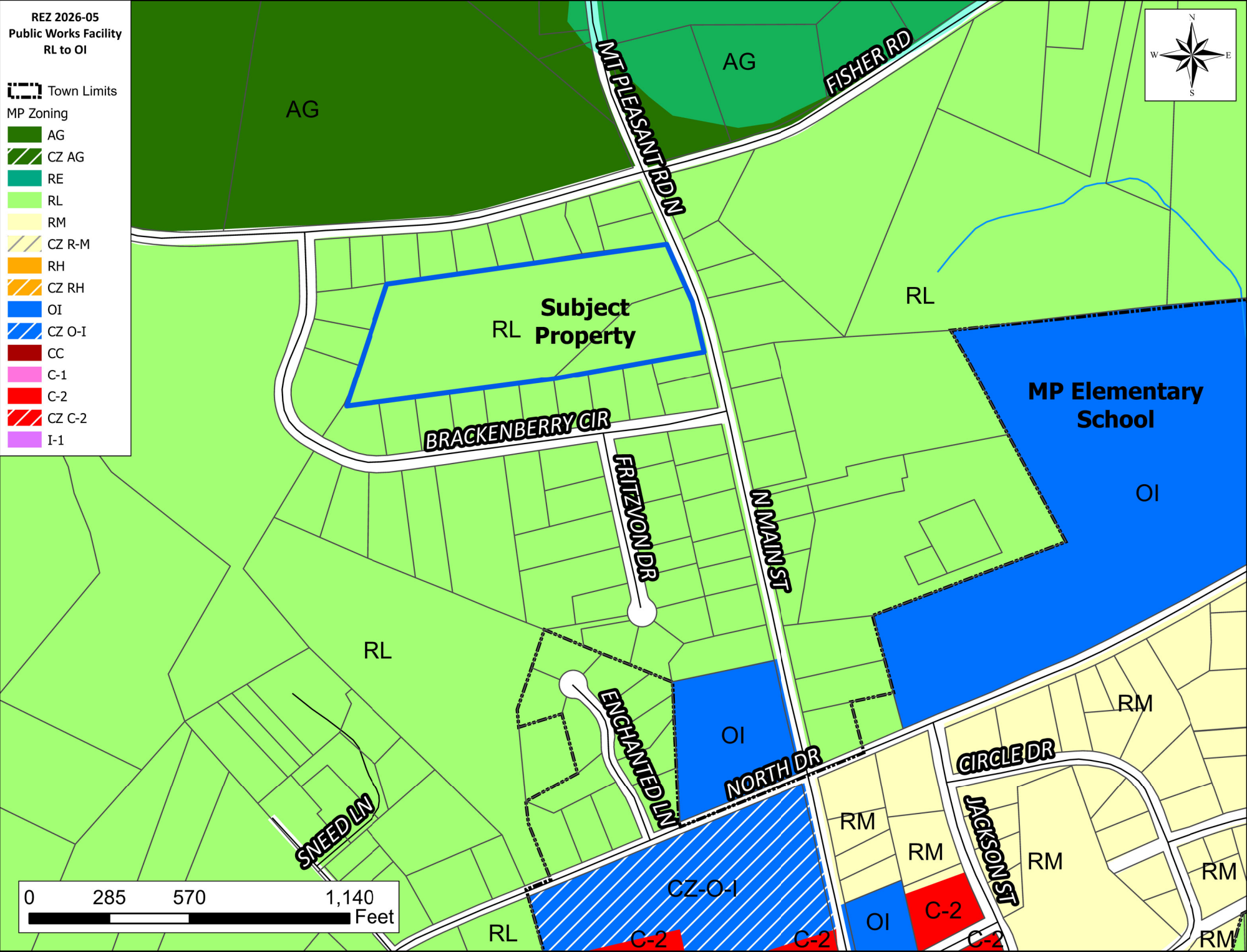
REZ 2026-05 Town of Mount Pleasant Public Works Facility

REZ 2026-05
Public Works Facility
RL to OI

Town Limits

MP Zoning

- AG
- CZ AG
- RE
- RL
- RM
- CZ R-M
- RH
- CZ RH
- OI
- CZ O-I
- CC
- C-1
- C-2
- CZ C-2
- I-1





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: August 24, 2026
Subject: REZ 2026-06 Walker Road Emergency Services Facility Site

A. BACKGROUND

Applicant(s)/ Town of Mount Pleasant
Property Owner: 8590 Park Drive
Mount Pleasant, NC 28124

Location: 777 Walker Road

PIN(s): 5650-96-8496

Property Size: 8.0 Acres

Current Zoning: Residential Low Density (RL)

Proposed Zoning: Office & Institutional (OI)

The Town of Mount Pleasant is requesting that property that it owns on Walker Road and its property be rezoned to Office & Institutional (OI) to facilitate the construction of an emergency services facility in the future. The Town purchased the property in 2019 and annexed the property in June of 2020, applying the same residential zoning district as adjacent property until the Town was ready to utilize the site for emergency services. The Town recently received a state grant to implement the installation of a fire training facility ahead of constructing a permanent emergency services station. The Town is requesting that the property be rezoned to the Office & Institutional (OI) zoning district, which is most appropriate for a public emergency services use.

