



Planning & Zoning Board Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, September 28, 2026, 6pm

1. **Call to Order** - Chair Whit Moose (or Vice Chair Rick Burleyson)
2. **Recognition of Quorum**
3. **Oath of Office**
Reappointed member will take the oath of office.
4. **Annual Election of Officers**
Elect Chair and Vice Chair of Planning & Zoning Board serving as Planning Board and Board of Adjustment
5. **Conflict of Interest**
The Chairman and Board Members are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under NCGS 160A-175, NCGS 14-234, and NCGS 160D-109)
6. **Approval of Agenda**
7. **Approval of Minutes of Previous Meetings** (August 24, 2026)
8. **Public Comment Period** (comments shall be limited to 3 minutes or less)
9. **Planning Board Business**
Discussion Regarding Potential Development Ordinance Text Amendments
 - Statutory compliance-Parking (NCGS 160D-702), Vested Rights, Residential in Commercial Districts (SL 2026-59), Vacation/Short Term Rental Homes
 - Landscaping Requirements, Fences, and stormwater pond safety
 - Theater Marquees & Electronic Signs in the CC district
 - Sports facility signage
 - Shipping containers for fire training facilities
 - Open discussion about other ordinance concerns
10. **Board of Adjustment Business**
None

- 11. Reports**
Planning Report and Zoning Permits June, July & August Reports (to date)
- 12. Planning & Zoning Board Comment Period**
- 13. Adjourn**



**Planning and Zoning Board Meeting Minutes
Monday, August 24, 2026**

Members Present:

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

Also Present: Terrie Reece, Philip Reece, Pastor Jimmy Hall, and Tim Seagraves

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 Bridget Fowler to approve the agenda and a second motion made by Kiesha Garrido. All were in favor. (5-0)

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

A **motion** was made by Rick Burleyson to approve the minutes for the previous meeting (June 22, 2026) and a second motion was made by Jonathan Helms. All were in favor. (5-0)

6. Public Comment Period:

None

7. Planning Board Cases:

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.

Erin Burris reviewed the staff report in the packet as presented (*included in minute book*).

Whit Moose opened the Public Hearing for anyone wanting to speak.
No one spoke.

Whit Moose closed the Public Hearing and opened the Public Hearing for Board questions.

Whit Moose asked if runoff water is an issue, would that be addressed later or when something was put on the property and does it depend on where it goes.

Erin Burris shared the existing Public Work's building is on the opposite side of the property from where the stormwater complaint is taking place. The facility was built in 2008 and does have stormwater retention and had a site plan review at the time. If there are any new principal buildings added other than the storage building, the Town would have to consider the impervious surface and there would have to be engineering to ensure adequate stormwater retention and stormwater conveyance reviewed by NCDEQ.

Erin Burris also shared that the total acreage of the entire site is 11.19 acres and the Town is looking into combining both properties to be one property.

Rick Burleyson made a **motion** to approve the proposed O-I zoning district that it is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan and finds the request is reasonable and in the public interest given historic use of the property for public government purposes and proximity to other public uses. Jonathan Helms made a second motion. All were in favor. (5-0)

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

Erin Burris reviewed the staff report in the packet as presented (*included in minute book*).

Ms. Burris stated that the Town is seeking to prepare the property for a training facility at the rear of the property and a future Emergency Services Station near the front. The station likely would be jointly used by EMS and Fire.

Whit Moose opened the Public Hearing for anyone wanting to speak.

Terrie Reece

6309 Cress Road, Concord, NC 28025

Ms. Reece's major concern was the timeline of the subdivision to the South of this property and whether the Emergency Services Facility would be built at the same time as the subdivision.

Erin Burris shared that the construction plans for the subdivision are under review and still have a few months out from being approved. The developer has up to two years after Construction Plan approval to install improvements and record a final plat. Then after that is approved, they can start building houses. So, it usually has a one-to-two-year timeframe after Construction Plans are approved to have houses start coming up.

Ms. Burris also shared that there may be some grading to put training containers on the rear of the site, but the Town is not prepared to build the Emergency Services/Fire Facility at the front of the property for five to ten years. So, the Emergency Services Facility and the neighborhood will not be built at the same time.

