

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Regular Board Meeting  
Monday, May 13, 2019  
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Del Eudy

Invocation- Pastor Duane Jarman from St. James Reformed Church

Presentation of Colors-Mt. Pleasant High School Jr. ROTC

C/Lieutenant Colonel Trinity Ramos

C/First Lieutenant Quinell Stevens

C/Senior Airman Sarah Al-Zaid

C/Senior Airman Clay Newmyer

Pledge of Allegiance- Mayor Del Eudy

**1. Public Forum**

*(Please limit comments to 3 minutes or less)*

**2. Conflict of Interest**

*The Mayor and Commissioners 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 G.S. 14-234, 160A-381(d), or 160A-388(e)(2). **NC State Statute 160A-75**)*

**3. Approve Agenda (Pages 1-2)**

**4. Consent Agenda (Pages 3-31)**

A. Minutes April 8, 2019 *(pages 3-8)*

B. Minutes April 17, 2019 *(pages 9-10)*

C. Consider approving the annual contract to audit accounts with Sherrill & Smith, CPAs, PA. *(pages 11-23)*

D. Resolution of Sympathy in Remembrance of Commissioner Warren B. Chapman *(page 24)*

E. Proclamation Law Enforcement Officers Week *(page 25)*

F. Consider ABC Board FY 2019-2020 Budget *(pages 26-28)*

G. Resolution in Support of the Current ABC Control System for the Sale of Liquor (reference HB 971) *(pages 29-31)*

**5. Reports (Pages 32-42)**

A. Town Manager- Randy Holloway *(page 32)*

B. Asst. Town Manager-Crystal Smith *(page 33)*

C. Town Clerk/Finance Officer - Amy Schueneman *(page 34)*

D. Senior Customer Service Representative- Jennifer Blake *(page 35)*

E. Planning & Economic Development Director - Erin Burris *(distributed at meeting)*

- F. Code Enforcement Officer- Jeff Watts (page 36)
- G. Police Dept.-Deputy Stephen Wagoner (pages 37-42)

**6. Public Hearings** (Erin Burris) (pages 43-77)

**REZ 2019-01 Walker Road Subdivision**

**(Associated with ANX 2019-01, SUB 2019-01, and a Development Agreement)**

Requests for voluntary noncontiguous annexation, map amendment (rezoning), and major subdivision preliminary plat approval for 97 single-family residential lots. These requests are also accompanied by a development agreement in order to facilitate the location of an emergency services substation and increased sewer line size. Area: approximately 38 acres. Location: 777-941 Walker Road (east side near schools). Cabarrus County PINs: 5650-95-6345, 5660-05-0225, 5650-95-8958, 5650-96-8496 Current Zoning: Cabarrus County Countryside Residential (CR). Proposed Zoning: Town of Mount Pleasant Conditional Zoning Residential Medium Density (CZ RM) with associated plan and development agreement.

**7. Old Business**

None

**8. New Business** (Pages 78-88)

- A. Consider appointing a representative to the Water & Sewer Authority of Cabarrus County (WSACC) Board. (Randy Holloway) (Pages 78-79)
- B. Consider appointing two new members to the ABC Board effective July 1, 2019. (Randy Holloway) (Pages 80-88)
- C. Consider Proposed Budget for Town of Mount Pleasant FY 2018-2019 (Town Staff) (Sent in a separate packet)

**Set date of Public Hearing for Proposed Budget for Town of Mount Pleasant  
FY 2019-2020 for June 10, 2019.**

**9. Adjournment**

*All agenda items and attachments are considered public record.  
If you would like to obtain or view copies of the attachments or minutes from the Board's meetings, please contact Town Hall Monday-Friday 8:00am-4:30pm.  
Hard copies are \$.10 per page.  
Closed Session minutes are unavailable until released by the Board and/or the Town Attorney.*

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting  
Monday, April 8, 2019 at 6:00 P.M.**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Steve Ashby  
Commissioner Justin Simpson (absent/unexcused)  
Commissioner William Meadows  
Commissioner Jim Sells  
Town Administrator Randy Holloway  
Town Attorney John Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Cadet Lieutenant Colonel Trinity Ramos, Cadet Captain Josh Flanagan, Cadet Captain Cole Callicutt, Cadet First Lieutenant Quinell Stevens, Lt. Col. Neel, Deputy Laura Higgins, Jennifer Blake, Erin Burris, Crystal Smith, Troy Barnhardt, Wesley Wilson, Kimberly Baker, Judge Nathaniel Knust, and Bruce Gwyn.

## **CALL TO ORDER**

Mayor Eudy called the meeting to order.

## **INVOCATION**

Pastor Bruce Gwyn from Mt. Pleasant United Methodist Church led the Board in prayer.

## **PRESENTATION OF COLORS**

Presented by members of the Mt. Pleasant High School Jr. ROTC:

Cadet Lieutenant Colonel Trinity Ramos, Cadet Captain Josh Flanagan, Cadet Captain Cole Callicutt, Cadet First Lieutenant Quinell Stevens, and Lt. Col. Neel.

## **PLEDGE OF ALLEGIANCE**

Mayor Eudy led in the Pledge of Allegiance.

### **1. Public Forum**

No one spoke.

### **2. Conflict of Interest**

*The Mayor and Commissioners 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 G.S. 14-234, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)*

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel, 704.436.9803 : fax 704.436.2921

None of the Board Members had a Conflict of Interest.

### **3. Approve Agenda**

A motion to approve the Agenda was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

### **4. Consent Agenda**

A. Minutes March 11, 2019

Commissioner Meadows made a motion to accept the Consent Agenda with a second by Commissioner Ashby. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

### **5. Reports**

- A. Town Administrator- Randy Holloway
- B. Asst. Town Administrator-Crystal Smith
- C. Town Clerk/Finance Officer- Amy Schueneman
- D. Senior Customer Service Specialist-Jennifer Blake
- E. Planning & Economic Development Director -Erin Burris
- F. Code Enforcement Officer- Jeff Watts
- G. Police Dept.-Deputy Stephen Wagoner

Erin Burris reported:

- Cantina 73 was open for business and will pave the side and back of their parking lot when the weather cooperates.
- Commissioner Furr attended the Transportation (MPO/TAC) meeting. DOT removed the intersection at Hwy 73 & Main St. since it is on the books for this year. The traffic signal patterns will be changed when on street parking is removed at the intersection. Pedestrian crossing signal will be safer since traffic in all four directions will be stopped by traffic lights.
- She attended The Main St. Conference May 12-14 and meet with the Governor and his staff about the Rural Infrastructure Projects. Pushing hard for Representative Sasser and Senator Newton when they are considering funding for infrastructure in rural areas not to consider just Tier 1 & 2 counties but to consider rural census tracts in Tier 3 counties like we are since we get overlooked. Good feedback from Representative Sasser's office.

Randy and Erin are working with Town engineers and property owners for parking solutions. Not ready to present at this point but should have a recommendation in the next 60 days or so for the displaced parking due to removing the on street parking.

### **6. Public Hearings**

None

### **7. Old Business**

**A. Consider receiving an update on the repairs to the raw water intake site on Meadowood Road.**



Randy Holloway stated we have been working with FEMA on the project and after a lot of discussion Amy Schueneman and I feel to cover all our basis we should do another RFQ for an engineer since the current one is 10 years old and not site/project specific. Remember we have to pay all the cost of the project up front and to be reimbursed by FEMA we have to have all our paperwork in order. By doing a new project specific RFQ we should be able to receive reimbursement. Staff should be able to bring their recommendation to the Board in June for approval.

No motion, information only.

**B. Consider receiving an update on Staff's efforts to work with USDA on financing of current and future water and sewer projects.**

Randy Holloway stated the USDA said our RFQ for engineering was not sufficient and needed to be more specific for the Summer St. Pump Station and N. Main St. water line. The LGC said we could not consolidate our loans because the current interest rate is lower than the refinance rate and it is less than 5 years for the payoff of the loans. Unless the loans are consolidated or paid off with fund balance, the Town cannot move forward at this time.

No motion, information only.

**8. New Business**

**A. Resolution of Commitment to the NC Main Street & Rural Planning Center to Participate in The Downtown Associate Community Program.**

Erin Burris reported that this program was discussed with the Board 2 years ago but we were not ready at that time. This program does not accept everyone but we are ready now to submit our Town for the program. The Town will need to budget \$5,000 for 3 years for this program. The cost will not be exactly \$5,000 each year but we have to show that it is available. There is a lot of work involved to do this program. Ms. Burris spends 40% of her time on the downtown anyway. The benefit of this program to the Town is provided assistance in tech support, sounding board for new ideas, available grants, and, of course, the designation factor. They want to see that the Town has momentum for revitalization. Several of the downtown projects like the Lentz building will help.

Being a part of the Program will give Ms. Burris another tool to excel at her job. They can also help with the overhead power lines.

Entrance into the program is only ever 2 years. Now the Town has everything required to join.

A motion to sign the Resolution of Commitment to the NC Main Street & Rural Planning Center to Participate in The Downtown Associate Community Program was made by Commissioner Furr with a second by Commissioner Ashby. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

*A copy of the Resolution is in the Minute Book.*

## **B. ANX 2019-01 777-941 Walker Road Voluntary Non-Contiguous Annexation**

Property owners have submitted a petition for voluntary non-contiguous annexation for the subject properties. The properties are currently zoned Cabarrus County Countryside Residential (CR). The property is located outside of the Town's extraterritorial jurisdiction, however it is located within the Town's Planning area. The property is located within 750 feet of the Mount Pleasant Middle School satellite (non-contiguous) annexation on Walker Road between NC Highway 73 and NC Highway 49. Water service is located within 700 feet along Walker Road. Gravity sewer is available within 1,700 feet along Adams Creek.

If annexed, the Town of Mount Pleasant would have 60 days to establish an appropriate Mount Pleasant zoning district on the property. The property is located within the Mount Pleasant Planning area as established by the adopted Comprehensive Plan. The Future Land Use Map designates this area for Low Intensity Uses with Medium Intensity uses within close proximity. Low to medium density residential (in the 2-3 dwelling units per acre range) can fit within these categories. A developer has approached the Town to construct a low to medium density residential subdivision on the property. The Town is awaiting formal submittal of applications and plans. The developer would be responsible for extending water and sewer lines to serve the property. The Town already has another satellite annexation within close proximity (Mount Pleasant Middle School) and can provide the same services as anywhere in the contiguous Town Limits.

Based on the evaluation criteria, the proposed annexation has one (1) instance of being *Most Favorable*, three (3) instances of being *Favorable*, and one (1) instance of being of being *Least Favorable*. Staff considers this annexation to be Favorable.

Ms. Burris asked the Board to set a Public Hearing date at the next Board meeting on May 13<sup>th</sup>. She also said to anticipate development request for the site on the same night.

A motion to move forward with ANX 2019-01 777-941 Walker Road Voluntary Non-Contiguous Annexation and to set the Public Hearing for May 13<sup>th</sup> was made by Commissioner Sells with a second by Commissioner Meadows. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

*A copy of the Annexation Request packet is in the Minute Book.*

## **C. FIP 2019-01 Miracles Hair Salon Façade Improvement Program Request**

Ashley Starnes, owner of Miracles Hair Salon, has applied for the Façade Improvement Grant.

Based on the criteria set forth in the Façade Improvement Program and the total estimated project cost, the applicant is requesting a Tier 3 grant of up to \$2,500 reimbursement for façade improvements to include the following:

- Repair/Replacement of four windows and one door and associated hardware within existing openings.
- Installation of a canvas or metal awning over the primary entrance
- Installation of two decorative all mounted lights on either side of the main front entrance

The Façade Improvement Program is an incentive-based measure. It is intended to encourage and provide an economic incentive for the renovation of building facades in Mount Pleasant, implementation of commonly accepted design standards for the rehabilitation of both historic and non-historic buildings; and enhancement of the character of Mount Pleasant. The application meets the criteria of the program as outlined below:

- The applicant/property owner is eligible for the grant and is currently up to date on all property taxes.
- The proposed improvements meet all of the requirements of the Unified Development Ordinance.
- The proposed improvements meet all of the requirements of the Secretary of Interior Standards for Rehabilitation, to the greatest extent possible.
- Estimates and materials specifications have been provided.

Most materials will be purchased at Lowes. Labor for door and window installation is being completed by the owner. The only labor costs involve the electrician for the new lighting and the awning. Homer Clay has provided an estimate for the electrical work. Carolina Awning Fabrications has provided two estimates for the awning (one for canvas, one for metal). Staff believes that the canvas awning is more architecturally appropriate. The total estimated cost for the canvas awning, exterior door, door hardware, lights, windows, and electrical work is \$3,331.72. If this is the final cost, the Town would provide \$1,665.86 (50% match). Staff recommends allocating up \$2,500 (Full Tier 3 grant) to also cover costs for screening the roll out garbage containers, a stone path to the garbage containers, and landscaping planters at the front entrance. Staff has provided a rough illustrative rendering to show the visual impact of the proposed improvements.

Money will not be dispersed until project is complete, receipts received, and inspection by Town completed.

A motion to approve the FIP 2019-01 Miracles Hair Salon Façade Improvement Program Request was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

*A copy of the FIP 2019-01 Miracles Hair Salon Façade Improvement Program Request packet is in the Minute Book.*

At this point Commissioner Furr made a motion with a second from Commissioner Ashby to go into Closed Session. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

#### **9. Closed Session 143-318.11. (a)(#6) Personnel Issue Update**

To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness,

appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

Commissioner Furr made a motion with a second from Commissioner Sells to end the Closed Session. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

#### **10. Adjournment**

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Meadows seconded the motion. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

By our signatures the following minutes were approved as submitted and amended on Monday, May 13, 2019 in the Regular Meeting.

\_\_\_\_\_  
**Town Clerk Amy Schueneman**

\_\_\_\_\_  
**Mayor W. Del Eudy**

SEAL



# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Special Called Meeting  
Monday, April 17, 2019  
5:00 PM- Town Hall Commissioners Room**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Steve Ashby (absent/unexcused)  
Commissioner Justin Simpson (Conference call at 5:11)  
Commissioner William Meadows  
Commissioner Jim Sells  
Town Administrator Randy Holloway  
Town Attorney John Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Crystal Smith

Call to Order- Mayor Del Eudy

A motion by Commissioner Sells made a motion with a second from Commissioner Furr to go into Closed Session. All Board Members were in favor. (5-0, Commissioner Ashby and Commissioner Simpson unexcused)

Commissioner Simpson called in at 5:11pm.

## **Closed Session**

### **Closed Session 143-318.11. (a)(#6) Personnel issue Update**

*To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.*

Commissioner Furr made a motion with a second from Commissioner Simpson to end the Closed Session. All Board Members were in favor. (5-0, Commissioner Ashby unexcused)

**Adjournment**

With nothing else to come before the Board, Commissioner Sells made a motion to adjourn. Commissioner Meadows seconded the motion. All Board Members were in favor. (5-0, Commissioner Ashby unexcused)

By our signatures the following minutes were approved as submitted and amended on Monday, April 8, 2019 in the Regular Meeting.

\_\_\_\_\_  
Town Clerk Amy Schueneman

\_\_\_\_\_  
Mayor W. Del Eudy

SEAL

# Mount Pleasant

North Carolina

*Founded in 1848*

**Consent Agenda Item:**

Consider approving the annual contract to audit accounts with Sherrill & Smith, CPAs, PA.

**Narrative:**

The Town Manager has received and reviewed the contract with Sherrill & Smith, CPAs, PA for the annual required audit of the Town's accounts. The contract is in line with previous contracts and the contract amount is included in the FY-2019-2020 budget. The Town Manager recommends the approval of the contract.

**Recommendation:**

Motion to approve the contract with Sherrill & Smith, CPAs, PA for the annual audit of the Town's accounts.