B. ZONING DISTRICT REVIEW CRITERIA

Comprehensive Plan

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

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

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

The MPDO states the primary intent of the OI district is as follows:

“The OI district is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions. To protect the low intensity character of this district, retail and wholesale trade are prohibited as permitted principal uses.”

Existing Zoning and Development Patterns

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

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	Cabarrus County Countryside Residential (CR)	Single-family residential, Agriculture
<i>East</i>	Cabarrus County Countryside Residential (CR)	Forestry, Single-family residential
<i>South</i>	Mount Pleasant Conditional Zoning Residential Medium Density (CZ RM)	Approved single-family residential development with construction plans currently under review
<i>West</i>	Cabarrus County Countryside Residential (CR), Mount Pleasant Office & Institutional (OI)	Single-family residential, Public High School, Public Middle School

The subject property is located in an area with a mixture of uses with two public schools within 1,000 feet. The request for the OI zoning district is reasonable in that other public uses and OI zoning nearby.

Utility Availability

The property is currently in close proximity to water and sewer. The Adams Creek development, which received Preliminary Plat approval in 2024, currently has Construction Plans under review. The development will be extending the 12-inch sewer line on Walker Road in front of the subject property and will be extending the sewer line within close proximity of the subject property, making a sewer connection accessible. The Town is working on a development agreement with the Adams Creek development to formalize responsibilities on utility extension.

Transportation

The property is located on Walker Road a two-lane state-maintained road with signalized intersections on the northern intersection with NC Highway 73 (a two-lane thoroughfare) and the southern intersection with NC Highway 49 (a four-lane divided major thoroughfare). Even though the Town requested that NCDOT perform a traffic count on Walker Road two years ago, there is no traffic count for Walker Road on NCDOT’s interactive traffic volume map. The proposed use is anticipated produce traffic for an emergency services use with passenger vehicles from on-duty workers and emergency services vehicles that will respond to 911 dispatch calls.

Environment

There is an intermittent unnamed tributary stream that flows south towards Adams Creek along the eastern boundary of the property with a small amount of 100-year floodplain along the stream. The property gradually slopes down from Walker Road approximately 30-40 feet in elevation to the stream

centerline. Any development of the site would be subject to the requirements of Article 9 of the Mount Pleasant Development Ordinance and all applicable state and federal environmental protection laws.

Buildings & Improvements

Any future buildings or improvements on the site are subject to the requirements of the Town's Development Ordinance. The Town recently received a modest state grant to implement the installation of a small fire training facility for use by Town of Mount Pleasant firefighters to obtain the required number of training hours annually. Since moving to more full-time positions, it is difficult to obtain training while providing coverage to the fire district. In the future (5-10 year timeframe), the Town plans to construct a second station for joint use by emergency services (Fire, EMS, Sheriff), depending on demand, available funds, and participation by Cabarrus County. All construction and site improvements would be subject to the review of site and construction plans like any other development within the Town's jurisdiction.

C. STAFF COMMENTS

Staff finds that the proposed zoning district is consistent with the Medium Intensity land use designation and the general land use types listed under the "Medium Intensity" classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO).

D. NEIGHBORHOOD MEETING

A Neighborhood Meeting was held August 18. The Planning Director was joined by one (1) attendee at the meeting for this rezoning case. The attendee was the property owner to the south with the planned residential development and wanted to offer support for the rezoning and assistance in coordinating utilities for the site.

E. PROCEDURES & ACTIONS

The Planning & Zoning Board is requested to take one of the following actions on the request:

- **Approve and consistent:** The Planning & Zoning Board finds that the proposed OI 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 the request is reasonable and in the public interest given nearby OI zoning and two public schools.
- **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 amendment to be reasonable and in the public interest, and hereby amends the Future Land Use Map.
- **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.