Philip Reece

6234 Cress Road, Concord, NC 28025

Mr. Reece asked if there will be an environmental plan put in place just in case the sewer has problems with that proximity to the creek and with runoff water from the training with fire extinguisher foam going into the creek.

Ms. Burris shared that the property must be reviewed by NC Department of Environmental Quality (NCDEQ) and meet all the regulations. Ms. Burris also shared that as far as runoff water there will not be grading more than an acre for the training facility and will not have stormwater detention facility on the front end until the principal building gets built on the property and it will be reviewed by NCDEQ and will meet all requirements.

Whit Moose closed the Public Hearing and opened for questions from the Board.

Bridget Fowler asked what the chances would be that other property around the Mount Pleasant High School and Fire Department would be brought to the Board to be changed to O-I and how that would impact the area.

Erin Burris stated they would have to ask for annexation. The Town Board would have to be willing to annex and rezone the property to O-I. Ms. Burris believes the schools and Fire Facility will be it for the O-I district on Walker Road but does not know if there will ever be another request for something like that.

Whit Moose made a **motion** to approve the proposed O-I zoning district and it 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 O-I zoning and two public schools. A second motion was made by Jonathan Helms. All were in favor. (5-0)

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.

Erin Burris reviewed the staff report in the packet as presented (*included in minute book*).

Erin Burris shared that a neighbor to the South of the property called regarding the sign to say that the sign was a little bright. The Town does have some requirements in the Ordinance that limit the flashing of signs in the parts of the North Carolina administrative code that the church would have to adhere to once they issue a permit for the sign.

Whit Moose opened the Public Hearing for anyone wanting to speak.

Jimmy Hall

Pastor of Pleasant Hill Baptist Church

Mr. Hall apologized for any inconvenience or problems he caused the Town. He has been at the church for 6 years and lives in Kannapolis. Mr. Hall thought the church was within the Town limits but after talking to Ms. Burris found out the church was not, that it is in the ETJ. Mr. Hall built the frame of the sign and installed the sign himself. Before Mr. Hall came to the church there was an old used car sign with an arrow on it and Mr. Hall and other church members did not like it. After the sign started falling apart, Mr. Hall bought the new sign and installed it and did not think of the zoning issues. Then he had some medical issues that caused him to be out of work for several months. Then when he got back, he had the sign installed without thinking about it. Mr. Hall apologized again for any inconvenience that was caused to the Town and said the church would do anything that the Town would like them to do.

Rick Burleyson made a **motion** to approve the proposed O-I zoning district and it 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 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. The 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 additional information as follows:

- Received a Preliminary Plat from the proposed subdivision Heritage Creek that is under review and waiting for Technical Review comments that was Annexed in February 2026.
- Water distribution improvements – State Utility is currently working on Jackson Street and Highway 49 and making good progress. State Utility should be getting to the Water Treatment Plant over the next few weeks and should be off of Jackson Street next week.

Then State Utility is going to see how much money is left over to see if they can do a water line replacement at Allman Road Extension and Seneca Road.

- The Lower Adams Creek Sewer Outfall has been completed. LKC was also able to include Hillside Drive sewer line and manholes along with Ridge Avenue and New Street. Now the Engineer is working to get approval from NCDEQ to resurface Hillside Drive if project funds allow.
- Still waiting for well approval from NCDEQ for the well and PAC system.
- Making progress on N. Washington Street sidewalks and should have the right-of-way acquisition shortly.
- There is a grant for mid-Block crossing that Ms. Burris will submit to NCDOT to be located at the public parking lot in Downtown on N. Main Street to make it safer for residents and visitors.
- A State Grant paid half the cost to pave the municipal complex parking lot since it is not considered a street, and the Town could not use street money.
- NCDOT contracted out NJR to do the paving for Main Street and Highway 73 and should be starting in September to mill and pave. NJR is waiting for the NCDOT to finish the stormwater pipe on Highway 73 & Barringer Street and once they get it completed then NJR can begin.