**SHERRILL & SMITH, CPAs, PA**  
524 West Innes Street  
P. O. Box 1327  
Salisbury, NC 28145-1327  
Voice (704) 636-5211 Fax (704) 636-5245

April 25, 2019

Town of Mount Pleasant  
Mount Pleasant, North Carolina

We are pleased to confirm our understanding of the services we are to provide the Town of Mount Pleasant for the year ended June 30, 2019. We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of the of the Town of Mount Pleasant, as of and for the year ended June 30, 2019. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Town of Mount Pleasant's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Town of Mount Pleasant's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The RSI (which includes the Management Discussion and Analysis) is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited.

**Audit Objective**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance auditing standards generally accepted in the United States of America and the provisions outlined in *LGC-205, Contract to Audit Accounts*, and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the Town of Mount Pleasant's financial statements. Our report will be addressed to the Board of Commissioners of the Town of Mount Pleasant. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will fully discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.



### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors and any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements and related matters.

### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Town of Mount Pleasant's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Other Services**

We will also assist in preparing the financial statements and related notes of the Town of Mount Pleasant in conformity with U.S. generally accepted accounting principles, as well assist in preparing various other regulatory reports, based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Management Responsibilities**

Management is responsible for designing, implementing, and maintaining effective internal controls; including monitoring ongoing activities; for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any invoices selected by us for testing.

The audit documentation for this engagement is the property of Sherrill & Smith, CPAs, PA and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the North Carolina Local Government Commission or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Sherrill & Smith, CPAs, PA personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

J.R. Driscoll, Jr., CPA is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for the services covered by the audit contract will be as set forth in the audit contract. The fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our fees for the additional regulatory reports will be based on our standard billing rates.

We appreciate the opportunity to be of service to the Town of Mount Pleasant and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

SHERRILL & SMITH, CPAs, PA

*R W Musselwhite*  
R. W. Musselwhite, CPA

RESPONSE:

This letter correctly sets forth the understanding of Town of Mount Pleasant, North Carolina.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

The	Governing Board
	Board of Commissioners
of	Primary Government Unit
	Town of Mount Pleasant, NC
and	Discretely Presented Component Unit (DPCU) (if applicable)

*Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)*

and	Auditor Name
	Sherrill & Smith, CPAs, PA
	Auditor Address
	524 West Innes Street, Salisbury, NC 28144

*Hereinafter referred to as Auditor*

for	Fiscal Year Ending	Audit Report Due Date
	06/30/19	10/31/19

*Must be within four months of FYE*

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by U.S. generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business- type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types).
2. At a minimum, the Auditor shall conduct his/her audit and render his/her report in accordance with GAAS. The Auditor shall perform the audit in accordance with *Government Auditing Standards* if required by the State Single Audit Implementation Act, as codified in G.S. 159-34. If required by OMB *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the State Single Audit Implementation Act, the Auditor shall perform a Single Audit. This audit and all associated audit documentation may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit performed under the requirements found in Subpart F of the Uniform Guidance (§200.501), it is recommended that the Auditor and Governmental Unit(s) jointly agree, in advance of the execution of this contract, which party is responsible for submission of the audit and the accompanying data collection form to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512).

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

**County and Multi-County Health Departments:** The Office of State Auditor will require Auditors of these Governmental Units to perform agreed upon procedures (AUPs) on eligibility determination on certain programs. Both Auditor and Governmental Unit agree that Auditor shall complete and report on these AUPs on



eligibility determination as required by OSA and in accordance with the instructions and timeline provided by OSA.

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.
4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.
5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2011 revisions, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he/she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon auditor's receipt of an updated peer review report. If the audit firm received a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to *Government Accounting Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.

6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to LGC staff within four months of fiscal year end. If it becomes necessary to amend this due date or the audit fee, an amended contract along with a written explanation of the delay shall be submitted to the Secretary of the LGC for approval.
7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as same relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his/her findings, together with his recommendations for improvement. That written report shall include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified)*. The Auditor shall file a copy of that report with the Secretary of the LGC.
8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's (Units') records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. (This also includes any progress billings.) [G.S. 159-34 and 115C-447] All invoices for Audit work shall be submitted in PDF format to the Secretary of the LGC for approval. The invoice marked 'approved' with approval date shall be returned to

the Auditor to present to the Governmental Unit(s) for payment. Approval is not required on contracts and invoices for system improvements and similar services of a non-auditing nature.

9. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts. This does not include fees for any pre-issuance reviews that may be required by the NC Association of CPAs (NCACPA) Peer Review Committee or NC State Board of CPA Examiners (see Item 12).

10. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC staff simultaneously with the Governmental Unit's (Units') audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.

11. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.

12. If the audit firm is required by the NC State Board, the NCACPA Peer Review Committee, or the Secretary of the LGC to have a pre-issuance review of its audit work, there shall be a statement in the engagement letter indicating the pre-issuance review requirement. There also shall be a statement that the Governmental Unit(s) shall not be billed for the pre-issuance review. The pre-issuance review shall be performed prior to the completed audit being submitted to LGC Staff. The pre-issuance review report shall accompany the audit report upon submission to LGC Staff.

13. The Auditor shall submit the report of audit in PDF format to LGC Staff when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC along with an Audit Report Reissued Form (available on the Department of State Treasurer website). These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC staff.

If the OSA designates certain programs to be audited as major programs, as discussed in Item 2, a turnaround document and a representation letter addressed to the OSA shall be submitted to LGC Staff.

14. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the

Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.

15. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing, on the Amended LGC-205 contract form and pre-audited if the change includes a change in audit fee (pre-audit requirement does not apply to charter schools). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC, the Governing Board, and the Auditor.

16. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 26 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.

17. Special provisions should be limited. Please list any special provisions in an attachment.

18. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in the Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the parent government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and finance officer also shall be included on this contract.

19. The contract shall be executed, pre-audited (pre-audit requirement does not apply to charter schools), and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.

20. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.

21. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

22. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

23. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

24. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

25. E-Verify. Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

26. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Item 16 for clarification).

27. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at <https://www.nctreasurer.com/slg/Pages/Audit-Forms-and-Resources.aspx>.

28. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.



### FEES FOR AUDIT SERVICES

For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and *Governmental Auditing Standards* (as applicable). Bookkeeping and other non-attest services necessary to perform the audit shall be included under this contract. However, bookkeeping assistance shall be limited to the extent that the Auditor is not auditing his or her own work or making management decisions. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience necessary to oversee the services and accept responsibility for the results of the services. Financial statement preparation assistance shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. The Auditor shall maintain written documentation of his or her compliance with these standards in the audit work papers.

Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter, but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8, 9, and 12 for details on other allowable and excluded fees.

Prior to submission of the completed audited financial report, applicable compliance reports and amended contract (if required) the Auditor may submit invoices for approval for services rendered, not to exceed 75% of the total of the stated fees below. If the current contracted fee is not fixed in total, invoices for services rendered may be approved for up to 75% of the prior year audit fee. Should the 75% cap provided below conflict with the cap calculated by LGC staff based on the prior year audit fee on file with the LGC, the LGC calculation prevails.

**20 NCAC 03 .0505: All invoices for services rendered in an audit engagement as defined in 20 NCAC 3 .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law.**

#### PRIMARY GOVERNMENT FEES

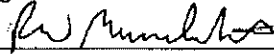
Primary Government Unit	Town of Mount Pleasant, NC
Audit	\$ 12,000, additional single audit fee of \$5,000, if necessary
Writing Financial Statements	\$ 4,000
All Other Non-Attest Services	\$ N/A
75% Cap for Interim Invoice Approval	\$

#### DPCU FEES (if applicable)

Discretely Presented Component Unit	
Audit	\$
Writing Financial Statements	\$
All Other Non-Attest Services	\$
75% Cap for Interim Invoice Approval	\$

## SIGNATURE PAGE

## AUDIT FIRM

Audit Firm Sherrill & Smith, CPAs, PA	
Authorized Firm Representative (typed or printed) R. W. Musselwhite, CPA	Signature 
Date 04/25/19	Email Address RMUSSELWHITE@SHERRILL-SMITH.COM

## GOVERNMENTAL UNIT

Governmental Unit Town of Mount Pleasant, NC	
Date Primary Government Unit Governing Board Approved Audit Contract (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
Mayor/Chairperson (typed or printed) Del Eudy, Mayor	Signature
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA") N/A	Signature
Date	Email Address

## GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

*(Pre-audit certificate not required for charter schools)*

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

*This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.*

Primary Governmental Unit Finance Officer (typed or printed) Amy Schueneman	Signature
Date of Pre-Audit Certificate	Email Address AMY@MTPLEASANTNC.US

**SIGNATURE PAGE – DPCU**  
(complete only if applicable)

**DISCRETELY PRESENTED COMPONENT UNIT**

DPCU	
Date DPCU Governing Board Approved Audit Contract (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
DPCU Chairperson (typed or printed)	Signature
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

**DPCU – PRE-AUDIT CERTIFICATE**  
(Pre-audit certificate not required for charter schools)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

*This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.*

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address

Remember to print this form, and obtain all required signatures prior to submission.

**PRINT**

# Mount Pleasant

North Carolina

*Founded in 1848*

## RESOLUTION OF SYMPATHY In Remembrance Of Commissioner Warren B. Chapman

**WHEREAS**, the death of **Commissioner Warren B. Chapman** on December 13, 2018, leaves our community with a deep feeling of sorrow for the loss of such an honored and respected citizen; and

**WHEREAS**, **Commissioner Warren B. Chapman** was born on October 9, 1943 in Cabarrus County. He proudly served his country in the US Army; and

**WHEREAS**, **Commissioner Warren B. Chapman** served as a Planning and Zoning Board member for the Town, during which time he was instrumental in establishing many infrastructure and quality of life improvements throughout the Town; and

**WHEREAS**, **Commissioner Warren B. Chapman** was a respected and beloved Commissioner for the Town of Mount Pleasant from 2009 until 2018;

**WHEREAS**, **Commissioner Warren B. Chapman** was an active member of the community having served Mount Pleasant United Methodist Church for many years; and

**WHEREAS**, **Commissioner Warren B. Chapman** was a loving husband to Shelia G. Chapman; devoted father to LeAnne Weast, Lori Johnson, Randall Chapman, David Chapman, Isaac Chapman, and a proud grandfather to five grandchildren; and

**WHEREAS**, **Commissioner Warren B. Chapman** during his lifetime demonstrated in countless ways his dedication to the welfare of others and to the Town he loved, and he has earned the respect and affection of people from all walks of life and all ages;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of the Town of Mount Pleasant, speaking on behalf of all our citizens, hereby extends to the members of his family this expression of sincere regret for his loss and hope that they will be consoled by the memories of his fine life and achievements. The Town's Youth Council now dedicates this plaque to be attached to a park bench at the Town's playground in memory of Commissioner Warren B. Chapman on the 13<sup>th</sup> day of May, 2019.

*Del Eudy*

Del Eudy, Mayor

Attest:

*Amy Schueneman*

Amy Schueneman, Town Clerk



**PROCLAMATION**

**LAW ENFORCEMENT OFFICERS WEEK**

WHEREAS, the Congress and the President of the United States have designated that there be a national Law Enforcement Officers Week; and

WHEREAS, the members of the law enforcement agencies of North Carolina play an essential role in safeguarding the rights and freedom of the citizens of the State; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their law enforcement officers and agencies and that members of those agencies recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the citizens of Mount Pleasant recognize and appreciate the contributions made by law enforcement officers at all levels of government;

NOW, THEREFORE, I, Del Eudy, Mayor of the Town of Mount Pleasant, North Carolina, call upon all citizens to observe the **week of May 12th – 18th, 2019** as

“LAW ENFORCEMENT OFFICERS WEEK”

in Mount Pleasant, North Carolina, and that all of our people join in commemorating law enforcement officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities. In so doing, they have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

Proclaimed this 13th day of May, 2019.

\_\_\_\_\_  
Del Eudy, Mayor

Attest:

\_\_\_\_\_  
Amy Schueneman, Town Clerk



## MOUNT PLEASANT ALCOHOLIC BEVERAGE CONTROL BOARD

May 7, 2019

Budget for fiscal year 2019/2020

### **BUDGET MESSAGE**

The Annual Budget for fiscal year July 1, 2019 through June 30, 2020 has been prepared in accordance to North Carolina General Stature 18B-702.

The budget was prepared using historical data to project revenues and expenditures. The revenue projection is a %10 increase. In the current year our increase in sales has exceeded 10% making this a reasonable expectation for next year. Increases in expenditures were increased to reflect inflation.

### **STAFFING**

The Board employees 3 people full-time. There are 2 part-time employees. All employees are in retail sales. They are also required to help unload stock from the truck and stock shelves. There is an increase in salaries and wages due to a small increase is wages for employees.

### **CAPITAL PROJECTS AND DEBT**

There is no capital projects planned for this fiscal year. The Board does not have any debt at this time and there is no anticipation of incurring debt during this budget year.

### **BUDGET PROCESS**

The budget will be available for public inspection in the Board office at 8840 E. Franklin Street, Mt. Pleasant, NC from 9:00 am until 9:00 pm Monday through Saturday beginning May 7, 2019. The Board will conduct a public budget hearing on Tuesday June 6, 2019 at 9:30 am at the Board office.

### **FUTURE PROJECTIONS**

As the economy improves we anticipate increased sales. We are also bringing in new items each month in an attempt to appeal to an ever diversifying community. We now have 2 mixed beverage customer and anticipate additional mixed beverage customers. We are striving provide a high level of service to our community and be good stewards of the public resources.

---

Melvin Bost  
General Manager  
Mt. Pleasant ABC Board

Attached: Proposed Budget for Fiscal Year 2019/2020

**Proposed BUDGET DOCUMENT**  
**Mt. Pleasant ABC BOARD**  
**Fiscal Year 2019 - 2020**

The following budget establishing revenues and setting expense appropriations effective July 1, 2019, through June 30, 2020.

*Section 1. Estimated Revenues.* It is estimated that the revenues listed below will be available during the fiscal year beginning July 1, 2019 and ending June 30, 2020 to meet the operational and functional appropriations as set forth in Section 2, in accordance with the chart of accounts prescribed by the state ABC Commission.

**Estimated Revenues:**

Sales	\$1,000,000
Other Income	\$100
<b>Total</b>	\$1,000,100

*Section 2. Appropriations.* The following expenses are hereby appropriated for fiscal year 2019 - 2020 and are funded by the revenues made available through Section 1, herein.

**Appropriations:**

Taxes Based on Revenue	\$220,000
<b>Cost of Goods Sold</b>	<b>\$540,000</b>

Operating Expenses	Store(s)	Admin.	Warehouse	Law Enf.	Total
Salaries & Wages	\$160,000				\$160,000
Board Member Per Diem		\$3,400			\$3,400
Unemployment Insurance	\$0				\$0
Cash Over/Short					\$0
Rent	\$16,800				\$16,800
Repairs & Maintenance	\$4,500				\$4,500
Utilities	\$9,000				\$9,000
Insurance - General & Bonds	\$4,800				\$4,800
Store/Office Supplies	\$2,500	\$2,500			\$5,000
Travel	\$200				\$200
Professional Fees	\$5,500				\$5,500
Credit Card Fees	\$14,000				\$14,000
Uniforms					\$0
Vehicle					\$0
Contingencies	\$1,000				\$1,000

Total					\$224,200
	<b>Store(s)</b>	<b>Admin.</b>	<b>Warehouse</b>	<b>Law Enf.</b>	<b>Total</b>
<b>Capital Outlay:</b>					
(define)					\$0
					\$0
Debt Proceeds					\$0
	\$	\$	\$	\$	\$0
<b>Debt Service/Lease:</b>					
(define)	\$	\$	\$	\$	\$0
					\$0
	\$	\$	\$	\$	\$0
<b>Total Estimated Expenses</b>	\$218,300	\$5,900	\$0	\$0	\$984,200
<b>Distributions:</b>					
Mandatory 3 1/2% & Bottle Tax					\$9,000
Law Enforcement					\$1,400
Alcohol Education & Rehab.					\$600
Other County/Municipal					\$3,000
Other Distributions					
Total Distributions					<u>\$14,000</u>
Working Capital Retained					\$1,900
(Appropriated Fund Balance)					\$0
<b>Total Expense, Distribution &amp; Reserve</b>					<u><u>\$1,000,100</u></u>

Section 3. Copies of this Proposed Budget Document shall be furnished to the Mount Pleasant Town Board, the state ABC Commission, and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

*Adopted by the Mount Pleasant ABC Board on May 7, 2019*



### Summary of HB 971 (Modern Licensure Model for Alcohol Control)

Privatizes both retail liquor sales and wholesale distributions, effective January 1, 2020, eliminating local ABC boards and stores and allowing 1500 "base" liquor permits/outlets and more permits based on population increases and also on local liquor store elections, to be issued to grocery stores, convenience stores, variety stores, drugstores and to any retail "business" for the retail sale of liquor between the hours of 7 a.m. and 2 a.m. A distillery permittee would be allowed to sell liquor it manufactures at up to three locations, providing for about 156 additional outlets.