F. ATTACHMENTS

1. Aerial Map
2. Zoning Map



REZ 2026-06 Town of Mount Pleasant Emergency Services Facility

REZ 2026-06
Emergency Services
Facility
RL to OI

Town Limits

MP Zoning

- AG
- CZ AG
- RE
- RL
- RM
- CZ R-M
- RH
- CZ RH
- OI
- CZ O-I
- CC
- C-1
- C-2
- CZ C-2
- I-1

Cabarrus County Zoning

- AO
- AO-SU
- CR
- GI
- GI-SU
- OI



ALDERMAN RD

WOOD CT

PLEASANT DR

BIRNAM WOOD DR

HERON LN

ORIOLE DR

SWALLOW DR

OZ-R-M

NCHWY 73 E

Mt. Pleasant
High School

OI
Mt. Pleasant
Middle School

CZ-R-M

Subject
Property
RL

WALKER RD

CR

PRIVATE DR

RM

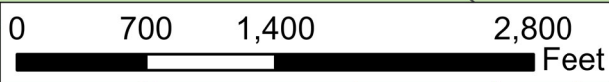
CZ-I-1
OI

NCHWY 49 N

AO-SU I-1

SELMA DR

RL





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: August 24, 2026
Subject: REZ 2026-07 Pleasant Hills Baptist Church

A. BACKGROUND

Applicant(s)/ Pleasant Hills Baptist Church (Pleasant Hills Missionary)
Property Owner: 425 Mt. Pleasant Rd. N.
Mount Pleasant, NC 28124

Location: 425 Mt. Pleasant Rd. N.

PIN(s): 5671-12-0240

Property Size: 2.5 acres

Current Zoning: Residential Low Density (RL)

Proposed Zoning: Office & Institutional (OI)

The subject property is located at the edge of the Town of Mount Pleasant extraterritorial jurisdiction (ETJ). The property has consistently been used as a religious institution and associated uses, including a parsonage and cemetery, since the 1960s. The OI district is requested to reflect the historic and future use of the property as a religious institution and to facilitate updates to signage consistent with other churches within Mount Pleasant’s jurisdiction.

B. ZONING DISTRICT REVIEW CRITERIA

Comprehensive Plan

The subject property is located in the “Rural” land use classifications on the Future Land Use Map of the Town’s current Comprehensive Plan. This classification is described below:

“This land use classification is intended primarily for agricultural purposes and estate lot single-family residential development of less than one dwelling unit per two acres. Rural areas typically have limited or no access to infrastructure and a low probability of future utility extension.”

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) in that the “limited office, service, civic & institutional” uses are listed under the general use types for the designation.

Zoning District Intent

The MPDO states the primary intent of the OI district is as follows:

“The OI district is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions. To protect the low intensity character of this district, retail and wholesale trade are prohibited as permitted principal uses.”

Existing Zoning and Development Patterns

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

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	Cabarrus County Agricultural Open Space (AO)	Agriculture
<i>East</i>	Mount Pleasant Agricultural (AG)	Single-family residential, Rural home occupation
<i>South</i>	Cabarrus County Agricultural Open Space (AO), Mount Pleasant Agricultural (AG)	Single-family residential
<i>West</i>	Cabarrus County Agricultural Open Space (AO), Mount Pleasant Agricultural (AG)	Agriculture, Forestry

The subject property is located in an area with primarily agricultural and single-family residential within 1,000 feet. The request for the OI zoning district is reasonable in that the property has been used as a church for the past 60+ years, and OI is the same zoning district as other religious institutions throughout Mount Pleasant’s zoning jurisdiction.

Utility Availability

The property is not served by public utilities and there are no public utilities in close proximity of the site.

Transportation

The property is located on Mt. Pleasant Rd. N. (SR 1006) a two-lane state-maintained minor thoroughfare. Traffic volume on Mt. Pleasant Rd. N. in close proximity to this location is 4,200AADT, according to NCDOT’s online interactive map. The use of the property will remain the same, and no additional traffic volume is anticipated.

Environment

There are no streams or wetlands on the property. The topography is relatively flat. The front portion the property is developed with existing religious institution building and parking while the rear portion of the property is wooded.

Buildings & Improvements

Any future buildings or improvements on the site are subject to the requirements of the Town’s Development Ordinance. The church has recently requested a sign permit for an electronic sign that cannot be approved unless the property is zoned OI. Electronic signs are not permitted in the RL district. The sign would be subject to all requirements of Article 12 of the MPDO, like other similar electronic signs at religious institutions throughout Mount Pleasant’s zoning jurisdiction.

C. STAFF COMMENTS

Staff finds that the proposed zoning district is consistent with the Rural land use designation and the general land use types listed under the “Rural” classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO) of “limited office, service, civic & institutional” uses.

D. NEIGHBORHOOD MEETING

A Neighborhood Meeting was held August 18. The Planning Director was joined by one (1) attendee at the meeting for this rezoning case. The attendee was pastor of the church requesting the rezoning.

E. PROCEDURES & ACTIONS

The Planning & Zoning Board is requested to take one of the following actions on the request:

- **Approve and consistent:** The Planning & Zoning Board finds that the proposed OI zoning district is consistent with the “Rural” land use designation on the “Future Land Use Map” in the *Town of Mount Pleasant Comprehensive Plan* in that “limited office, service, civic & institutional” uses are listed in the table for this designation. The Board finds that the request is reasonable in that the property has been used as a church for the past 60+ years, and the OI district the same zoning district as other religious institutions throughout Mount Pleasant’s zoning jurisdiction.
- **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 amendment to be reasonable and in the public interest, and hereby amends the Future Land Use Map.
- **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.