11. Planning & Zoning Comment Period

- Wanted to know where the loud sound of bells ringing throughout Town at random hours was coming from. No one knew exactly at the current time.
- Update to the Theater and Tire Store: Ms. Burris will be presenting at the Tourism Development Authority meeting on Thursday. The fundraising is going well, and they are very close to getting started on some exterior improvements. As far as the Tire Store when work begins at the Theater, work will begin at the Tire Store at the same time but does not have anything on the Tire Store currently.
- Update to the Property at the corner across from Hardees (Abhi Patel's Property): It currently has a code enforcement case for not meeting the non-residential maintenance codes. The property owner is waiting for one of the tenants to move out because he has some health issues and is giving him an extended period.

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 Bridget Fowler.

All were in favor. (5-0)

Chairman, Whit Moose

Clerk to the Board, Jennifer Blake



To: Planning & Zoning Board
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: September 8, 2026
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

ANX 2026-03 Town-owned Public Works Facility Property

Description: Voluntary annexation request of existing Town-owned public works facility property.

Location: 60 and 90 N. Main Street

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

Current Zoning: OI Office & Institutional

Area: 11.19 acres

Estimated Sewer Capacity Usage: n/a-existing facility

Status: Petition pending. Certificate of Sufficiency and Resolution to set Hearing tentatively scheduled for October 13 Town Board meeting.

ANX 2026-04 Town-owned North Drive Ballfield Property

Description: Voluntary annexation request of existing Town-owned North Drive ballfield property.

Location: 8371 North Drive

Cabarrus County Parcel Number(s): 5670-18-8763

Current Zoning: OI Office & Institutional

Area: 4.711 acres

Estimated Sewer Capacity Usage: n/a-existing facility

Status: Petition pending. Certificate of Sufficiency and Resolution to set Hearing tentatively scheduled for October 13 Town Board meeting.

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: Revised Preliminary Plat addressing comments has been received and is currently under review by TRC. Tentatively scheduled for October 26 Planning & Zoning Board if all comments have been 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: Revised Construction Plans addressing comments have been received and are currently under review by TRC. Draft Development Agreement has been prepared to facilitate sewer outfall installation and waterline extension by the developer and engineering and grading for Town Emergency Services tract to the north. This is currently under review.

SUB 2026-01 PLEASANT SPRINGS SUBDIVISION (& 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: Construction Plans have been received and are awaiting distribution to for review by the Technical Review Committee.

SITE 2025-01 HARRIS MUSTANG SUPPLY

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

Location: 6705 NC Highway 49 N

Cabarrus PIN: 5660-34-5579

Zoning: CZ I-1 Light Industrial

Area: 4.93 acres

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

Current Status: Construction underway.

SUB 2020-03 BRIGHTON PARK

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

Applicant: Niblock Homes

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

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

Zoning: RM Residential Medium Density

Area: 86.77 acres

Density: 2.05 dwelling units per acre

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

Current Status: Phase 1 Final Plat (57 lots) recorded. 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

August & September (to date) permits 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/1062/Waterline-Project-Monthly-Update--September-2-2026>

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 received approval from NCDEQ to use project funds to resurface Hillside Drive since more than 50% of the width of the roadway was impacted. Town is working to supplement remaining funds to complete paving of Hillside Drive. Work should be complete in September 2026.

WATER INTAKE & TREATMENT IMPROVEMENTS – NEARING COMPLETION

- **Project Description:** The Town worked with the North Carolina Department of Environmental Quality (NCDEQ) and three different consulting engineers to determine the necessary water intake and treatment upgrades and changes to improve drinking water quality and bring disinfection byproduct levels into compliance. All internal components and filter media the Water Treatment Plant are being replaced, a new Powder Activated Carbon (PAC) system is being installed, and the ground storage tank will be cleaned and coated and have new pipes and pumps installed. The Town plans to utilize a well to feed the PAC system and supplement the water from Dutch Buffalo Creek.
- **Schedule:** Recommendations from engineering firms were provided in February 2025. The implementation and installation of improvements began March 2025. The water treatment plant will be shut down to complete water treatment plant, PAC, and ground storage improvements August through December of 2025. Water will be purchased from the City of Concord during this time.