1,500 retail liquor locations would place North Carolina 3<sup>rd</sup> highest of the 12 Southeast states in the number of outlets after Louisiana (5,356) and Florida (2,135)(Florida's population is 16.7 million). There are about 423 ABC stores operated by local ABC Boards.

Based on 1,000 outlets in a "licensure" model, NC's Program Evaluation Division (PED) recently estimated that liquor consumption would increase by 20%; PED also estimated that retail prices would increase by 15.7% under licensure.

Requires ABC Commission each year beginning January 1, 2021 to make available in a county or municipality one off-premises liquor permit for each additional 7,500 person increase over the 2010 population of that county or municipality.

By example, Wake and Mecklenburg Counties would respectively have at least 25 and 23 more outlets, based on population increases, in addition to their allocation of the "base" 1,500 permits; these counties each now have about 24 ABC stores. For all counties, and based on population increases, there could be about 100 additional outlets made available in 2021.

A retail liquor outlet would be able to ship liquor to individual purchasers both inside and outside of the state. Cities and counties could allow the sale of liquor on Sundays beginning at 10 am. Provides that any county or municipality that has authorized the establishment and operation of an ABC store as January 1, 2020 is deemed to have authorized the off-premises sale liquor.

Changes State excise tax on liquor from 30% (based on price) to a flat \$28.00 per gallon. Distributes 25% of the amount of the State excise tax collected to cities and counties in which the retail sale of liquor is authorized and requires those funds to be used by local government as follows: 4% for treatment of alcoholism/substance abuse, 15% for research/education on alcohol/substance abuse and 11% for local alcohol law enforcement costs.

By January 1, 2020, requires local ABC boards to liquidate all assets by public sale, with all proceeds going to local school capital expenses. The bill makes no provision for the payment of debts and liabilities of a local ABC board.

No fiscal note is publicly available. The bill's impacts on revenue and prices of the product are unknown. NC's PED recently estimated that under "licensure" privatization State excise would have to be increased from 30% to 33.6% and a new 12% local excise tax imposed for government revenues to remain the same.

Prepared by Jon Carr, lobbyist, NC Association of ABC Boards (4/28/19); jcarr@jordanprice.com

## RESOLUTION IN SUPPORT OF THE CURRENT ABC CONTROL SYSTEM FOR THE SALE OF LIQUOR

WHEREAS, the citizens of the Town of Mount Pleasant voted to permit the sale of liquor through the establishment of an ABC Board, which is a part of the North Carolina's control system for the sale of spirituous liquors;

WHEREAS, House Bill 971 (Modern Licensure Model for Alcohol Control) was filed on April 25, 2019 and this bill privatizes the retail sale and wholesale distribution of liquor, allows a minimum of 1,500 permits to be issued to any business that sells food (grocery stores, convenience stores, pharmacies, variety stores, etc.) or to any "retail business", with additional numbers of permits available for issuance based on population growth, with retail liquor sales authorized between the hours of 7 a.m. and 2 a.m., and with those businesses allowed to ship liquor directly to individuals in or out of the State;

WHEREAS, North Carolina's local ABC boards operate about 423 retail stores, balancing access to liquor and generating local revenue while maintaining control;

WHEREAS, NC's Department of Health and Human Services' website notes that excessive alcohol use cost NC more than \$7 Billion in 2010, that excessive alcohol use is the third leading preventable cause of death in NC, and that according to Centers for Disease Control's Community Guide on Excessive Alcohol Use strategies to reduce excessive drinking include maintaining state control of alcohol sales and continuing to limit the number of outlets selling and distributing alcohol;

WHEREAS, the General Assembly's nonpartisan Program Evaluation Division (PED) was directed to examine whether other systems for alcohol beverage control, including privatized systems, are appropriate for North Carolina, specially to include the State of Washington, which recently changed its beverage control system from state government control of wholesale and retail control of spirituous liquor to a licensure model;

WHEREAS, The PED Report, "Changing How North Carolina Controls Liquor Sales Has Operational, Regulatory, and Financial Ramifications", released on February 11, 2019: (1) did not recommend privatization, (2) found that among the southeastern states, NC collects the most revenue per gallon, has the lowest outlet density and has the second lowest per capita consumption; and (3) the PED expects retail liquor consumption to increase by 20% with privatization based on 1,000 expected outlets.

WHEREAS, for fiscal year ending 2018, local ABC boards distributed \$430,635,861: County-City Distributions \$80 million; State General Fund \$323 million; Local Alcohol Education/Treatment \$13 million; Local Law Enforcement \$8.8 million; Rehabilitation Services \$5 million; Operation of ABC Commission/Warehouse \$17.7 million.

WHEREAS, North Carolina is unique as it allows communities to vote to establish local ABC boards for the sale of liquor in their communities, with liquor profits distributed back to those communities, thereby reducing the need to increase local property taxes.

WHEREAS, the citizens of the Town of Mount Pleasant, in voting to permit the operation of ABC stores, did not vote to allow spirits to be sold in private retail liquor stores and did not vote to allow spirits to be sold retail outlets where beer and wine are sold;

WHEREAS, No State funds are spent to distribute or sell liquor as the state and local operation of the ABC system is receipt supported;

WHEREAS, Of the 50 states, North Carolina ranks 44th lowest in consumption per capita and 7th highest in revenue per capita and NC's ABC system accomplishes both revenue and public health, welfare and safety objectives;

WHEREAS, privatization will result in a marked increase in the number of outlets, longer hours of sale, greater advertising and more promotion, significantly more consumption, and increased societal costs;

WHEREAS, local revenue from ABC stores operations is important;

WHEREAS, local control over the sale of liquor is an important function.

NOW THEREFORE, BE IT RESOLVED: That the Town of Mount Pleasant desires to retain North Carolina's current control system for the sale of liquor and believes that privatization of liquor will lead to many adverse effects.

Date: May 13, 2019

\_\_\_\_\_  
Del Eudy, Mayor

SEAL

Attest:

\_\_\_\_\_  
Amy Schueneman, Town Clerk

## MEMORANDUM

To: Mayor and Town Board  
From: Randy Holloway, Town Manager  
Date: May 13, 2019  
RE: Manager's report for April 2019

Please find listed below an update / overview for the month of April 2019

- Continued working with Leadership Team on Fiscal year 2019/2020 budget items and process. This item involved many hours working with the Leadership Team.
- Had a meeting with Cabarrus Economic Development and a potential start up industry interested in testing a site in Mount Pleasant. More info to come on this at a future Board meeting.
- Participated in monthly Leadership Team meeting.
- Continued to meet with multiple developers on projects around the Town.
- Worked with Town Staff and Town Engineer on future sewer pump stations options.
- Worked with Staff to develop a new request for qualifications "RFQ" on engineering services for the repairs of the raw water intake site. Our current RFQ that has been in place for nine years does not meet the FEMA requirements.
- Had a follow up meeting with the Town Planner and Town Engineer to continue to investigate and consider several parking options around the Center City area. We hope to have a report for the Board to consider at the June meeting.
- Worked with Staff on a new "RFQ" to meet the requirements of the USDA loan process in order to move forward with the water and sewer projects that were discussed in the budget planning session earlier this year.

*Founded in 1848*

**ASSISTANT TOWN ADMINISTRATOR'S REPORT**  
**May 2019**

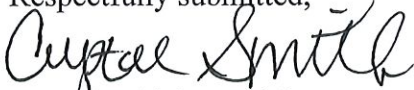
To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: April 2019 Activity Report

- Attended Leadership Team meeting
- Attended budget meetings with Staff members, Fire Department, Planning/Code Enforcement, Public Works, and Water Treatment.
- I Love My City Event
- Attended Municipal & County Administration Alumni Event
- Continued work on Independence Celebration

Respectfully submitted,



Crystal Whitley Smith  
Assistant Town Administrator

## FINANCIAL REPORT as of April 30, 2019

### Cash Balances

	General Fund	Powell Bill Bank Account	GF-Capital Reserve	Water/Sewer Fund	Capital Project Fire Station Add
First Bank-Checking	248,859.79	79,795.82		212,055.56	190,837.75
First Bank-Checking (Payroll Opened Sept 2016)	29,422.19				
First Bank-General Fund Money Market	1,406,256.25				
First Bank- Retiree Insurance Money Market	2,185.10				
First Bank-W/S Money Market			690,126.91		
First Bank-Savings (Sidwalk Escrow)	6,297.55				
First Bank- Capital Reserve- Police Vehicles			46,550.07		
First Bank- Capital Reserve- FD Vehicles			46,468.89		
Uwharrie Bank Savings (Park Dev)	33,146.75			5,931.49	
Uwharrie Bank-Dredging (Savings)				1,287.81	
NC Capital Mgmt Trust					
<b>Total Cash Balances</b>	<b>1,726,167.63</b>	<b>79,795.82</b>	<b>93,018.96</b>	<b>909,401.77</b>	<b>190,837.75</b>
					<b>TOTAL</b>
					<b>2,999,221.93</b>

### 2018-2019

	General Fund	Water Sewer Fund
	MONTH TO DATE (Encumbered)	MONTH TO DATE (Encumbered)
	APPROVED 2018-2019	APPROVED 2018-2019
Revenues	1,788,026.00	1,075,000.00
Expenditures	1,788,026.00	1,075,000.00
	43,978.49	5,834.80
	1,749,075.71	993,252.93
	1,442,701.20	898,242.63
	REMAINING	REMAINING
	\$38,950.29	\$81,747.07
	\$301,346.31	\$170,922.57
	PERCENT	PERCENT
	98%	92%
	83%	84%

# Mount Pleasant

---

North Carolina

*Founded in 1848*

## Customer Service Report May 2019

To: Mayor & Commissioners

From: Jennifer Blake, Senior Customer Service Representative

Listed below are highlights from the last couple months:

- In April, 2019 the Town had 185 late fees for a total of \$1850.00 and the cutoff total was \$400 for 10 people. The cutoff total has declined due to reminder phone calls but has gone over well with individuals that aren't normally on our list and new to the Town.
- The amount of Automatic drafts has continued to increase and the number of accounts drafted in May 2019 was 190. The number of drafted accounts has increased by 40 accounts from November 2017.
- The total amount for drafts in May 2019 was \$14,579.44 which increased from \$12,435.49 in January 2019.



## MEMORANDUM

To: Mayor and Town Board

From: Jeff Watts, Code Enforcement

Date: May 9, 2019

RE: Please find listed below an update / overview for the month of April 2019

- 1576 S. Main St. – Update – Smaller building were stated demo. Owner is working with a buyer on the property.
- 1550 S. Main St. – Update - \$2100 in fines were imposed regarding living in RV – On going issues that we are working with the occupant.
- Update on 365 Mt. Pleasant Rd. N. property is in a court case. No change.
- 1438 N Main St. Structure was demolished by the owner. Debris removed by owner.
- 1771 Short St. Notice was sent regarding the camper sitting on the property. – Camper removed.
- 8010 Allman Shop Rd. – I have been in contact with owner multiple time regarding empty mobile homes on the property. We are working together the get this corrected. No change.
- 8354 W Franklin – Hearing was held with the owner of the property. We came to an agreement on when issues will be corrected. Large outbuilding will be demoed by March 31, Small building and porch will be fixed by April 30, brick wall will be repaired by May 31. Update – Vines and some trees removed. No other change to the property. Deadlines not met.
- Numerous advertising signs removed.



# Cabarrus County Sheriff's Office

Law Calls for Service

Mt. Pleasant

02/01/19 - 04/30/19

**Officer-Initiated**

	Feb 2019	Mar 2019	Apr 2019	Total
<b>Total</b>	411	390	393	1,194
50 B OR C	2	3	1	6
ALL ANIMAL CONTROL CALLS	1	-	1	2
ANIMAL CONTROL FOLLOW UP	1	-	-	1
ASSAULT	1	-	-	1
ASSIST DSS	1	-	-	1
ASSIST STANLY COUNTY	-	-	1	1
BREAKING ENTER OF VEHICLE	1	-	-	1
CIVIL PROCESS	5	-	-	5
CRIMINAL SUMMONS	-	1	-	1
DISPUTE (ANYONE)	-	-	1	1
DRUG INVESTIGATION	-	1	-	1
EVICTON	1	1	-	2
FOLLOW UP	7	8	6	21
IMPROPERLY PARKED VEH	-	1	-	1
INFORMATION	1	-	4	5
INVESTIGATION	2	1	2	5
LARCENY	-	-	1	1
OPEN DOOR	-	1	-	1
SEARCH WARRANT	-	1	-	1
SECURITY CHECK	333	347	349	1,029
SERVICE CALL LAW	2	7	2	11
SRO	2	-	-	2
STRANDED MOTORIST	1	1	1	3
SUSPICIOUS SUBJECT	1	-	-	1
SUSPICIOUS VEHICLE	4	1	6	11
TRAFFIC STOP	39	15	15	69
WARRANT	6	1	3	10

**Dispatched**

	Feb 2019	Mar 2019	Apr 2019	Total
<b>Total</b>	77	70	63	210
911 WELFARE CHECK	-	-	1	1
ALL ANIMAL CONTROL CALLS	2	1	-	3
ASSAULT	-	-	1	1
ASSIST EMS	3	1	1	5
ASSIST OTHER	1	1	-	2
ATTEMPT TO LOCATE	1	-	-	1
BANK ALARM	1	-	-	1
BARKING DOG	1	-	-	1
BREAKING AND ENTERING OTHER	-	2	-	2
BREAKING ENTER OF VEHICLE	7	2	3	12
BURGLAR ALARM	9	2	10	21
CAC BITE	-	1	-	1
CARELESS RECKLESS DRIVING	3	1	4	8
DISCHARGE FIREARMS	-	1	1	2
DISPUTE (ANYONE)	4	6	2	12
DOMESTIC DISTURBANCE	1	2	1	4
DRUG INVESTIGATION	1	3	1	5
ESCORT	1	4	1	6
FOLLOW UP	4	1	2	7
FRAUD / FORGERY	-	1	1	2
IDENTITY THEFT	-	1	-	1
IMPROPERLY PARKED VEH	1	-	1	2
INFORMATION	2	1	-	3
INTOXICATED DRIVER	-	3	2	5
LARCENY	3	2	1	6
LIVESTOCK	1	-	-	1
LOUD (ANYTHING DESC IN NARR)	1	1	3	5
MISSING PERSON ENDANGERED	1	-	-	1
MISSING PERSON OR RUNAWAY	1	1	-	2

	Feb 2019	Mar 2019	Apr 2019	Total
OPEN DOOR	-	2	1	3
RECOVERED PROPERTY	3	1	-	4
ROAD HAZARD	-	2	-	2
SERVICE CALL LAW	2	3	3	8
SRO	-	1	-	1
STOLEN VEHICLE	1	-	-	1
STRANDED MOTORIST	-	-	1	1
STRUCTURE FIRE	1	-	-	1
SUICIDE / PSYCHIATRIC / ABNOR	-	-	1	1
SUSPICIOUS SUBJECT	6	5	6	17
SUSPICIOUS VEHICLE	4	6	6	16
THREATENING SUICIDE	-	2	-	2
TRAFFIC ACC PROPERTY DAMAGE	5	6	5	16
TRAFFIC ACCIDENT PI	1	-	-	1
TRESPASSING	-	1	-	1
VEHICLE FIRE	-	-	1	1
WARRANT	3	-	1	4
WELFARE CHECK (PERSON)	2	3	2	7