F. ATTACHMENTS

1. Application
2. Aerial Map
3. Zoning Map
4. Table 4.3-1 of the MPDO



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 2026-07**

1. Application Type

Rezoning (Map Amendment):

Standard Rezoning ☒

Conditional District Rezoning ☐

Text Amendment: ☐

Date of Application **8-6-2026**

2. Amendment Information

For All Rezoning

Name of Rezoning **Pleasant Hills Baptist Church**

Location **425 Mt. Pleasant Rd. N.**

Property Size (acres) **2.5**

Tax Parcel Number(s) **5671-12-0240**

Current Zoning **RL**

Proposed Zoning **OT**

Current Land Use **Religious**

Institution

For CD Rezoning Proposed Use(s)

For Text Amendments Affected Section(s) of the UDO

3. Contact Information

Pleasant Hill Baptist Church - Rev. Jimmy L. Hall

Applicant

425 Mt. Pleasant Rd. N., Mount Pleasant, NC 28124

Applicant Address

City, State Zip

704-516-6471

gossip@carolina.rr.com

Telephone

Fax Email

Signature

Print Name

Date

N/A
Agent (Engineer, Surveyor, etc. if applicable)

Address

City, State Zip

Telephone

Fax

Signature

Date

Pleasant Hill Baptist Church

Property Owner (if applicable)

425 Mt. Pleasant Rd. N.

Address

Mount Pleasant, NC 28124

City, State Zip

704-436-6331

Telephone

Fax

Signature

Date

4. Description of Request

a. Briefly explain the nature of this request.

Rezone property to OI for existing church use and to allow for electronic signage.

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

Rural Land Use designation - Table 4.3-1 of MPDO lists "limited office, service, civic, + institutional uses" as a general use type permitted. Church is existing.

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

Staff Use Only:

Date Application Received: 8-6-2026

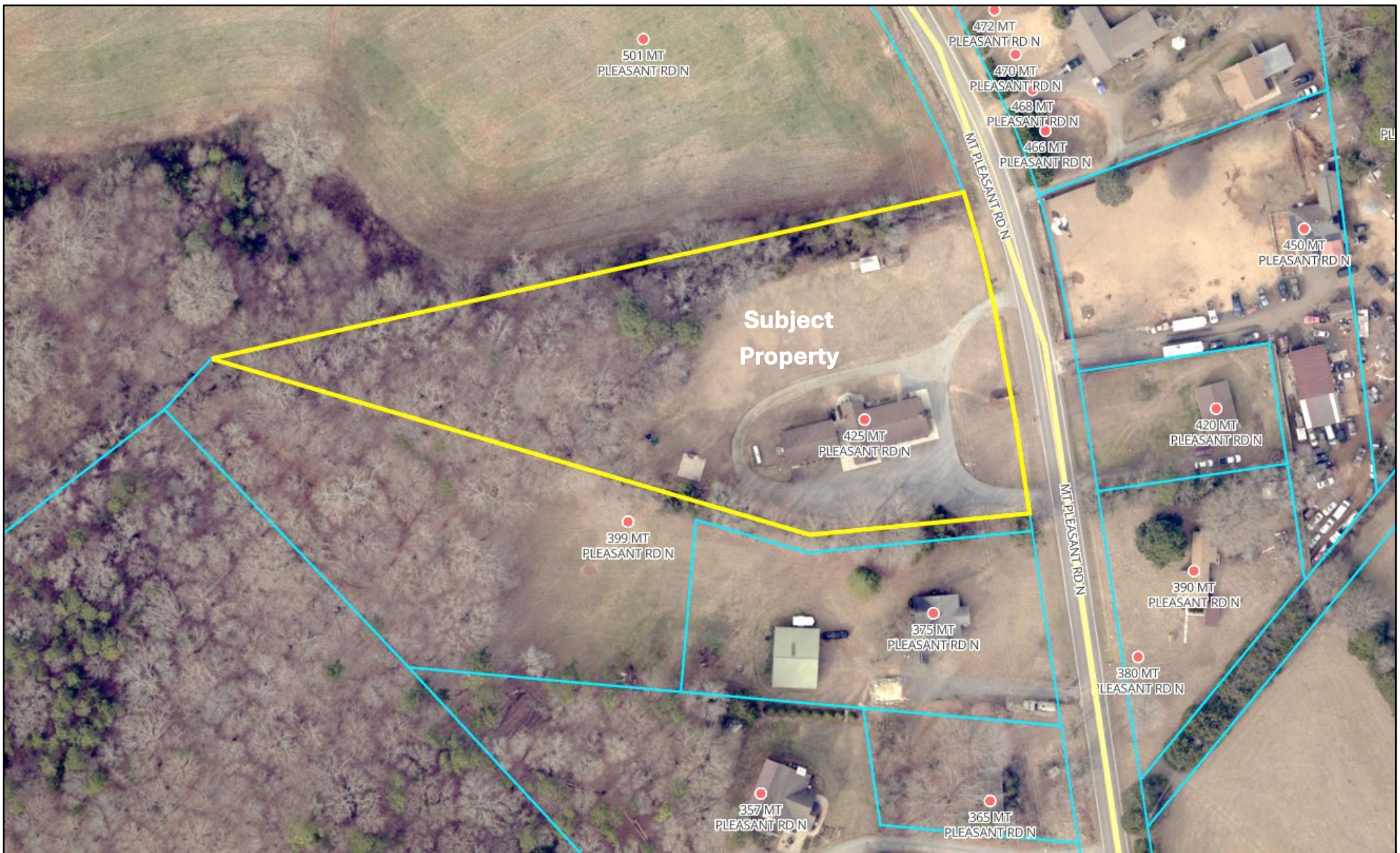
Received By: EJB

Fee Paid: \$ ✓

Case #: REZ 2026-07

Date Neighborhood Meeting Held (for rezonings): 8-18-2026

Notes:



REZ 2026-07 Pleasant Hills Baptist Church

Cabarrus County
AO

Town Limits

MP Zoning

- AG
- CZ AG
- RE
- RL
- RM
- CZ R-M
- RH
- CZ RH
- OI
- CZ O-I
- CC
- C-1
- C-2
- CZ C-2
- I-1



Subject
Property

MT PLEASANT RD N

Watershed Protection
Overlay

AG

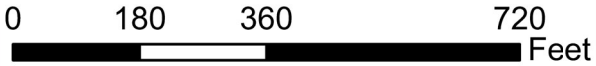
AG

RL

RL

FISHER RD

N MAIN ST



4.3 ZONING DISTRICT PURPOSE STATEMENTS

4.3.1 PURPOSE STATEMENT

The purpose of this Article is to implement the land use policies of the Comprehensive Plan. Pursuant to NCGS 160D-701, all zoning ordinances or regulations adopted pursuant to this Ordinance shall be consistent with the Comprehensive Plan and any specific plans of the Town Board if any, as adopted under NCGS Chapter 160D. This Section describes the relationship between the various zoning districts and the Comprehensive Plan and a summary of each development district in tabular form. However, to the extent that there is any inconsistency between the tabular summary and the specific provisions of Section 4.7 et seq. of this Ordinance, the provisions of Section 4.7 et seq. shall prevail. The table below indicates the relationship between each zoning district described in this section and each land use designation on the Future Land Use Map in the Town's Comprehensive Plan.

Table 4.3-1: District Consistency with Future Land Use Map Designations

Future Land Use Map Designation	Consistent Zoning Districts	General Use Types	Maximum Residential Density (DUA)
Open Space/Recreation	All districts	• Parks & athletic facilities • Greenways • Agriculture & forestry • Floodplain	n/a
Rural	AG, CZ-AG CZ-RE CZ-O-I	• Agriculture & forestry • Detached single-family residential • Limited office, service, civic & institutional	0.5 DUA
Low Intensity	AG, CZ-AG RE, CZ-RE RL, CZ-RL CZ-RM CZ-OI	• Agriculture & forestry • Detached single-family residential • Limited office, service, civic & institutional	2 DUA
Medium Intensity	RM, CZ-RM CZ-RH OI, CZ-OI C-1, CZ C-1 CZ C-2, CZ I-1	• Detached single-family residential • Civic & institutional • Small office, services, & retail (on thoroughfares)	4 DUA
High Intensity	RH, CZ-RH OI, CZ-OI C-1, CZ-C-1 C-2, CZ-C-2 CZ-CD CZ I-1	• Detached single-family residential • Attached single-family residential • Multi-family residential • Civic & institutional • Office, Services, Retail • Entertainment • Flex-space or campus business	8 DUA
Employment Center	OI, CZ-OI C-2, CZ-C-2 CD, CZ-CD I-1, CZ-I-1 CZ-I-2	• Civic & institutional • Office, Services, Retail • Entertainment • Flex-space or campus business • Light industrial • Limited heavy industrial	n/a
Downtown Core	CC, CZ-CC	• Attached single-family residential • Multi-family residential • Civic & institutional • Office, Services, Retail • Entertainment	8 DUA

CZ=Conditional Zoning District

DUA=Dwelling Units per Acre



To: Planning & Zoning Board
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: August 24, 2026
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

REZ 2026-05 Office & Institutional (OI) Zoning for Town-Owned Property-Public Works Facility

Description: Town-initiated zoning map amendment for Town-owned Public Works Facility.