- **Funding Source:** Approximately \$2,000,000 total cost, utilizing \$1,000,000 State Budget allocation (redirected by technical correction in state budget from S. Skyland Drive/Allman Road extension water lines). Approximately \$1,000,000 to be used from Water/Sewer fund balance.
- **Status:** Nearing Completion-Approximately 99% complete. Water Treatment Plant, ground storage, and clear well upgrades and testing have been completed. Water Treatment Plant started producing water the week of March 4, 2026. Powder Activated Carbon (PAC) system building has been constructed and system has been set up. NCDEQ has approved well location. Well has been installed and tested. Waiting on final NCDEQ approval of engineering for PAC integration. PAC system should be active this fall.

N. WASHINGTON STREET SIDEWALK – ENGINEERING COMPLETE

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

FRANKLIN STREET SIDEWALKS - IN PRELIMINARY ENGINEERING

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. There were three segments identified on Franklin Street: Duchess Drive to Halifax Street, Halifax Street to Main Street, and Main Street to Blueberry Street. The Town worked with NCDOT to design a project for one or more of these segments to stay within available funds. Click here for excerpts from the Project Acceleration Plan. Each segment was evaluated for feasibility with available funds.
[Franklin Street \(Duchess Drive to Halifax Street\) cut-sheet from Project Acceleration Plan](#)
[Franklin Street \(Halifax Street to Main Street\) cut-sheet from Project Acceleration Plan](#)
[Franklin Street \(Main Street to Blueberry Street\) cut-sheet from Project Acceleration Plan](#)
After getting cost estimates from NCDOT, it was determined that only the E. Franklin Street section of sidewalk, curb & gutter between Main Street and Blueberry Street could be completed with available funding. This segment was chosen because it will also be able to correct several stormwater issues 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, Bilverlor Court, Lorilei Street, Rhineland Court, Alish Trail, Lee Street, Jackson St. (North of Hwy. 49) - **COMPLETE**
 - FY2024-25: A Street, B Street, C, Street, Wade Street, Reid Street (covered by funds from USDA sewer line project) - **COMPLETE**
 - FY2025-26: Erbach Lane, Oberhaus Street, Waldeck Court, and Marksburg Court (due to need for base repair and increase in asphalt price, costs exceeded funds for FY2025-26 and had to utilize three fiscal years of funding) – **COMPLETE**
 - FY2026-27: Park Drive & Municipal Complex Parking (partially funded by state grant with remaining portion funded by general fund balance since Park Drive is not a Powell Bill street)-**COMPLETE**
Hillside Drive (to be paved as part of Lower Adams Creek Sewer Outfall project)-Scheduled for Sept. 2026
N. Washington St. & Cook Street (to be paved as part of N. Washington Street sidewalk project)-Scheduled for 2027
 - FY2027-28: Ridge Street, Ludwig Street, Summer Street, New Street, S. College Street
 - FY2028-29: Jackson Street (south of Hwy. 49), Broad Street, Kluttz Street, Walnut Street (west), Elm Street
 - FY2029-30: Abbott Street, Eagle Street, Wood Street, Page Street
 - FY2030-31: Crestwood Drive (east & west), Pine Street, Circle Drive, Valley Street, Foil Street
 - FY2031-32: S. Washington Street, Eastover Drive, Enchanted Lane
 - FY2032-33: N. College Street, 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.

August and September 2026 (to date) 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	
Z-2026-54	8/25/2026	5670-31-7636	1674	Short S.	Town	Demo.	Demolition of house	Justin Bruce	
Z-2026-55	8/28/2026	5670-27-4730	8425	NC Hwy. 49	Town	Upfit	Replace fuel tanks	Circle K	

6 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-56	9/1/2026	5579-37-7916	8872	Oldeburg Dr.	Town	Addition	Addition to existing deck	Jennifer Buchanan	
Z-2026-57	9/3/2026	5660-46-4624	6808	Glen Abbey Ln.	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-58	9/4/2026	5670-22-0956	1490	S. Main St.	Town	CoC	Childress Insurance Office	Paul Childress	
Z-2026-59	9/4/2026	5670-23-0279	8360	W. Franklin St.	Town	CoC	G2 Real Estate	Rita Gilmore	

4 Zoning Permits