Mt. Pleasant

Details for Dispatched Calls				04/01/19 - 04/30/19	
Event #	Date / Time	Location	OCA	Call Source	
<b>911 WELFARE CHECK</b>					<b>1</b>
19-041820	04/10/19 14:15	N WASHINGTON ST		PHONE	
<b>ASSAULT</b>					<b>1</b>
19-041787	04/10/19 12:47	W FRANKLIN ST	19-0410-0008	PHONE	
<b>ASSIST EMS</b>					<b>1</b>
19-049208	04/27/19 17:06	NC HWY 49 N		PHONE	
<b>BREAKING ENTER OF VEHICLE</b>					<b>3</b>
19-038169	04/01/19 21:04	EASTOVER DR	19-0401-0010	PHONE	
19-038175	04/01/19 21:31	BARRINGER ST	19-0401-0011	PHONE	
19-038942	04/03/19 18:47	ROSS CIR	19-0403-0009	PHONE	
<b>BURGLAR ALARM</b>					<b>10</b>
19-037861	04/01/19 06:24	N MAIN ST		PHONE	
19-038586	04/03/19 01:42	W FRANKLIN ST		PHONE	
19-040173	04/06/19 15:53	W FRANKLIN ST		PHONE	
19-040640	04/08/19 00:45	N MAIN ST		PHONE	
19-041254	04/09/19 11:02	N MAIN ST		PHONE	
19-045701	04/19/19 06:29	N MAIN ST		PHONE	
19-046733	04/22/19 07:01	NORTH DR		PHONE	
19-046882	04/22/19 14:32	N MAIN ST		PHONE	
19-047229	04/23/19 08:28	OLDENBURG DR		PHONE	
19-049894	04/29/19 08:18	S MAIN ST		PHONE	
<b>CARELESS RECKLESS DRIVING</b>					<b>4</b>
19-042261	04/11/19 18:56	SHORT ST		PHONE	
19-044916	04/17/19 17:38	W FRANKLIN ST/N MAIN ST		PHONE	
19-046489	04/21/19 10:35	W FRANKLIN ST/S MAIN ST		PHONE	
19-048748	04/26/19 18:51	NC HWY 49 N/N MAIN ST		PHONE	
<b>DISCHARGE FIREARMS</b>					<b>1</b>
19-050575	04/30/19 20:08	LEE ST		PHONE	
<b>DISPUTE (ANYONE)</b>					<b>2</b>
19-038186	04/01/19 22:18	WOOD ST		PHONE	
19-045050	04/17/19 22:58	NC HWY 49 N		PHONE	
<b>DOMESTIC DISTURBANCE</b>					<b>1</b>
19-049483	04/28/19 09:12	ERBACH LN		PHONE	
<b>DRUG INVESTIGATION</b>					<b>1</b>
19-048864	04/27/19 00:21	ROSS CIR		PHONE	
<b>ESCORT</b>					<b>1</b>
19-043570	04/14/19 11:57	WALNUT ST		PHONE	
<b>FOLLOW UP</b>					<b>2</b>
19-038582	04/03/19 01:07	EASTOVER DR		PHONE	
19-039346	04/04/19 15:05	W FRANKLIN ST		PHONE	
<b>FRAUD / FORGERY</b>					<b>1</b>
19-045888	04/19/19 17:20	SUMMER ST		PHONE	

**Mt. Pleasant**

<b>IMPROPERLY PARKED VEH</b>						<b>1</b>
19-038946	04/03/19	19:07	N MAIN ST		PHONE	
<b>INTOXICATED DRIVER</b>						<b>2</b>
19-039912	04/05/19	19:25	E FRANKLIN ST/EASTOVER DR		PHONE	
19-049662	04/28/19	17:28	W FRANKLIN ST		PHONE	
<b>LARCENY</b>						<b>1</b>
19-044925	04/17/19	18:25	ROSS CIR		PHONE	
<b>LOUD (ANYTHING DESC IN NARR)</b>						<b>3</b>
19-041455	04/09/19	20:27	ROSS CIR		PHONE	
19-045504	04/18/19	20:09	ROSS CIR		PHONE	
19-048355	04/25/19	23:39	ROSS CIR		PHONE	
<b>OPEN DOOR</b>						<b>1</b>
19-048129	04/25/19	10:50	PAGE ST		PHONE	
<b>SERVICE CALL LAW</b>						<b>3</b>
19-039290	04/04/19	12:39	W FRANKLIN ST		PHONE	
19-039295	04/04/19	12:57	JACKSON ST		PHONE	
19-041785	04/10/19	12:39	NC HWY 49 N		PHONE	
<b>STRANDED MOTORIST</b>						<b>1</b>
19-039313	04/04/19	13:52	NORTH DR		PHONE	
<b>SUICIDE / PSYCHIATRIC / ABNOR</b>						<b>1</b>
19-038507	04/02/19	20:11	BARRINGER ST		PHONE	
<b>SUSPICIOUS SUBJECT</b>						<b>6</b>
19-038190	04/01/19	22:32	NC HWY 49 N		PHONE	
19-038565	04/02/19	23:28	N MAIN ST		PHONE	
19-040441	04/07/19	11:51	NC HWY 49 N		PHONE	
19-044208	04/15/19	23:26	NC HWY 49 N	19-0416-0001	PHONE	
19-048186	04/25/19	14:11	NC HWY 49 N		PHONE	
19-050043	04/29/19	15:14	N COLLEGE ST		PHONE	
<b>SUSPICIOUS VEHICLE</b>						<b>6</b>
19-039249	04/04/19	11:06	NC HWY 49 N		PHONE	
19-039985	04/06/19	01:07	E FRANKLIN ST		PHONE	
19-043634	04/14/19	15:32	JACKSON ST/NC HWY 49 N		PHONE	
19-045653	04/19/19	02:30	CRESTWOOD DR		PHONE	
19-050274	04/30/19	07:42	NC HWY 49 N		PHONE	
19-050399	04/30/19	13:25	WALDECK CT		PHONE	
<b>TRAFFIC ACC PROPERTY DAMAGE</b>						<b>5</b>
19-039327	04/04/19	14:44	W FRANKLIN ST	19-0404-0004	PHONE	
19-039779	04/05/19	13:02	W FRANKLIN ST		PHONE	
19-041668	04/10/19	07:52	NORTH DR/JACKSON ST		PHONE	
19-044296	04/16/19	08:45	NC HWY 49 N	19-0416-0009	PHONE	
19-049855	04/29/19	03:46	W FRANKLIN ST	19-0429-0001	PHONE	
<b>VEHICLE FIRE</b>						<b>1</b>
19-041720	04/10/19	10:16	C ST		PHONE	
<b>WARRANT</b>						<b>1</b>
19-041386	04/09/19	17:22	E FRANKLIN ST		PHONE	

Mt. Pleasant

---

**WELFARE CHECK (PERSON)**

**2**

19-043211 04/13/19 17:22

SUMMER ST

PHONE

19-046311 04/20/19 21:44

BARRINGER ST

PHONE

**Total CFS: 63**

## Public Hearings

### **REZ 2019-01 Walker Road Subdivision (Associated with ANX 2019-01, SUB 2019-01, and a Development Agreement)**

Requests for voluntary noncontiguous annexation, map amendment (rezoning), and major subdivision preliminary plat approval for 97 single-family residential lots. These requests are also accompanied by a development agreement in order to facilitate the location of an emergency services substation and increased sewer line size. Area: approximately 38 acres. Location: 777-941 Walker Road (east side near schools). Cabarrus County PINs: 5650-95-6345, 5660-05-0225, 5650-95-8958, 5650-96-8496 Current Zoning: Cabarrus County Countryside Residential (CR). Proposed Zoning: Town of Mount Pleasant Conditional Zoning Residential Medium Density (CZ RM) with associated plan and development agreement.



# Mount Pleasant

North Carolina

*Founded in 1848*

## Town Board of Commissioners Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC  
Monday, May 13, 2019 at 6:00 PM

**To:** Mayor Eudy and Board of Commissioners  
**From:** Erin S. Burris, AICP – Planning & Economic Development Director  
**Date:** May 13, 2019  
**Subject:** REZ 2019-01 Walker Road Subdivision  
(Associated with ANX 2019-01, SUB 2019-01, and a Development Agreement)

### A. BACKGROUND

**Applicant:** Earl Coulston and Tim Seagraves  
S&C Carolina Group LLC  
8332 Regent Parkway  
Fort Mill, SC 29715

**Property Owner(s):** Wayne Collins, Sue Collins, Alice Lane, and Jeff  
Helmintoller

**Property Location:** 777-941 Walker Road

**Property Parcel Number(s):** 5650-95-6345, 5660-05-0225, 5650-95-8958,  
5650-96-8496

**Zoning Area:** approximately 38 acres

**Existing Zoning District:** Cabarrus County Countryside Residential (CR)

**Proposed Zoning District:** Mount Pleasant Residential Medium Density Conditional  
Zoning (RM CZ) with associated development agreement

The applicant proposes annexing the approximately 38-acre subject property into the Town of Mount Pleasant and applying Residential Medium Density Conditional Zoning (RM CZ) in order to construct a 97-lot single-family residential subdivision with a reserved 1.7-acre site for a future emergency services substation. The applicant has provided a Preliminary Plat for concurrent review and approval. Due to the reservation of a site for public use and the need to coordinate utility line construction, a development agreement pursuant to North Carolina General Statutes Article 19 Part 3D (160A-400.20-32) is also proposed. The draft agreement is included as an attachment to this report. The site-specific plan has been provided to members of the Technical Review Committee for review including the Town Engineer, Public Works Director, Fire Marshal, Fire Chief, NCDOT, Cabarrus County Schools, and the Water and Sewer Authority of Cabarrus County (WSACC).

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921



## B. REVIEW CRITERIA

### Adopted Plans

The subject property is located in the “Low Intensity” land use classification in close proximity to the “Medium Intensity” land use classifications on the future land use map of the Town’s Comprehensive Plan. These classifications are described below:

- *Low Intensity: “This land use classification is intended primarily for low density single-family residential development of greater one dwelling unit per acres and less than 2 dwelling units per acre. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas typically have limited access to infrastructure.”*
- *Medium Intensity: “This land use classification is intended for a variety of medium density residential uses of 2 to 4 dwelling units per acre and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.”*

Additionally, the following *Comprehensive Plan* strategy is addressed by this request:

*“IS6: Work collaboratively with local fire stations to provide adequate facilities, equipment, and technology to keep response times and insurance rates low while ensuring the safety of the community’s citizens, businesses, and visitors.”*

This property is currently located within Cabarrus County’s zoning jurisdiction. The *Cabarrus County Eastern Area Plan* identifies the area of the subject property as Suburban Residential which has the following description:

*“This district is the area plan’s single-family designation. The district is located both in the Town of Mount Pleasant and the extra-territorial jurisdiction. Housing densities of one (1) to four (4) units per acre are appropriate in the Suburban Residential district. It is recommended that the higher densities, three (3) and four (4) units per acre, be permitted in areas with access to existing public utility service. Areas without access to public utility infrastructure should develop at a density of one unit per acre. Once public investment in utility services is made then these areas may also develop at two (2) to four (4) units per acre. Developments in the Suburban Residential district should include park and open space in accordance with the Livable Community Blueprint, sidewalks, road connectivity with the existing and planned road network, garages that are recessed, detached, or oriented toward the side yard, and bike paths/lanes. This district includes portions of the existing Residential-Medium Density (RM) and Residential-Low Density (RL) Districts.”*

The proposed overall density for the development is 2.55 dwelling units per acre (97 units on 37.98 acres). After subtracting Walker Road right-of-way, the proposed density is 2.62 dwelling units per acre (97 units on 36.94 acres). The proposed associated development agreement would allow the overall density yield to remain the same as if the 1.7-acre Future Emergency Services

Tract was not omitted from the total property area, including the reduction of RM district minimum lot size and width, in order to not to penalize the developer for setting aside the tract. If the tract were removed from the calculation, the proposed density would be 2.75 dwelling units per acre (97 units on 35.24 acres). Each of these calculations includes the area in proposed new roads.

The proposed density of between 2.55 and 2.75 dwelling units per acre is consistent the *Cabarrus County Eastern Area Land Use Plan* which calls for one (1) to four (4) dwelling units per acre. The proposed density is slightly higher than the recommended density of two (2) dwelling units per acre in the *Town of Mount Pleasant Comprehensive Plan*. Given the overlapping planning areas, the proposed development is within range of consistency of what is in both plans. Strict adherence to the Town of Mount Pleasant Comprehensive Plan would result in a development of between 70 and 76 dwelling units. Adherence to the Cabarrus County Eastern Area Land Use plan could result in a development of up 150 units given the close proximity of utilities. With the close proximity of existing utilities, the proposed development further meets the intent of both plan designations. The proposed development also supports Comprehensive Plan strategy IS6 that encourages adequate fire facilities to keep response times and insurance rates low.

**Zoning District Intent**

The Unified Development Ordinance states that the intent of the RM district is:

*“To provide areas for medium density, single-family residential uses, with a maximum of four (4) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. Residential Medium Density provides flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.”*

The proposed development is consistent with the RM zoning district for the following reasons:

- It is less than four (4) dwelling units per acre at 2.55 to 2.75 dwelling units per acre;
- It does leverage existing public facilities and services
- Single-family residential is a use permitted by right in the RM district and government buildings are permitted as a conditional use.

**Existing Zoning and Development Patterns**

	<b><i>Zoning District(s)</i></b>	<b><i>Land Use(s)</i></b>
<b><i>North</i></b>	Cabarrus County Countryside Residential (CR)	Single-family residential
<b><i>East</i></b>	Cabarrus County Countryside Residential (CR)	Vacant, Forested
<b><i>South</i></b>	Cabarrus County Countryside Residential (CR)	Vacant, Forested, Agriculture
<b><i>West</i></b>	Cabarrus County Countryside Residential (CR) and Mount Pleasant Office & Institutional (O-I)	Single-family residential, High School, Middle School



The current use of the subject property is for single-family residential and agriculture. The Mount Pleasant High School and Mount Pleasant Middle School are located just northwest of the subject property.

#### **Utility Availability and Capacity**

Water and sewer service are available near the site and serve the existing schools located to the northwest of the property. An existing 12-inch water line is located at the High School, 360 feet from the development. The developer would extend this line to the development. Adequate fire flow will have to be demonstrated during construction drawing review. A preliminary hydrant flow test indicates adequate flow. Gravity sewer is proposed from the site along a tributary stream to the Upper Adams Creek interceptor that serves both schools on Walker Road. WSACC has provided a statement of sewer capacity availability. This project would be served through the Upper Adams Creek interceptor and then the WSACC Mt. Pleasant Pump Station #3. There is adequate capacity in both facilities to serve this development.

#### **School Capacity**

Cabarrus County Schools provided comment regarding school capacity. The schools currently serving this area are Mount Pleasant Elementary School, Mount Pleasant Middle School, and Mount Pleasant High School. If this property is annexed into the Town of Mount Pleasant and receives final plat approval it is projected to add approximately 81 students to the three schools serving this area. Mount Pleasant Elementary School is currently at 105.10% program capacity. Mount Pleasant Middle School is currently at 99.57% program capacity while Mount Pleasant High School is at 84.04% program capacity. These percentages do not reflect already approved lots in the Adequate Public Facilities Schools Inventory maintained by the County. Already approved projects plus this proposed development would increase the Elementary School to 110.99% program capacity. The middle school is expected to increase to 112.21% program capacity. The high school is projected to increase to 95.40% program capacity. The percentages for the middle and high school include already approved lots from the county inventory and the impact of the Walker Road project.