Location: 60 and 90 N. Main Street

Cabarrus County Parcel Number(s): 5671-10-0251 & 5671-10-5166.

Current Zoning: RL Residential Low Density (with Special Use Permit)

Proposed Zoning: OI Office & Institutional

Area: 11.19 acres

Estimated Sewer Capacity Usage: n/a-existing facility

Status: Neighborhood Meeting held August 18. Scheduled for August 24 Planning & Zoning meeting for legislative public hearing.

REZ 2026-06 Office & Institutional (OI) Zoning for Town-Owned Property-Emergency Services Tract

Description: Town-initiated zoning map amendment for Town-owned property for Emergency Services Facility

Location: 777 Walker Road

PIN: 5650-96-8496

Current Zoning: RL Residential Low Density

Proposed Zoning: OI Office & Institutional.

Area: 8.0 acres

Estimated Sewer Capacity Usage: TBD-50gpd per person per shift (1,000gpd estimate)

Status: Neighborhood Meeting held August 18. Scheduled for August 24 Planning & Zoning meeting for legislative public hearing.

REZ 2026-07 Pleasant Hill Baptist Church

Description: Standard rezoning request to reflect current and historic use of the property as a church and its associated uses.

Location: 425 Mt. Pleasant Rd. N.

Cabarrus County Parcel Number: 5671-12-0240

Current Zoning: RL Residential Low Density

Proposed Zoning: OI Office & Institutional

Area: 2.5 acres

Estimated Sewer Capacity Usage: n/a-existing facility

Status: Neighborhood Meeting held August 18. Scheduled for August 24 Planning & Zoning meeting for legislative public hearing.

SUB 2026-02 HERITAGE CREEK

Description: Proposed major subdivision preliminary plat for 82-lot single-family residential conservation development. Property was voluntarily annexed into Town Limits in February of 2026. Property was previously in ETJ and zoned RL. No zoning change is proposed.

Location: 2260 Mt. Pleasant Road S.

Cabarrus County Parcel Number: 5579-08-4912

Zoning: RL Residential Low Density

Area: 38.297ac (17.92 acres of open space proposed for conservation design-47% open space)

Proposed Density: 2.14 DUA (bonus for 47% open space-7 units for additional 7% open space) per section 6.7 of MPDO)

Estimated Sewer Capacity Usage: 18,450gpd

Current Status: Under initial review. Awaiting Technical Review Committee comments. Will not be scheduled for Planning & Zoning Board administrative review until all comments are addressed.

SITE 2023-01 PROPEL CHURCH

Description: Site plan for religious institution

Location: 7801 NC Highway 73 E

Cabarrus County Parcel Number(s): 5660-96-0201

Zoning: OI Office & Institutional

Area: approx. 6.8 acres

Estimated Sewer Capacity Usage: 1,520gpd (5gal per seat)

Current Status: Final review comments provided. Waiting on NCDOT Driveway Permit, Copy of NCDEQ approval and final submittal.

SUB 2024-01 ADAMS CREEK SUBDIVISION

Description: Major subdivision construction plans for 60-lot single-family residential subdivision. Property annexed and zoned in 2020 and rezoned with Preliminary Plat approval in 2024.

Location: 929, 941, and 827 Walker Road

Cabarrus PIN: 5650-95-6345, 5660-05-0225, & 5650-95-8958

Current Zoning: CZ RM Conditional Zoning Residential Medium Density

Area: approx.. 30 acres

Proposed Density: 2.0 dwelling units per acre

Estimated Sewer Capacity Usage: 13,500gpd (Town Board approval needed for allocation)

Current Status: Construction plan submittal received. Distributed to Technical Review Committee for review. Development agreement being prepared to facilitate sewer outfall installation and waterline extension by the developer and engineering and grading for Town Emergency Services tract to the north.

SUB 2026-01 PLEASANT SPRINGS SUBDIVISION (& REZ 2026-03)

Description: Proposed major subdivision preliminary plat for 89-lot single-family residential development. 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: On June 22, Planning & Zoning Board voted to approve rezoning of front portion of property to match the rest of the property. Planning & Zoning Board conducted administrative review and approved the

preliminary plat finding all requirements of the MPDO had been met. Sewer capacity allocation was approved at July 14 Town Board of Commissioners meeting. Awaiting construction plans.

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

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

Location: 816 N. Main Street

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

Current Zoning: RM Residential Medium Density

Area: 7.90 acres

Proposed Density: 2.15 dwelling units per acre

Estimated Sewer Capacity Usage: 3,825 gpd

Current Status: On June 22, Planning & Zoning Board conducted administrative review and approved the preliminary plat finding all requirements of the MPDO had been met. Awaiting construction plans.