These numbers indicate that Cabarrus County Schools constructed Mount Pleasant Middle School in 2016 without additional capacity for future growth. However, when questioned, the school system stated that the building design capacity for the middle school is for 858 students while the program capacity (how the school is currently used) is for 696 students. This is a difference of 162 students. Further clarification has been requested regarding the building capacity versus program capacity for each of the three schools. Staff hopes to have this information at the May 13 meeting.

#### **Road Capacity and Cross Section**

The development will be accessed via two separate entrances from Walker Road, state road with signalized intersections on NC Highway 73 to the north and NC Highway 49 to the south. NCDOT has provided preliminary comment that they will at least be requesting a turn lane for the northern entrance, are evaluating the need for one at the south entrance, and are coordinating with Cabarrus County Schools on a potential cost share for a turn lane into the High School. Since the project will produce less than 1000 average daily trips, NCDOT does not require a traffic

impact analysis. Final NCDOT requirements will be determined upon construction drawing review.

There are no existing pedestrian walkways on Walker Road. Walker Road was not addressed in previous adopted Comprehensive Transportation Plan Indices. The Town of Mount Pleasant recently requested that Walker Road be added to the CTP Index. The draft CTP index indicates that Walker Roads future cross section will be 2 lanes with a parallel multi-use path (preferred on the school side of the road). Therefore, sidewalks are not indicated for the east side of Walker Road and are not proposed on the Preliminary Plat.

### **Internal Circulation**

The applicant proposes 50-foot wide street rights-of-way. The UDO requires that a minimum of three on-site parking spaces for each lot be provided if a 50-foot right-of-way is proposed. The applicant is proposing 4 spaces per lot with 2 in the garage and 2 in the driveway. Sidewalks are proposed on both sides of all streets with fronting residential lots.

### **Environment and Open Space**

There is an intermittent stream with a small area of 100-year floodplain located along the eastern boundary of the subject property. A 75-foot stream buffer is also required by Section 9.2.4 of the UDO. These have both been addressed on the preliminary plat. No structures are proposed within these areas.

The UDO requires dedication of 5.7 acres of open space for the density proposed (15% open space). The applicant is proposing 8.05 acres of qualifying open space in buffers, and a common open space with proposed playground, and walking trail along the stream. The walking trail is exempt from stream buffer standards.

## **C. STAFF COMMENTS**

If the property is annexed by the Town Board of Commissioners, staff finds the requested *Residential Medium Density Conditional Zoning (RM CZ)* to be generally consistent with adopted plans in light of planning area overlap and the designations on the *Town of Mount Pleasant Comprehensive Plan Future Land Use Map* and *Cabarrus County Eastern Area Land Use Plan* and the availability of utilities.

This Conditional Zoning district and its associated site-specific plan and development agreement would only permit the use of the property for up to 97 single-family residential dwelling units on individual lots, generally arranged as shown on the Preliminary Plat provided, and a 1.7-acre site for a future emergency services substation. Any other use of the property would be subject to revision of the Conditional Zoning district and development agreement through the same process. Following approval of the map amendment and associated Preliminary Plat, the site would still be subject to the remainder of the subdivision review process and must meet the minimum development standards of the Unified Development Ordinance.

In conjunction with the requirements of the associated development agreement, staff recommends the following conditions for Conditional Zoning District approval:

1. No parking shall take place on the street, since the cross section is only of sufficient width for circulation and not on-street parking. "No Parking on Street" signs shall be placed a minimum of every 100 feet along the new streets.
2. Lighting shall be installed by the developer in accordance with Section 11.9.6.
3. A minimum 15-foot, Type B buffer (in accordance with Section 7.4 of the Town of Mount Pleasant Unified Development Ordinance) with a landscaped berm shall be provided along Walker Road frontage.
4. A minimum 8-foot, Type A buffer shall be installed along the northern property line, with a fence to prevent trespass on adjacent property.
5. Building elevations are subject to review for compliance with these design conditions prior to the issuance of Zoning Permits by the Town of Mount Pleasant:
  - a. Exterior wall materials may include brick, stone, stucco and/or wood, wood composite, or vinyl horizontal, board-and-batten, or shake siding. Materials similar in appearance or durability to those listed may also be used. A minimum of two (2) and maximum of three (3) materials shall be mixed on the front facade. Brick, stone or similar heavy materials shall be located below lighter materials such as wood or vinyl. The front wall shall incorporate at least twenty-five percent (25%) of the primary material used on the side walls of the building.
  - b. Visible front and side foundation walls shall be clad in brick, stone, a material similar in appearance and durability.
  - c. Roof materials shall be asphalt shingles, standing seam metal, slate, tile, or similar materials. The primary roofs of residential structures shall be pitched and shall have a slope of between 4:12 and 12:12. Roofs have a minimum overhang of seven (7) inches to facilitate proper water run-off and provide visual depth at the transition between the wall and the roof.
  - d. Architectural elements such as height variations, gables, dormers, cupolas, towers, and other similar elements shall be incorporated into the roof design at a minimum of every 26 linear feet on the primary/front façade.
  - e. Façade articulation in the form of gables, projections, recesses, and/or porches of a minimum of one (1) foot in depth shall be located a minimum of every 26 linear feet along the front and corner side façades.
  - f. Front-loaded garage door openings shall not have visual prominence on the front façade and shall not compose more than fifty percent (50%) of the total length of the front elevation. Front-loaded garages and carports shall be flush with or recessed behind the front wall or porch of the principal structure. Attached garages for more than two (2) cars shall not face the primary street. Such garages on corner lots may face the non-fronting street.
  - g. Decks and patios shall only be installed on the side or rear of the house. This does not apply to handicap accessible ramps.
  - h. Accessory structures shall be constructed of materials and colors that match that of the principal structure.
6. Any fences installed shall be uniform in appearance among all units and shall be white vinyl, neutral composite wood, black wrought iron, or black aluminum.

#### D. NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on Thursday, April 25. Twelve people, including the applicants attended. The following comments were provided at the meeting:

- Concerned about 97 lots on 38 acres, number of houses, density, and small lot sizes
- Number of houses “absolutely ridiculous”
- Prefer development at one dwelling unit per acre
- Proposed development does not fit Mount Pleasant
- Concerned about “cookie cutter” homes
- Market is not yet ready, houses will not sell
- Concerned about soil conditions
- Ms. White, the adjacent property owner to the north requests some type of buffer with a physical barrier (i.e. fence) to keep people from coming on to her 10-acre property.

#### E. PLANNING & ZONING BOARD RECOMMENDATION

Subject to annexation by the Town Board of Commissioners, the Planning & Zoning Board **recommends denial** of the proposed RM CZ zoning district, finding that the proposed district is not consistent with the *Town of Mount Pleasant Comprehensive Plan*, in that the proposed density exceeds two (2) dwelling units per acre, and does not consider the action to reasonable and in the public interest.

#### F. PROCEDURES & ACTIONS

After the public hearing, the following actions are requested of the Town Board of Commissioners:

1. Since the proposed annexation of the subject property is closely tied to the proposed zoning district and development agreement, the Town Board is requested, through discussion, to indicate a positive or negative view of the proposed development prior to a vote on annexation, so that the applicant may have the option to request the Board to table consideration of the annexation request. This would allow the property owners time to consider if they would prefer withdrawing their request for annexation if properties cannot be developed as proposed.
2. At its discretion, the Town Board may vote to table, to approve by Ordinance, or deny the voluntary annexation request (see attached annexation staff report and materials).  
(Note: If the property is annexed, and a decision is not made on the zoning district at this meeting, state statute allows the Town up to 60 days to establish a zoning district on the property.)



3. At its discretion, the Town Board may take action one of the following items regarding the requested the Conditional Zoning District and associated site-specific plan and development agreement, subject to adoption of the annexation ordinance.

- **Approve with conditions and consistent:** The Town Board of Commissioners finds that the proposed RM CZ district and its associated development agreement and site-specific plan for a 97-lot single-family residential development and future emergency services substation is consistent with the *Town of Mount Pleasant Comprehensive Plan* and *Cabarrus County Eastern Area Plan* in that the proposed development density is 2.75 dwelling units per acre and existing utilities are in close proximity. The proposed development supports Infrastructure Strategy #6 that encourages adequate fire protection facilities. Additionally, the proposed district and uses are reasonable in that the approximately 38-acre site is located in close proximity to two existing schools on a minor state-maintained thoroughfare that has signalized intersections on two North Carolina highways. Pursuant to North Carolina General Statute 160A-400.22, the development agreement is hereby approved and incorporated into the Conditional Zoning district by ordinance. The effective date of the zoning district shall be the day after approval.
- **Approve with conditions and not consistent:** The Town Board of Commissioners finds that the proposed zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency. Pursuant to North Carolina General Statute 160A-400.22, the development agreement is hereby approved and incorporated into the Conditional Zoning district by ordinance. The effective date of the zoning district shall be the day after approval.
- **Recommend denial and not consistent:** The Town Board of Commissioners 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.
- **Defer/Table:** The proposed zoning district needs additional consideration.

If the annexation, zoning district, and development agreement are approved by the Town Board, the Major Subdivision Preliminary Plat meeting all of the requirements of the Town of Mount Pleasant Unified Development Ordinance is still subject to administrative review and approval by the Planning and Zoning Board.

## G. ATTACHMENTS

1. Development Agreement (with Ordinance)
2. Site Specific Plan (Preliminary Plat)
3. Applications
4. Aerial Map
5. Zoning Map
6. Notice of Public Hearing Letter
7. Notice of Public Hearing Mailing List
8. Notice of Public Hearing Advertisement
9. Annexation Staff Report (and associated attachments)



**AN ORDINANCE ADOPTING A DEVELOPMENT AGREEMENT IN  
THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA**

**WHEREAS**, a request for a development agreement has been made to the Town Board of Commissioners for the Town of Mount Pleasant pursuant to North Carolina General Statutes Part 3D of Article 19 (160A-400.20-32); and

**WHEREAS**, pursuant to G.S. 160A-400.20, the intent of the attached development agreement is to better structure and manage a development approval for a large-scale development to ensure proper integration of local capital facilities programs and flexibility in negotiating such a development; and

**WHEREAS**, the Board of Commissioners held a public hearing for this annexation at the Mount Pleasant Town Hall at 6:00 PM on May 13, 2019 after due notice by publication on May 3 and 10, 2019; and

**WHEREAS**, the Board of Commissioners finds that the petition meets the requirements of G. S. 160A-400.20-32; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Town of Mount Pleasant, North Carolina adopt the attached development agreement, which is hereby incorporated as part of the Conditional Zoning District case number REZ 2019-01 and the Town of Mount Pleasant Unified Development Ordinance;

**Adopted this 13<sup>th</sup> day of May, 2019**

APPROVED AS TO FORM:

\_\_\_\_\_  
W. Del Eudy, Mayor

\_\_\_\_\_  
John F. Scarborough, Town Attorney

ATTEST:

\_\_\_\_\_  
Amy Schueneman, Town Clerk

## **Development Agreement for Walker Road Subdivision**

This Development Agreement (the "Agreement") is made and entered into this \_\_\_ day of \_\_\_\_\_, 2019 by and between S & C Carolina Group, LLC and the Town of Mount Pleasant, North Carolina (the "Town"), a municipal corporation of the State of North Carolina.

### **Article 1: Statutory Framework**

- (A) Development Agreements are permitted by North Carolina General Statute Article 19 Part 3D (160A-400.20-32).
- (B) Pursuant to the purposes set forth in G.S. 160A-400.20, this Development Agreement is intended to better structure and manage a development approval for a large-scale development, as relative to the Town of Mount Pleasant's size, and to ensure its proper integration into local capital facilities programs, and provide flexibility in negotiating such a development while permitting nontraditional development standards in order to accommodate the reservation of property for a public safety facility.
- (C) The definitions established in G.S. 160A-400.21 are incorporated herein for this agreement.

### **Article 2: Legal Description of Property**

The subject property is approximately 37.98 acres located at 777-941 Walker Road, Mount Pleasant, North Carolina and is identified by Cabarrus County Property Identification Numbers (PINs) 5650-96-8496, 5650-95-8958, 5660-05-0225, 5650-95-6345. Annexation of the subject property was approved by the Town Board of Commissioners on May 13, 2019 with an effective date of May 14, 2019. The subject property is described as follows:

Beginning at a point located in the centerline of Walker Road, located in Mt. Pleasant, Number 8 Township of Cabarrus County, North Carolina and being the common corner between tract 1 and 2 as shown on Map Book 75, page 1 and being the north westerly most corner of the tract described herein; thence with a bearing of N 76°26'48" E and a distance of 31.09' to a point; thence with a bearing of N 76°26'48" E and a distance of 710.18' to a point; thence with a bearing of N 76°26'48" E and a distance of 29.99' to a point; thence with a bearing of S 6°39'10" W and a distance of 330.00' to a point; thence with a bearing of S 0°24'10" W and a distance of 200.00' to a point; thence with a bearing of S 0°24'10" W and a distance of 89.60' to a point; thence with a bearing of S 0°24'10" W and a distance of 128.39' to a point; thence with a bearing of S 15°35'50" E and a distance of 351.13' to a point; thence with a bearing of S 15°35'50" E and a distance of 52.89' to a point; thence with a bearing of S 32°21'50" E and a distance of 330.00' to a point; thence with a bearing of S 13°50'50" E and a distance of 165.00' to a point; thence with a bearing

of S 4°45'19" E and a distance of 555.93' to a point; thence with a bearing of N 76°59'41" W and a distance of 735.24' to a point; thence with a bearing of N 57°06'00" W and a distance of 499.45' to a point; thence with a bearing of N 57°06'00" W and a distance of 33.38' to a point; thence with a bearing of N 4°14'46" E and a distance of 230.37' to a point; thence with a bearing of N 4°15'55" E and a distance of 196.02' to a point; thence with a bearing of N 3°46'39" E and a distance of 258.06' to a point; thence with a bearing of N 3°41'16" E and a distance of 453.82' to a point; thence with a bearing of N 3°41'16" E and a distance of 181.47' to a point; thence with a bearing of N 0°27'26" E and a distance of 125.87' to a point; thence with a bearing of N 7°08'04" W and a distance of 50.06' to a point; being the point of beginning and containing or 37.995 Acres, more or less.

### **Article 3: Duration of Agreement**

The term of this Agreement shall commence upon the Effective Date and it shall expire ten (10) years thereafter unless sooner terminated by the mutual consent of the Parties or their successors in interest or is otherwise terminated pursuant to the terms of this Agreement. However, the covenants and restrictions set forth in this Agreement shall continue as herein provided and shall run with the land.

### **Article 4: Development Standards**

The laws in effect at the time of the Agreement shall be applicable to the development. Except for grounds specified in G.S. 160A-385.1(e), the Town may not apply subsequently adopted ordinances or development policies to this Development. In addition to the requirements of the Town of Mount Pleasant Unified Development Ordinance, the following standards shall apply to the development of the Property:

- (A) The permitted uses on the property include single-family residential uses and their customary accessory structures and uses as set forth in the Town of Mount Pleasant Unified Development Ordinance (UDO), parks and open space, government buildings, required stormwater detention, and any infrastructure necessary to serve such uses. The residential density shall not exceed 2.75 dwelling units per acre or 97 lots total and shall generally be arranged in the manner shown in Exhibit 1, the associated Major Subdivision Preliminary Plat.
- (B) The property shall be annexed into the Town Limits of Mount Pleasant.
- (C) The property shall be zoned Conditional District Zoning Residential Medium Density (CZ RM). Since the Developer is setting aside a 1.71 acre tract to be reserved for use by the Town of Mount Pleasant to provide a public safety facility government building, the lots may be reduced to a size necessary to accommodate the 97 lot yield that the property could have accommodated in the Residential Medium Density (RM) district had such reservation not been made. Therefore, the minimum dimensional standards shall apply for this district specific to this property:

1. Minimum Lot Size: 7,800 square feet
2. Minimum Lot Width: 65 feet
3. Minimum Front Setback: 25 feet
4. Minimum Corner Side Setback: 18 feet
5. Minimum Interior Side Setback for Principal Structures: 10 feet
6. Minimum Rear Setback for Principal Structures: 25 feet
7. Minimum Interior Side Setback for Accessory Structures: 5 feet
8. Minimum Rear Setback for Accessory Structures: 5 feet

(D) This agreement shall include any and all conditions approved and agreed upon by the Developer during the course the Town Board of Commissioners Public Hearing and approval of the Conditional Zoning district as recorded into the minutes of said meeting.

(E) The Developer shall be responsible for making any necessary extensions of utilities to the site to facilitate the development. The Town agrees to pay the difference in the sewer line size necessary to accommodate this development versus the line size necessary to accommodate development within the entire drainage basin. This amount shall be calculated during the review of construction drawings, but shall not exceed \$21,000.00, the pre-development per acre tax value of the 1.71 acres to be set aside for use by the Town of Mount Pleasant for a public safety facility.

(F) The Town of Mount Pleasant agrees to assume maintenance of the publicly dedicated rights-of-way and the infrastructure within them when the development has reached seventy-five percent (75%) build-out of lots (73 of the 97 lots have completed houses) and such infrastructure has been certified to meet all Town and State regulations.

(G) If the public safety facility has not been constructed within 10 years, then the Town may, at its discretion, choose to install a park or donate the property to the Homeowners Association for the development of community recreation facilities.

(H) The Developer shall set aside the open space shown on the Preliminary Plat in Exhibit 1 and shall provide a playground amenity and active open space meeting the minimum standards of the Section 6.5.6.7 of the Town of Mount Pleasant Unified Development Ordinance.

(I) The Developer shall provide a natural surface, gravel, or asphalt walking trail a minimum of five (5) feet wide along the stream on the eastern boundary of the property as shown on the Preliminary Plat in Exhibit 1. The Developer shall also attempt to secure trail rights within any easement obtained for the sewer line.

(J) The following is a description or list of the local development permits approved or needed to be approved for the Project. The failure of this Agreement to address a particular permit, condition, term or restriction does not relieve the Developer of the necessity of

complying with permitting requirements, conditions, terms or restrictions. The Town shall exercise reasonable diligence to expedite the processing of each and every required permit(s) and approval applications that the Town is authorized to issue or approve for the Development of the Project.

1. North Carolina Department of Environmental Quality Permits (Soil and Erosion, Post-Construction Stormwater Design)
2. Water and Sewer System Approvals
3. North Carolina Department of Transportation Permits
4. Cabarrus County Fire Marshal Approval
5. Town of Mount Pleasant Zoning Permits
6. Cabarrus County Building Permits.
7. All other local, state or federal permits required for this development.

(K) The following additional conditions shall be met in furtherance of implementation of the Town's adopted Comprehensive Plan, meeting the requirements of the Town's Unified Development Ordinance, and/or protecting the public health, safety, and welfare:

1. No parking shall take place on the street, since the cross section is only of sufficient width for circulation and not on-street parking. "No Parking on Street" signs shall be placed a minimum of every 100 feet along the new streets.
2. Lighting shall be installed by the developer in accordance with Section 11.9.6.
3. A minimum 15-foot, Type B buffer (in accordance with Section 7.4 of the Town of Mount Pleasant Unified Development Ordinance) with a landscaped berm shall be provided along Walker Road frontage.
4. A minimum 8-foot, Type A buffer shall be installed along the northern property line, with a fence to prevent trespass on adjacent property.
5. Building elevations are subject to review for compliance with these design conditions prior to the issuance of Zoning Permits by the Town of Mount Pleasant:
  - a. Exterior wall materials may include brick, stone, stucco and/or wood, wood composite, or vinyl horizontal, board-and-batten, or shake siding. Materials similar in appearance or durability to those listed may also be used. A minimum of two (2) and maximum of three (3) materials shall be mixed on the front facade. Brick, stone or similar heavy materials shall be located below lighter materials such as wood or vinyl. The front wall shall incorporate at least twenty-five percent (25%) of the primary material used on the side walls of the building.
  - b. Visible front and side foundation walls shall be clad in brick, stone, a material similar in appearance and durability.
  - c. Roof materials shall be asphalt shingles, standing seam metal, slate, tile, or similar materials. The primary roofs of residential structures shall be pitched and shall have a slope of between 4:12 and 12:12. Roofs have a minimum overhang of seven (7) inches to facilitate proper water run-off and provide visual depth at the transition between the wall and the roof.

- d. Architectural elements such as height variations, gables, dormers, cupolas, towers, and other similar elements shall be incorporated into the roof design at a minimum of every 26 linear feet on the primary/front façade.
  - e. Façade articulation in the form of gables, projections, recesses, and/or porches of a minimum of one (1) foot in depth shall be located a minimum of every 26 linear feet along the front and corner side façades.
  - f. Front-loaded garage door openings shall not have visual prominence on the front façade and shall not compose more than fifty percent (50%) of the total length of the front elevation. Front-loaded garages and carports shall be flush with or recessed behind the front wall or porch of the principal structure. Attached garages for more than two (2) cars shall not face the primary street. Such garages on corner lots may face the non-fronting street.
  - g. Decks and patios shall only be installed on the side or rear of the house. This does not apply to handicap accessible ramps.
  - h. Accessory structures shall be constructed of materials and colors that match that of the principal structure.
6. Any fences installed shall be uniform in appearance among all units and shall be white vinyl, neutral composite wood, black wrought iron, or black aluminum.
- (L) Additional conditions agreed to by both the Town of Mount Pleasant and the Developer as part of the zoning district approval shall also be incorporated as part of this development agreement, in furtherance of implementation of the Town's adopted Comprehensive Plan, meeting the requirements of the Town's Unified Development Ordinance, and/or protecting the public health, safety, and welfare.

#### **Article 5: Development Schedule and Periodic Review**

- (A) Improvements may be installed and the Final Plats may be recorded in phases at the Developer's discretion, not to exceed four (4) phases. All open space shall be improved and dedicated within the phase it is located in prior to recordation of the subject Final Plat.
- (B) The Development Schedule below shall be followed to both ensure timely completion of the project and the opportunity for public facilities to adequately meet demand created by the new Development:
- 1. By December 31, 2020: A minimum of 10 houses and a maximum of 50 houses shall obtain Certificates of Occupancy.
  - 2. By December 31, 2021: A minimum of 10 additional houses and a maximum of the 47 remaining houses (97 total) shall obtain Certificates of Occupancy.
  - 3. By June 30, 2029: A minimum of 10 houses shall obtain Certificates of Occupancy each year for the duration of this agreement until all 97 houses are completed.

(C) The Planning and Economic Development Director shall review the status of the development on an annual basis to ensure that the agreement is being followed and the schedule is being adhered to, subject to the requirements of G.S. 160A-400.27.

IN WITNESS WHEREOF, the Parties hereby set their hands and seals, effective the date signed by both parties on or after May 14, 2019, all pursuant to authority duly granted. This agreement shall be filed at the Cabarrus County Register of Deeds within 14 days after being signed by the local government party.

**S & C Carolina Group, LLC**

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_ County, North Carolina

I certify that the person above personally appeared before me this day, acknowledging to me that he or she signed the foregoing document.

Date:

Official Signature of Notary Public:  
(Official Seal)

Notary's printed or typed name:

My commission expires:

**Town of Mount Pleasant, North Carolina**

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_ County, North Carolina

I certify that the person above personally appeared before me this day, acknowledging to me that he or she signed the foregoing document.

Date:

Official Signature of Notary Public:  
(Official Seal)

Notary's printed or typed name:

My commission expires:







**MOUNT PLEASANT**

8590 Park Drive PO Box 787 Mount Pleasant, NC 28124 704-436-9803 Fax 704-436-2921  
 Map & Text Amendment Application

Cnso #: REZ 2019-01

**1. Application Type**  
 Rezoning (Map Amendment):  
 Standard Rezoning  Text Amendment:   
 Conditional District Rezoning   
 Date of Application 4/8/2019

**2. Amendment Information**  
For All Rezoning  
 Name of Rezoning Walker Rd  
 Location 777 - 941 Walker Rd Property Size (acres) 38 acres (+/-)  
 Tax Parcel Number(s) 5650900480, 56509509500000, 56800502250000, & 56809663450000  
 Current Zoning Cabarrus County CR Proposed Zoning Mount Pleasant OZ RM Current Land Use Vacant & Single Family Residential  
For CD Rezoning Proposed Use(s) Single Family Residential Subdivision  
For Text Amendments Affected Section(s) of the UDO \_\_\_\_\_

**3. Contact Information**  
 S & O Carolina Group, L.L.C.  
 Applicant 8932 Regent Pkwy Fort Mill, SC 29715  
 Applicant Address (803) 547-3500 City, State Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 Signature [Signature] Timothy S. Seagraves Date 4/8/2019  
 Print Name \_\_\_\_\_ Date \_\_\_\_\_

American Engineering  
 Agent (Engineer, Surveyor, etc. if applicable) 8008 Corporate Center Dr. Ste 110  
 Address Charlotte, NC 28220  
 City, State Zip (704) 376-2438  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 Signature [Signature] BARRY M. FAY, PE Date 4/8/2019  
 Print Name \_\_\_\_\_ Date \_\_\_\_\_

Wayne Collins, Sue Collins, Alice Lane, & Jeff Helmintoller  
 Property Owner (if applicable) 828 Walker Rd Mt. Pleasant, NC, 162 Parmelee Dr Unit C Murrells Inlet, SC  
 Address 8931 Crestwood Dr. Mt. Pleasant, NC  
 City, State Zip (704) 781-8716, (704) 428-4037, & (704) 438-8810  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 Signature \_\_\_\_\_ Date 4/8/2019  
 Print Name \_\_\_\_\_ Date \_\_\_\_\_

[Signature] Wayne Collins  
[Signature] Sue Collins  
[Signature] Alice Lane  
[Signature] Jeff Helmintoller

**4. Description of Request**

a. Briefly explain the nature of this request.

Rezoning for single family residential subdivision.

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

consistent with Comprehensive plan

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

near existing utilities on minor thoroughfare with signalized intersections, across street from schools

**Staff Use Only:**

Date Application Received: 4-9-19

Received By: ESB

Fee Paid: \$ 870<sup>00</sup>

Case #: RBZ.2019-01

Date Neighborhood Meeting Held (for rezonings): 4-25-19

Notes:



**MOUNT PLEASANT**

8590 Park Drive PO Box 787 Mount Pleasant, NC 28124 704-436-9803 Fax 704-436-2921

**Subdivision Application**

**A PREAPPLICATION MEETING WITH PLANNING STAFF IS REQUIRED PRIOR TO SUBMITTAL**

Case #: SUB 2019-01

**1. Application Type**  
 Subdivision:  
 Major Subdivision  
 Preliminary Plat  Minor Subdivision  
 Construction Plans  Final Plat   
 Final Plat

**2. Project Information**  
 Date of Application 4/8/2019 Name of Project Walker Rd Phase # \_\_\_\_\_  
 Location 777-941 Walker Rd Property Size (acres) 38 acres (+/-) # of Units (residential) 97  
 Current Zoning Cabarrus County CR Proposed Zoning Mount Pleasant CZ RM (with associated Development Agreement)  
 Current Land Use Vacant & Single Family Residential Proposed Land Use Single Family Residential Subdivision  
 Tax Parcel Number(s) 6860988496, 68609589580000, 56600602260000, & 58509563450000

**3. Contact Information**  
 S & C Carolina Group, L.L.C.  
 Developer 8322 Regent Pkwy. Fort Mill, SC 29715  
 Developer Address (803) 547-3500 City, State Zip N/A  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 Signature [Signature] Print Name Timothy S. Seagraves Date 4/8/2019

American Engineering  
 Agent (Registered Engineer, Designer, Surveyor, etc.)  
8008 Corporate Center Dr. Ste 110  
 Address  
Charlotte, NC 28226  
 City, State Zip  
(704) 375-2438  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 Signature [Signature] Print Name BARRY M. FAY, PE Date 4/8/2019

Wayne Collins, Sue Collins, Alice Lane, & Jeff Helmintoller  
 Property Owner  
820 Walker Rd Mt. Pleasant, NC, 102 Parmalee Dr Unit C Murrets Inlet, SC  
 Address  
8931 Crestwood Dr. Mt. Pleasant, NC  
 City, State Zip  
(704) 781-0718, (704) 425-4937, & (704) 436-5310  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 See Below \_\_\_\_\_ Date 4/8/2019  
 Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2  
 Wayne Collins [Signature]  
 Sue Collins [Signature]  
 Sue Collins \_\_\_\_\_  
 Alice Lane [Signature]  
 Alice Lane \_\_\_\_\_  
 Jeff Helmintoller [Signature]  
 Jeff Helmintoller \_\_\_\_\_

**4. Description of Project**

Briefly describe the subdivision.

Rezoning for single family residential subdivision.

---

---

---

---

---

---

---

---

**REQUIRED ATTACHMENTS/SUBMITTALS**

**NOTE: Final Plats CANNOT be processed until all required public improvements have been completed or financially guaranteed to the satisfaction of the Public Works Director.**

1. Confirmation of emailed GIS compatible digital copy to Lee Snuggs at ([LDSnuggs@cabarruscounty.us](mailto:LDSnuggs@cabarruscounty.us)) for addressing purposes.
2. Five (5) **FOLDED** paper copies are required at the time of submission. Ten (10) additional copies for the Planning Board will be required after all staff comments have been addressed.
3. Please refer to fee schedule to determine applicable fees. All fees are nonrefundable and help to cover the cost of administrative and notification costs.
4. Completed Street Name Review and Confirmation form.
5. For Final Plats, two (2) mylars should be submitted after approval of the plat has been granted by all departments.