SITE 2025-01 HARRIS MUSTANG SUPPLY

Description: Request construct a 12,000 square foot building with office, retail, and warehouse space

Location: 6705 NC Highway 49 N

Cabarrus PIN: 5660-34-5579

Zoning: CZ I-1 Light Industrial

Area: 4.93 acres

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

Current Status: Construction underway.

SUB 2020-03 BRIGHTON PARK

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

Applicant: Niblock Homes

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

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

Zoning: RM Residential Medium Density

Area: 86.77 acres

Density: 2.05 dwelling units per acre

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

Current Status: Phase 1 Final Plat (57 lots) recorded. Bonded improvements are being completed. Zoning Permits being issued (18 issued to date, 39 remaining in Phase 1). Recreation Amenity Center/Pool site plan submitted and under review. Phase 2 construction plans being prepared.

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: Inspection report issued on July 6. Waiting on corrections and final layer of asphalt. Conveyance of lots south of Hwy. 73 needed to close out development agreement.

Code of Ordinances

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

WSACC Sewer Treatment Capacity Allocation

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

Permits

June, July, and August permits (to date) attached at end of report.

Active Infrastructure Projects

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

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

- **Project Description:** This project will replace old 6-inch water lines (most installed in 1937) with new 12-inch water mains along Main Street (North Drive to Lee Street), Franklin Street (Skyland Drive to Blueberry Street), Cook Street (Main Street to N. Washington Street), and Highway 49 (Main Street to Highway 73 interchange). This is a total of approximately 4 miles of waterline. This project will improve both water quality and fire flow throughout the Town. Click [here](#) to view the proposed improvements map.
- **Schedule:** This project began February 10, 2025 with substantial completion scheduled by the end of 2025. Contracted completion date is May 6, 2026.
- **Funding Source:** \$9,988,029 State Budget allocation from federal ARPA funds
- **Status:** Original project scope completed. Two new segments added to project due to available funds. Latest update can be viewed at: <https://mpncfuture.com/Dev/ID/1061/Waterline-Project-Monthly-Update--August-6-2026>

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

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

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 this fall.

N. WASHINGTON STREET SIDEWALK – ENGINEERING COMPLETE

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

DOWNTOWN SOUTHWEST QUADRANT PARKING AND STORMWATER IMPROVEMENTS – ENGINEERING NEARING COMPLETION

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

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

- **Project Description:** Since Hurricane Florence in 2018, the Town has been working with NCDOT, Duke Energy, Windstream, Spectrum and contract engineers to implement necessary improvements to the Downtown stormwater system and place overhead utilities into underground duct bank. In 2020, the Town received a federal grant to study the stormwater issues in downtown and to update the Mount Pleasant National Register Historic District documentation in an effort to protect historic buildings. Following the completion of the study, it was determined that stormwater inlets and conveyances in downtown were undersized. The utility duct bank installation was an identified strategy in both the 2017 Comprehensive Plan and the update of the plan adopted in 2025 in order to achieve the goal to "cultivate a vibrant and attractive downtown atmosphere that residents and visitors enjoy while enhancing community character through the preservation of historic resources." The project involves the installation of properly sized inlets and conveyances along N. Main Street, W. Franklin Street, beside and behind the Old Barringer Motors building, and under Barringer Drive as well as the installation of underground utility duct bank within one block each direction of the Square (intersection of Highway 73 and Main Street). [Downtown Stormwater Study Existing Conditions](#) [Utility Duct Bank Schematic](#) [Comprehensive Plan Illustration](#)
- **Schedule:** The project had originally been scheduled to run concurrently with the waterline project. However, the FEMA Building Resilient Infrastructure in Communities (BRIC) grant program, which the project had been selected for, was cancelled in April of 2025 by the current federal administration. Click [here](#) to view article about cancellation. The Town is now attempting to apply for a FEMA Hazard Mitigation Fund Grant through the NC Department of Public Safety while the state of North Carolina is pursuing the reinstatement of the BRIC grant through the courts. This pushes the original timeline back approximately four years, with an estimated completion date of 2029, if the Town is able to secure funding. The Town will attempt to work with NCDOT to complete the portion of the project that is located

within the state right-of-way concurrently with the E. Franklin Street sidewalk project. The Town will attempt to complete the portions not within the state right-of-way concurrently with the downtown southwest quadrant parking lot project in 2026.

- **Funding Source:** Total cost estimate - \$5.44 million. Town is pursuing Hazard Mitigation Fund Program (HMFP) grant. 2022 FEMA BRIC grant cancelled (however State Attorney General's office recently won lawsuit in federal court to reinstate funding-waiting on how this might affect project).
- **Status:** Staff submitted the Hazard Mitigation Grant application packet to the North Carolina Department of Public Safety for initial review on December 15, 2025. Department of Public Safety sent a request for information. Staff submitted additional information in mid-February 2026 and is waiting to hear back.