**Staff Use Only:**

Date Application Received: 4-9-19

Received By: EBB

Fee Paid: \$1,235.00

Case #: SUB-2019-01

Notes: Being reviewed simultaneously with  
ANX 2019-01, REZ 2019-01 (with associated  
development agreement)



# Cabarrus County Property Map



Property Real ID

Parcel PIN

Physical Address:

Land Units

Owner Name 1:

Land Units Type

Owner Name 2:

Land Value

Mailing Address:

Building Value

Mail City:

Assessed Value

Mail State:

Market Value

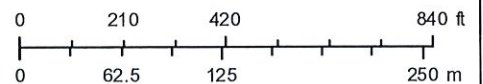
Mail Zip:

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Map Created By Cabarrus County IT Department  
Data Sources: Cabarrus County Land Records

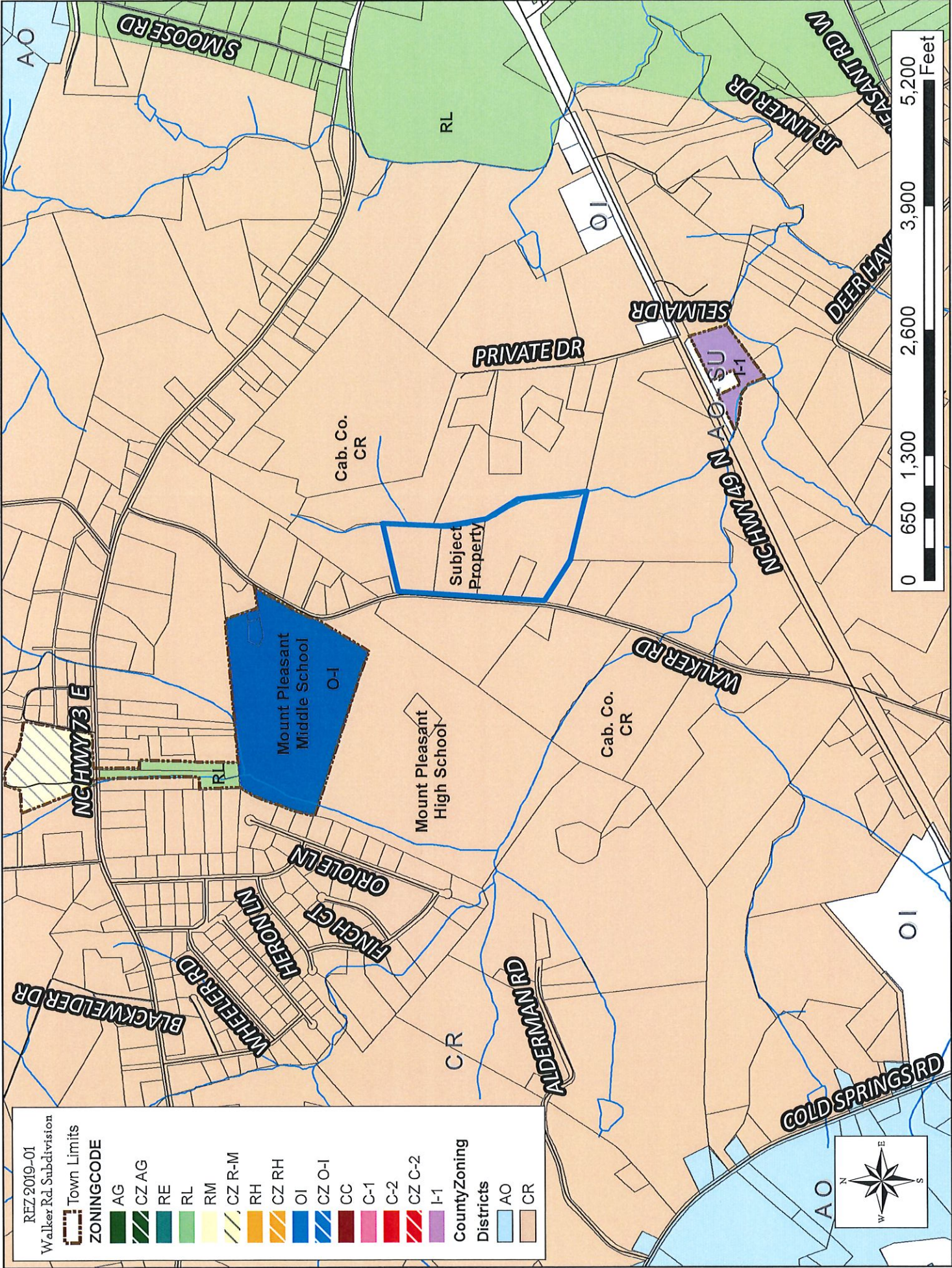
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:4,514



Print Date: April 16, 2019





REZ 2019-01  
Walkex Rd. Subdivision

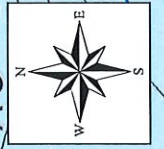
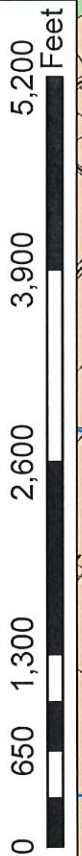
Town Limits

**ZONINGCODE**

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

**County Zoning Districts**

	AO
	CR





# Mount Pleasant

## North Carolina

*Founded in 1848*

April 18, 2019

Dear Property Owner,

Please be informed that the Town of Mount Pleasant has received the following requests for property in the vicinity of property that you own:

**ANX 2019-01, REZ 2019-01, SUB 2019-01 Walker Road Subdivision**

- **Description:** Requests for voluntary annexation, rezoning, and major subdivision for 97 single-family residential lots. These requests are also accompanied by a development agreement in order to facilitate the location of an emergency services substation and increased sewer line size.
- **Area:** approximately 38 acres
- **Location:** 777-941 Walker Road (east side near schools)
- **Cabarrus County Parcel Number:** 5650-95-6345, 5660-05-0225, 5650-95-8958, 5650-96-8496
- **Current Zoning:** Cabarrus County Countryside Residential (CR)
- **Proposed Zoning:** Town of Mount Pleasant Conditional Zoning Residential Medium Density (CZ RM) with associated plan and development agreement (proposed residential density of approximately 2.6 dwelling units per acre)

Per Section 3.1.9.5 of the Town's *Unified Development Ordinance (UDO)*, a *Neighborhood Meeting* is required for any application for development approval that increases the density or intensity of the subject property. The *Neighborhood Meeting will be held on Thursday, April 25, 2019 5:30-6:30PM* in the Conference Room of the Town of Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC. The developer will be present to answer questions and receive comments.

The *Planning & Zoning Board Meeting will be held on Monday, April 29 at 6:00pm* in the Meeting Room of the Town of Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC. Since an annexation and development agreement are involved with this request, the Planning and Zoning Board will only be making a recommendation to the Town Board of Commissioners.

The *Public Hearing will be held on Monday, May 13 at 6:00pm* in Meeting Room of the Town of Mount Pleasant Town Hall, 8590 Park Drive, Mount Pleasant, NC by the Town Board of Commissioners.

If you have any questions regarding this request, you may contact Erin Burris at Town Hall at 702-436-9803 or [burrise@mtpleasantnc.us](mailto:burrise@mtpleasantnc.us).

Sincerely,



Erin S. Burris, AICP  
Planning & Economic Development Director

Attachment: Proposed Sketch Plan on reverse side of this letter

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

REZ 2019-01 ADJACENT PROPERTY OWNERS

Address	PIN14	Owner Name 1	Owner Name 2	Mail Address Line 1	Mail Address Line 2	City	State	Zip
489 WALKER RD	56509743800000	BRAFFORD ROGER D	BRAFFORD MARTHA D WF	483 WALKER RD		MT PLEASANT	NC	28124
1119 WALKER RD	56509458960000	BURFORD FRANCES P		7312 BOSHER DR		MECHANICSVILLE	VA	23116
6441 PRIVATE DR	56601539710000	BYRD CHAD A		6441 PRIVATE DR		MT PLEASANT	NC	28124
6440 PRIVATE DR	56601539710000	BYRD CHAD A		6441 PRIVATE DR		MT PLEASANT	NC	28124
698 WALKER RD	56507660350000	CABARRIUS COUNTY		PO BOX 707		CONCORD	NC	28026
6431 PRIVATE DR	56601511530000	CAMPBELL PAUL D JR & SHARON F		6431 PRIVATE DRIVE		MT PLEASANT	NC	28124
6550 NC HWY 73 E	56601751040000	CHARLES A JAMES PROPERTIES LLC		PO BOX 68		MT PLEASANT	NC	28124
929 WALKER RD	56509563450000	COLLINS CLIFFORD WAYNE		929 WALKER RD		MT PLEASANT	NC	28124
941 WALKER RD	56600502250000	COLLINS MARY SUE WHITE		929 WALKER RD		MT PLEASANT	NC	28124
1223 WALKER RD	56509454660000	CRESS LEWIS W	CRESS JANE C WF	1223 WALKER RD		MT PLEASANT	NC	28124
1101 WALKER RD	56509454660000	CRESS LEWIS W	CRESS JANE C WF	1223 WALKER RD		MT PLEASANT	NC	28124
493 WALKER RD	56509740880000	DOWLESS RUSSELL	DOWLESS CAREN H /WIFE	493 WALKER RD		MT PLEASANT	NC	28124
6443 PRIVATE DR	56600666900000	FINK ALAN F CO-TRUSTEE	FINK SUSIE W CO-TRUSTEE	359 MILL RIDGE RD		ROCK HILL	SC	29730
6439 PRIVATE DR	56600595310000	FINK BRADLEY NELSON		6439 PRIVATE DR		MT PLEASANT	NC	28124
6435 PRIVATE DR	56601541460000	FINK DAVID MARK		6435 PRIVATE DR		MT PLEASANT	NC	28124
6421 PRIVATE DR	56601465410000	FINK JOHN LEE JR		6421 PRIVATE DR		MT PLEASANT	NC	28124
777 WALKER RD	56600593560000	FINK JOHN LEE JR & WF DEBORAH	CAMPBELL SHARON F & HSB PAUL	& DAVID M FINK & WF KELLY	6421 PRIVATE DRIVE	MT PLEASANT	NC	28124
827 WALKER RD	56509684960000	HELMINTOLLER JEFFERY JACKSON		8931 CRESTWOOD DR		MT PLEASANT	NC	28124
1110 WALKER RD	56509589580000	LANE ALICE ELIZABETH WHITE		182 C PARMELEE DR		MURRELLS INLT	SC	29576
830 WALKER RD	56509521020000	LOWDER JORDAN LEIGH		1110 WALKER RD		MT PLEASANT	NC	28124
6401 NC HWY 49 N	56601318780000	MCDONALD DAVID F JR	ESPOSITO MATTHEW DAVID	PO BOX 578		MT PLEASANT	NC	28124
1130 WALKER RD	56508570110000	RECE NED C	MCDONALD ANGELA WF	1103 ROGERS LAKE RD		KANAPOLIS	NC	28081
711 WALKER RD	56509791740000	WHITE SHIRLEY	WARLICK KATHLEEN J SPOUSE	942 ODELL SCHOOL RD		CONCORD	NC	28027
667 WALKER RD	56509658770000	WHITE SHIRLEY W LF EST	WHITE SHIRLEY TERRELL	667 WALKER RD		MT PLEASANT	NC	28124

## NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant Town Board of Commissioners will hold a public hearing at the regular meeting on **Monday, May 13, 2019 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following item:

### **ANX 2019-01, REZ 2019-01, SUB 2019-01 Walker Road Subdivision**

Requests for voluntary noncontiguous annexation, map amendment (rezoning), and major subdivision preliminary plat approval for 97 single-family residential lots. These requests are also accompanied by a development agreement in order to facilitate the location of an emergency services substation and increased sewer line size. Area: approximately 38 acres. Location: 777-941 Walker Road (east side near schools). Cabarrus County PINs: 5650-95-6345, 5660-05-0225, 5650-95-8958, 5650-96-8496 Current Zoning: Cabarrus County Countryside Residential (CR). Proposed Zoning: Town of Mount Pleasant Conditional Zoning Residential Medium Density (CZ RM) with associated plan and development agreement. A copy of the proposed development agreement is available at Town Hall upon request.

All interested persons are invited to attend. Please call Mount Pleasant Town Hall at 704-436-9803 if you have questions or need special accommodations for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf (1-800-735-8262).

Publish dates: Fridays, May 3 & 10

# Mount Pleasant

North Carolina

*Founded in 1848*

## Town Board of Commissioners Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, May 13, 2019

6:00 PM

**To:** Mayor Eudy and Board of Commissioners  
**From:** Erin S. Burris, AICP – Town Planner  
**Date:** May 13, 2019  
**Subject:** ANX 2019-01 777-941 Walker Road Voluntary Non-Contiguous Annexation

### A. BACKGROUND

<b>Applicant(s):</b>	Clifford Wayne Collins 929 Walker Road Mount Pleasant, NC 28124	Mary Sue Collins 929 Walker Road Mount Pleasant, NC 28124
	Alice Lane 182 Parmelee Drive, Unit C Murrells Inlet, SC 29576	Jeff Helmtoller 8931 Crestwood Drive Mount Pleasant, NC 28124
<b>Location:</b>	777-941 Walker Road (east side of Walker Road near schools)	
<b>PIN(s):</b>	5660-05-0225, 5650-95-6345, 5650-95-8958, 5650-96-8496	
<b>Property Size:</b>	approximately 37.995 acres	
<b>Current Zoning:</b>	Cabarrus County Countryside Residential (CR)	

### B. PROPOSED ANNEXATION EVALUATION

Property owners have submitted a petition for voluntary non-contiguous annexation for the subject properties. The properties are currently zoned Cabarrus County Countryside Residential (CR). The property is located outside of the Town's extraterritorial jurisdiction, however it is located within the Town's Planning area. The property is located within 750 feet of the Mount Pleasant Middle School satellite (non-contiguous) annexation on Walker Road between NC Highway 73 and NC Highway 49. Water service is located within 700 feet along Walker Road. Gravity sewer is available within 1,700 feet along Adams Creek.

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921



If annexed, the Town of Mount Pleasant would have 60 days to establish an appropriate Mount Pleasant zoning district on the property. The property is located within the Mount Pleasant Planning area as established by the adopted Comprehensive Plan. The Future Land Use Map designates this area for Low Intensity Uses with Medium Intensity uses within close proximity. Low to medium density residential (in the 2-3 dwelling units per acre range) can fit within these categories. A developer has approached the Town to construct a low to medium density residential subdivision on the property. The Town is awaiting formal submittal of applications and plans. The developer would be responsible for extending water and sewer lines to serve the property. The Town already has another satellite annexation within close proximity (Mount Pleasant Middle School) and can provide the same services as anywhere in the contiguous Town Limits.

The annexation assessment criteria are listed below and the applicable degree of favorability is **highlighted in red** for each of the criteria.

**A. Contiguity**

- Contiguous to primary corporate limits – Most Favorable
- Noncontiguous within ETJ but contiguous with other satellite area – More Favorable
- Noncontiguous but within ETJ – Favorable
- **Noncontiguous outside of ETJ – Least Favorable**

**B. Size of Proposed Area**

- Very large area (greater than 100 acres) – Most Favorable
- Large area (50 – 100 acres) – More Favorable
- **Medium area (25 – 50 acres) – Favorable**
- Smaller area (10 – 25 acres) – Less Favorable
- Small area (less than 10 acres) – Least Favorable

**C. Utility Service**

- Current water and sewer customer – Most Favorable
- Direct access to existing water and sewer service – Most Favorable
- Direct access to existing sewer service only – More Favorable
- Access to planned water and sewer service (current project) – More Favorable
- **Direct access to existing water service only – Favorable (gravity sewer service located within 1,700 feet)**
- In serviceable sewer basin but no planned project – Less Favorable
- Outside of water service area (more than .5 miles from service line) – Less Favorable
- Outside serviceable sewer basin – Least Favorable
- Outside of utility service agreement area – Least Favorable

**D. Fire District**

- **Inside of Mt. Pleasant Fire District – Most Favorable**
- Outside of Mt. Pleasant Fire District – Least Favorable

#### E. Development Status

- Developed property in conformance with Town ordinances (in ETJ) – Most Favorable
- Vacant property with planned development and proper zoning (in ETJ) – Most Favorable
- Vacant property with planned development and requires rezoning (in ETJ)– More Favorable
- **Vacant property with planned development and requires rezoning (outside of ETJ, inside Planning Area)– Favorable**
- Vacant property with no planned development (inside ETJ) – Favorable
- Developed property not in conformance with Town ordinances (in ETJ) – Less Favorable
- Vacant property with planned development (outside ETJ, outside of Planning Area) – Less Favorable
- Developed property not in conformance with Town ordinances (outside ETJ, inside Planning Area) – Less Favorable
- Vacant property with no planned development (outside ETJ, inside Planning Area) – Less Favorable
- Developed property not in conformance with Town ordinances (outside ETJ, outside Planning Area) – Least Favorable
- Vacant property with no planned development (outside ETJ, outside Planning Area) – Least Favorable

Based on the evaluation criteria, the proposed annexation has one (1) instance of being *Most Favorable*, three (3) instances of being *Favorable*, and one (1) instance of being of being *Least Favorable*. Staff considers this annexation to be **Favorable**.

#### C. ACTION REQUESTED

Hold a public hearing and vote to approve or deny the petition for voluntary non-contiguous annexation. This annexation request is associated with Conditional Zoning district request REZ 2019-01 and its corresponding development agreement and site-specific plan.

#### D. ATTACHMENTS

1. Annexation Petition
2. Metes & Bounds Description
3. Survey
4. Annexation Map

# Mount Pleasant

North Carolina

*Founded in 1848*

## PETITION REQUESTING ANNEXATION

Date: 3/4/2019

To the Board of the Town of Mount Pleasant:

1. We the undersigned owners of the real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mount Pleasant.
2. The area to be annexed is non-contiguous to the Town of Mount Pleasant and the boundaries of such territory are as such:

(Attach metes and bounds description and map)

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S.153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof)

Name	Address	Do you declare vested rights? (Indicate Yes or No)	Signature
1. Wayne Collins	929 Walker RD, Mt. Pleasant	No	<small>DocuSigned by:</small> Clifford Wayne Collins
2. Sue Collins	929 Walker RD, Mt. Pleasant	No	<small>DocuSigned by:</small> Mary Sue Collins
3. Alice Lane	182 Parmelee Dr Unit C Murrels Inlet, SC	No	<small>DocuSigned by:</small> Alice Lane
4. Jeff Helmtoller	777 Walker Rd, Mt. Pleasant	No	<small>DocuSigned by:</small> Jeff Helmtoller
5.			

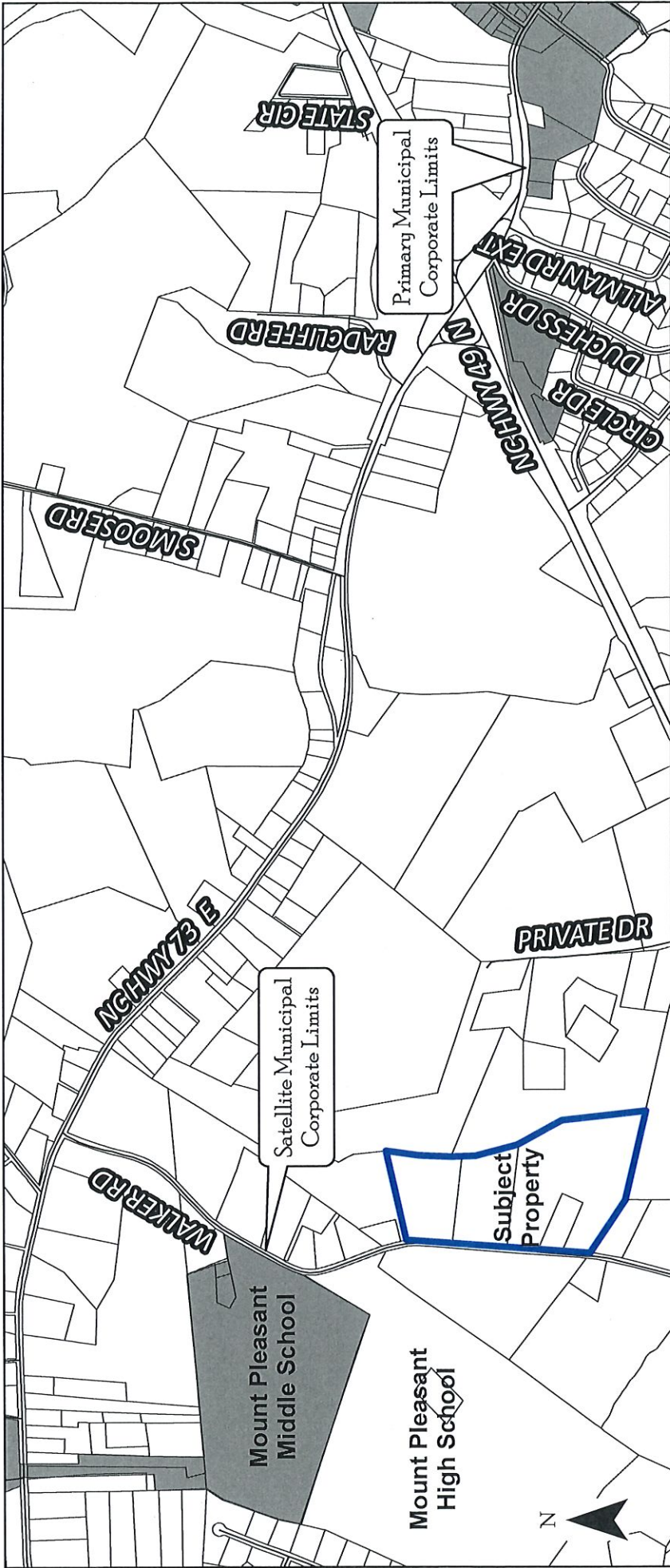
8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921



Annexation Description  
(Compiled from records)

Beginning at a point located in the centerline of Walker Road, located in Mt. Pleasant, Number 8 Township of Cabarrus County, North Carolina and being the common corner between tract 1 and 2 as shown on Map Book 75, page 1 and being the north westerly most corner of the tract described herein; thence with a bearing of N 76°26'48" E and a distance of 31.09' to a point; thence with a bearing of N 76°26'48" E and a distance of 710.18' to a point; thence with a bearing of N 76°26'48" E and a distance of 29.99' to a point; thence with a bearing of S 6°39'10" W and a distance of 330.00' to a point; thence with a bearing of S 0°24'10" W and a distance of 200.00' to a point; thence with a bearing of S 0°24'10" W and a distance of 89.60' to a point; thence with a bearing of S 0°24'10" W and a distance of 128.39' to a point; thence with a bearing of S 15°35'50" E and a distance of 351.13' to a point; thence with a bearing of S 15°35'50" E and a distance of 52.89' to a point; thence with a bearing of S 32°21'50" E and a distance of 330.00' to a point; thence with a bearing of S 13°50'50" E and a distance of 165.00' to a point; thence with a bearing of S 4°45'19" E and a distance of 555.93' to a point; thence with a bearing of N 76°59'41" W and a distance of 735.24' to a point; thence with a bearing of N 57°06'00" W and a distance of 499.45' to a point; thence with a bearing of N 57°06'00" W and a distance of 33.38' to a point; thence with a bearing of N 4°14'46" E and a distance of 230.37' to a point; thence with a bearing of N 4°15'55" E and a distance of 196.02' to a point; thence with a bearing of N 3°46'39" E and a distance of 258.06' to a point; thence with a bearing of N 3°41'16" E and a distance of 453.82' to a point; thence with a bearing of N 3°41'16" E and a distance of 181.47' to a point; thence with a bearing of N 0°27'26" E and a distance of 125.87' to a point; thence with a bearing of N 7°08'04" W and a distance of 50.06' to a point; being the point of beginning and containing or 37.995 Acres, more or less.





0 0.1 0.2 0.4 0.6 0.8 Miles

**Town of Mount Pleasant  
Annexation Map  
Ordinance 2019-01**

Effective Date: \_\_\_\_\_

**Parcels: 5660-05-0225, 5650-95-6345,  
5650-95-8958, 5650-96-8496  
Acres: 37.995 +/-**

**Agenda Item:**

Consider appointing a representative to the Water & Sewer Authority of Cabarrus County (WSACC) Board.

**Narrative:**

WSACC sent a letter to the Town on April 24, 2019 stating,

“The appointment of Mr. Troy Barnhardt to the Board of Directors of the Water and Sewer Authority of Cabarrus County (WSACC) will expire at WSACC's Annual Meeting on June 20, 2019. The Town of Mt. Pleasant will need to make a new appointment or may re-appoint Mr. Barnhardt to WSACC's Board of Directors. Please notify us of your appointment or reappointment as soon as possible.”

The term is for three (3) years.

**Recommendation:**

Open

# WSACC



ISO 14001:2004 • NC Star Public Sector • OHSAS 18001:2007

WATER & SEWER AUTHORITY  
OF CABARRUS COUNTY

Office: 232 Davidson Hwy.  
Concord, NC 28027

704.786.1783 ♦ 704.795.1564 Fax  
www.wsacc.org

April 24, 2019

Mayor Del Eudy  
Town of Mt. Pleasant  
P.O. Box 787  
Mt. Pleasant, N.C. 28124

Dear Mayor Eudy:

The appointment of Mr. Troy Barnhardt to the Board of Directors of the Water and Sewer Authority of Cabarrus County (WSACC) will expire at WSACC's Annual Meeting on June 20, 2019. The Town of Mt. Pleasant will need to make a new appointment or may re-appoint Mr. Barnhardt to WSACC's Board of Directors. Please notify us of your appointment or re-appointment as soon as possible.

If you have any questions regarding this matter, please contact Mr. Michael Wilson at 704-786-1783, ext. 214.

Sincerely,

*Tammy Danife, Secretary to the Board*  
*SD*

Steve Sciascia  
Chairman

cc: Troy Barnhardt  
Michael Wilson  
Central Files



**Agenda item:**

Consider appointing two additional members to the ABC Board effective July 1, 2019.

**Narrative:**

The Board voted on January 14, 2019 to add two additional members to the ABC Board. The terms are normally for three years at a time. However, for the addition of the two new members this year, one will be appointed for a two year term and the other a three year term. This will help on the rotation of reappointments in future years: 2020-1 member, 2021-2 members, and 2022-2 members.

There are four applications to fill the 2 new spots to the ABC Board. The applicants are:

Lisa Atwood  
Rick Lambert  
Steve McAllister  
Brian Pope

Staff also recommends the Board to consider appointing a Town Board member as a liaison to the ABC Board and appointing the Deputy Town Clerk as a Clerk to the ABC Board.

*A copy of the applications are attached.*

**Recommendation:**

1. Motion to appoint \_\_\_\_\_ to a two year term July 1, 2019 to June 30, 2021.

2. Motion to appoint \_\_\_\_\_ to a three year term July 1, 2019 to June 30, 2022.

# Mount Pleasant

North Carolina

*Founded in 1848*

## Application for Appointment to Town of Mount Pleasant Boards

The Town of Mount Pleasant Board of Commissioners believe that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a member of one of the Town's various boards. If you wish to be considered for appointment to a board, please complete the information below and return it to the Town Clerk at Mount Pleasant Town Hall located at 8590 Park Drive or by mail to PO Box 787, Mount Pleasant, NC 28124. For more information about serving on an appointed board, you may contact Town Hall at (704) 436-9803.

**Town Boards (Please check all you are interested in):**

Town Board of Commissioners (by election only)

ABC Board  Planning & Zoning Board

Name: Alesia "Lisa" Cook Atwood

Home Street Address: 225 Jackson Street Mount Pleasant 28124

Mailing Address (if different): \_\_\_\_\_

Telephone: Home: 704-436-3880 Cell: 704-791-0666

Email Address: catwood@ctc.net or alesia.atwood@atriumhealth.org

Occupation: Registered Nurse

Employer: Atrium Health

How many hours per month can you devote to Board work?: 4-8 hours/month.

Are you unavailable any days during the week for daytime or evening meetings? (please list): No, I work 7-430 and am typically available after 530pm, most evenings

How long have you resided in Mount Pleasant?: 2005-present

Educational Background: MPHS graduated 1982, UNCC-1987 RN, BSN.

Grand Canyon University 2018-Present, Masters of Nursing

Business and Civic Experience: While raising my three children in the Mt Pleasant school system,

they were involved in many different sports teams-as such I have been involved with fund raising, concession stand duties, team Mom, etc...

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9803 : fax 704-436-2921

Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)





# Mount Pleasant

North Carolina

*Founded in 1848*

## Application for Appointment to Town of Mount Pleasant Boards

The Town of Mount Pleasant Board of Commissioners believe that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a member of one of the Town's various boards. If you wish to be considered for appointment to a board, please complete the information below and return it to the Town Clerk at Mount Pleasant Town Hall located at 8590 Park Drive or by mail to PO Box 787, Mount Pleasant, NC 28124. For more information about serving on an appointed board, you may contact Town Hall at (704) 436-9803.

Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)

ABC Board  Planning & Zoning Board

Name: Ricky L. Lambert

Home Street Address: 7955 W. FRANKLIN ST

Mailing Address (if different): PO Box 1372

Telephone: Home: 704 5029371 Cell: SAME

Email Address: LMBRCKS@AOL.COM

Occupation: Rick's Food MART & CAFE INC OWNER

Employer: —

How many hours per month can you devote to Board work?: AS MANY AS NEEDED

Are you unavailable any days during the week for daytime or evening meetings? (please list): NONE

How long have you resided in Mount Pleasant?: 10 yrs plus

Educational Background: Bachelors in Business Adm Pfeiffer University '81  
Mt. Pleasant HS 1976

Business and Civic Experience: Wachovia BANK & Trust Branch Mgr 81-86  
DMJ Offers Co Sales Mgr 86-90, Rick's Food MART OWNER  
90-2019

First BANK Advisory Board, Mt. Pleasant Apx  
15 years

Areas of Interest/Skills: \_\_\_\_\_

FINANCIAL NEWS, Stocks, Investments

Have you ever served on a Board or Commission before? (list name of Board and dates):

First BANK Advisory Board Apx 15 years  
since opening in Mt. Pleasant

Have you ever been charged with and/ or convicted of a criminal offence? no If so, please explain:

### References

List three persons who are not related to you and who have definite knowledge of your qualifications and fitness for the position for which you are applying

Names and Phone Numbers:

1. Judge D. Brent Cloninger 704-467-0741
2. Demick Freeman - NCSHP Retired 704-622-9409
3. L. Allen Dobson Jr MD 73 and Main
- (4) Tom Earnhart PA 704-791-6200

I understand that this application will be active for 6 months and I hereby authorize The Town of Mount Pleasant to verify all information included in this application. I further understand this application is subject to the N. C. Public Records Law (NCGS 132-1) and may be released upon request. Meetings of the appointed boards are subject to the N. C. open meeting law (NCGS 143-318.10).

1-28-19  
Date

  
Signature of the Applicant

For Office Use Only

Date Received: \_\_\_/\_\_\_/20\_\_\_ By: \_\_\_\_\_

# Mount Pleasant

North Carolina

*Founded in 1848*

## Application for Appointment to Town of Mount Pleasant Boards

The Town of Mount Pleasant Board of Commissioners believe that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a member of one of the Town's various boards. If you wish to be considered for appointment to a board, please complete the information below and return it to the Town Clerk at Mount Pleasant Town Hall located at 8590 Park Drive or by mail to PO Box 787, Mount Pleasant, NC 28124. For more information about serving on an appointed board, you may contact Town Hall at (704) 436-9803.

Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)

ABC Board  Planning & Zoning Board

Name: STEPHEN LEE McALLISTER "STEVE"

Home Street Address: 1500 South COLLEGE STREET

Mailing Address (if different): P.O. BOX 1152 Mt. PLEASANT, N.C. 28124

Telephone: Home: 704-436-9621 Cell: 704-792-0875

Email Address: SIMCALLISTER57@GMAIL.COM

Occupation: Retired

Employer: NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

How many hours per month can you devote to Board work?: HOPEFULLY AS MANY HRS. AS IT TAKES TO GET THE JOB DONE. NUMEROUS

Are you unavailable any days during the week for daytime or evening meetings? (please

list): NO - I'M NORMALLY AVAILABLE UNLESS I HAVE DR. APPOINTMENT, VACATION etc...

How long have you resided in Mount Pleasant?: 60+ YEARS

Educational Background: HIGH SCHOOL; NUMEROUS TRAINING COURSES WITH MY JOB.

Business and Civic Experience: MT. PLEASANT PARKS & REC

BASEBALL COACH, WORKING CONCESSION STAND, HELP KEEPING PARK CLEAN



# Mount Pleasant

North Carolina

*Founded in 1848*

## Application for Appointment to Town of Mount Pleasant Boards

The Town of Mount Pleasant Board of Commissioners believe that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a member of one of the Town's various boards. If you wish to be considered for appointment to a board, please complete the information below and return it to the Town Clerk at Mount Pleasant Town Hall located at 8590 Park Drive or by mail to PO Box 787, Mount Pleasant, NC 28124. For more information about serving on an appointed board, you may contact Town Hall at (704) 436-9803.

### Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)

ABC Board  Planning & Zoning Board

Name: Brian Pope

Home Street Address: 8812 Valley St, Mt. Pleasant, NC 28124

Mailing Address (if different): \_\_\_\_\_

Telephone: Home: 704-436-1060 Cell: 843-442-6665

Email Address: bpop216@gmail.com

Occupation: Senior Account Executive

Employer: Johnson Controls Security Solutions

How many hours per month can you devote to Board work?: 8

Are you unavailable any days during the week for daytime or evening meetings? (please list): I cannot attend 8-5 M-F without very advanced notice.

How long have you resided in Mount Pleasant?: 7 years

Educational Background: BA History from UNCC

Business and Civic Experience: Project Management Experience - multiple years,

Experience managing people - multiple years, Sales Experience - multiple years