TOWN STREET PAVING - ONGOING

- **Project Description:** In 2023, the Town Engineer and Public Works Department surveyed each town-maintained street as identified on the Town's Powell Bill Map to determine the pavement condition rating (PCR) of each street to prioritize paving. Streets were grouped together by pavement condition and geography in the Capital Improvements list to keep mobilization costs low. The Town maintains approximately 8 miles of Powell Bill eligible streets and 0.85 miles of non-eligible streets. All other streets in the Town limits are either state-maintained or private.
- **Schedule:** The following streets are tentatively scheduled for the identified fiscal year based on available funds. Streets will be reassessed regularly to determine any needed changes in this list.
 - FY2023-24: Westerholt Court, Biverlor Court, Lorilei Street, Rhineland Court, Alish Trail, Lee Street, Jackson St. (North of Hwy. 49) - **COMPLETE**
 - FY2024-25: A Street, B Street, C, Street, Wade Street, Reid Street (covered by funds from USDA sewer line project) - **COMPLETE**
 - FY2025-26: Erbach Lane, Oberhaus Street, Waldeck Court, and Marksburg Court (due to need for base repair and increase in asphalt price, costs exceeded funds for FY2025-26 and had to utilize three fiscal years of funding) – **COMPLETE**
 - FY2026-27: Park Drive & Municipal Complex Parking (partially funded by state grant with remaining portion funded by general fund balance since Park Drive is not a Powell Bill street)-**COMPLETE**
 - FY2027-28: Ridge Street, Ludwig Street, Hillside Drive, Summer Street, New Street, S. College Street
 - FY2028-29: Jackson Street (south of Hwy. 49), Broad Street, Kluttz Street, Walnut Street (west), Elm Street
 - FY2029-30: Abbott Street, Eagle Street, Wood Street, Page Street
 - FY2030-31: Crestwood Drive, Pine Street, Circle Drive, Valley Street, Foil Street
 - FY2031-32: S. Washington Street, Eastover Drive, Enchanted Lane
 - FY2032-33: N. College Street, MPCl, Walnut Street (east)
- **Funding Source:** Annual Powell Bill funds from the state and transportation reserve from the Town of Mount Pleasant fund town street paving. The Town has a goal of matching Powell Bill funds (state funds provided to municipalities based on population and linear miles of street that meet specific criteria for municipal street maintenance) with Town funds to pave 3-4 streets every two years to eventually achieve a 10-year paving rotation. Annual Powell Bill funds currently average approximately \$60,000. Matching these funds with an additional \$60,000 would make approximately \$120,000 available for paving each year or \$240,000 biennially. Click [here](#) to view the list of Powell Bill eligible and ineligible Town-maintained streets. If a street is not listed, that means it is either state-maintained or private.

Zoning Permits for June, July, and August 2026 (to date)

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
Z-2026-40	6/29/2026	5579-48-1918	2260	Bilverlor Ct.	Town	Accessory	Storage Building	Shaun Rottgen	
Z-2026-41	6/29/2026	5660-95-7709	867	N. Skyland Dr.	Town	Accessory	Storage Building	Mark Allen	

6 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-42	7/2/2026	5670-42-0239	1530	Pinto Place	Town	CoC/Sign	Tiger Gym (relocation)	Brent Plott	CoC
Z-2026-43	7/13/2026	5660-46-5704	6914	Glen Abbey Ln	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-44	7/13/2026	5671-81-2299	9597	Foil Rd	ETJ	Accessory	Swimming Pool	Jeremy Jalowitz	Z-2022-23 Rene
Z-2026-45	7/13/2026	5660-84-6061	1245	S. Skyland Dr.	ETJ	New	Single-family home	Victor Sinilo	
Z-2026-46	7/20/2026	5670-38-2726	8525	Circle Dr.	Town	Addition	Patio cover on existing home	Anthony Allende	
Z-2026-47	7/22/2026	5660-56-5661	528	Oleander St.	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-48	7/24/2026	5660-46-5633	7009	Hallmark Ln.	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-49	7/31/2026	5660-72-7288	1097	Mt. Pleasant Rd. W.	ETJ	Accessory	Swimming Pool	CN Furr Masonry	

8 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-50	8/7/2026	5660-13-8021	6300	NC Hwy. 49	Town	CoC, Sign	Facile Auto Sales	Marcio Costa	Coc-At Gmax
Z-2026-51	8/17/2026	5670-28-3262	379	N. Main St.	Town	Accessory	Swimming Pool	Osterhus Outdoors	
Z-2026-52	8/17/2026	5670-32-6225	8750	E. Franklin St.	Town	CoC	Be Still & Relax Massage Therapy	Teresa Still	CoC-Suite B6
Z-2026-53	8/19/2026	5660-72-7288	1097	Mt. Pleasant Rd. W.	ETJ	Accessory	Storage Shed	Seth Burris	

4 Zoning Permits