



Town Board of Commissioners Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Mayor & Town Board of Commissioners
From: Erin S. Burris, AICP
Date: May 13, 2024
Subject: SUB 2024-01 Adams Creek Subdivision Wastewater Allocation Request
(if REZ 2024-01 is approved)

A. SITE INFORMATION

Property Owner/: Tim Seagraves
Applicant 4629 Lower Stone Church Road
Rockwell, NC 28138
Location: 929 Walker Road
PIN(s): 5650-95-6345, 5660-05-0225, 5650-95-8958
Property Size: approx. 30 acres
Current Zoning: RL Residential Low Density
Proposed Zoning: CZ RM Conditional Zoning Residential Medium Density
Allocation Request: 13,500 gpd

B. WASTEWATER ALLOCATION REQUEST

In accordance with the Town’s adopted Wastewater Allocation Policy, the applicant requests 13,500 gallons per day (gpd) to be allocated for project. The 13,500 gpd was estimated using current on North Carolina Administrative Code guidance for a three-bedroom single-family residential home (75gpd per bedroom).

The Policy requires that any request of greater 5,000gpd be approved by the Town Board of Commissioners.

The Allocation Policy lists priorities as follows:

1. Priority 1: Projects with prior Town Commitments

This only includes Green Acres and Brighton Park developments.

2. Priority 2: Strategic Reserve

- **Recent Town investments for project sites served by water, sewer, stormwater, street, and buildings or other public investments**
The Town purchased a site north of the project site in 2019 for the purpose of a future emergency services tract.
- **Downtown development sites located within Downtown Core as identified on the Town's Comprehensive Plan Future Land Use Map**
The project is not located in the Downtown Core.
- **Economic Development projects including commercial, office, and industrial development which create significant tax base or 10 more jobs**
This is not an economic development project.
- **Improved public services or infrastructure through private investment**
This project would result in improved public services through the provision of water and sewer service to the Town's future emergency services tract.

Even though this project could qualify for a strategic reserve allocation, it is recommended that the allocation come from the existing non-strategic reserve in order to retain allocation for economic development projects.

3. Priority 3: Approved Projects

This priority category includes projects with approved Preliminary Plats or site plans if there is available capacity. This project would be considered an approved project if the Town Board approves REZ 2024-01 (Conditional Zoning Residential Medium Density district) and its associated preliminary plat.

4. Priority 4: Waiting List Projects

There are no other projects that have received site plan approval prior to this project that have requested sewer allocation. There is currently no waiting list.

It provides criteria stating that if the project receives at least an eight (8) point score when evaluating a residential project, then it should be reviewed favorably for receiving available capacity. This project receives an eight (8) point score based on the following criteria:

- Consistent with Comprehensive Plan (2 points) – 2 dwelling units per acre
- Significant participation in a Capital Improvement Project (2 points) – Water and sewer line installation to serve Future Emergency Services Tract
- Completes a bicycle/pedestrian segment (2 points) – Sidewalk installation
- Fulfills significant Comprehensive Plan Parks & Recreation strategies (2 points) – Greenway path installation

C. STAFF RECOMMENDATION

As shown in the attached allocation worksheet there are currently 42,994gpd remaining after the Brighton Park development, the Green Acres development, and the 15,000 in strategic reserve. Staff recommends that 13,500gpd be used from the 42,994gpd available in the general allocation amount if the Preliminary Plat has been approved by the Town Board as part of REZ 2024-01.

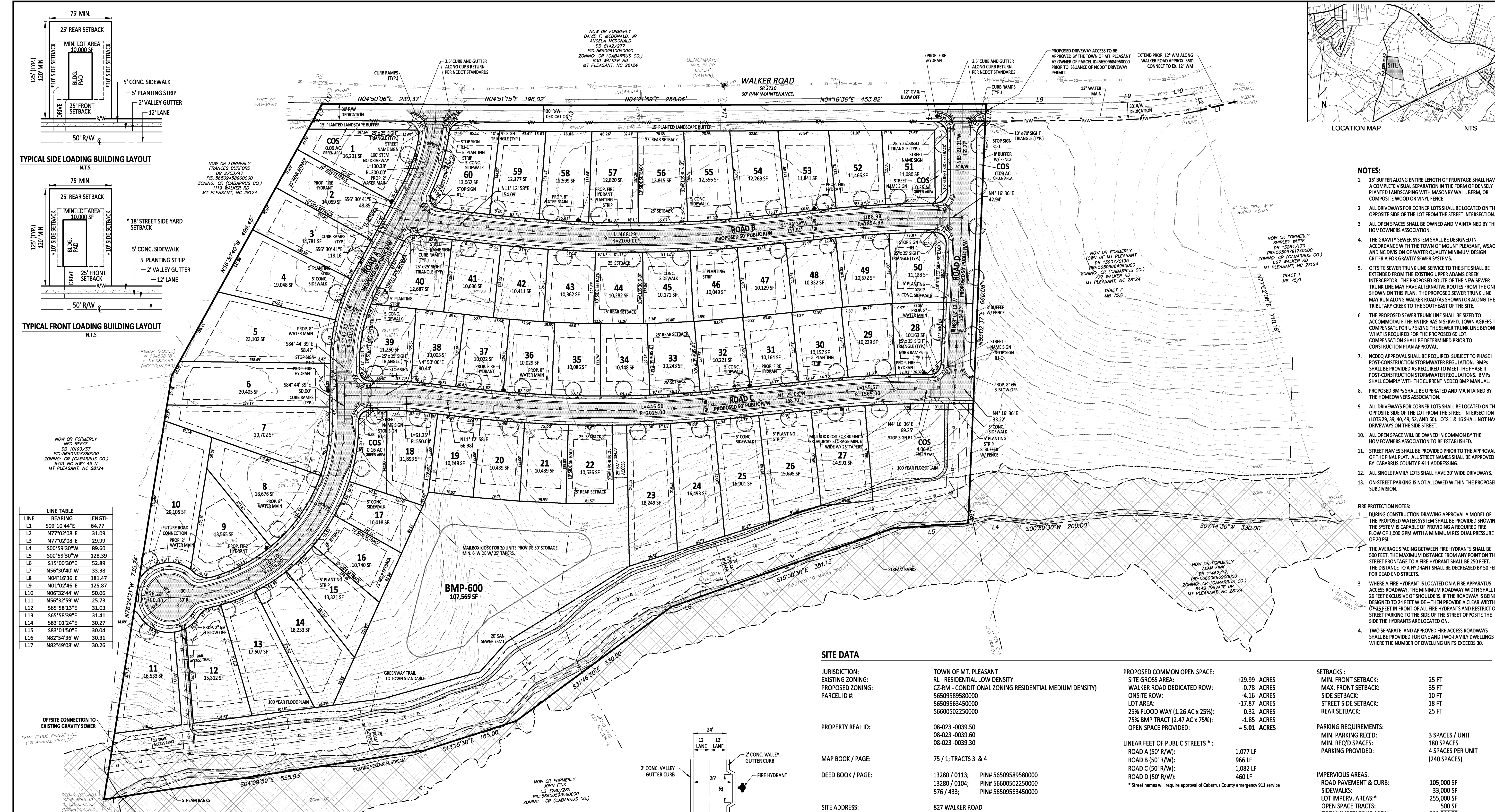
Remaining allocation outside the strategic reserve would be 30,619. With the 10,000gpd remaining strategic reserve, the total remaining available allocation is 40,619 (the equivalent of 180 homes).

D. TOWN BOARD ACTION

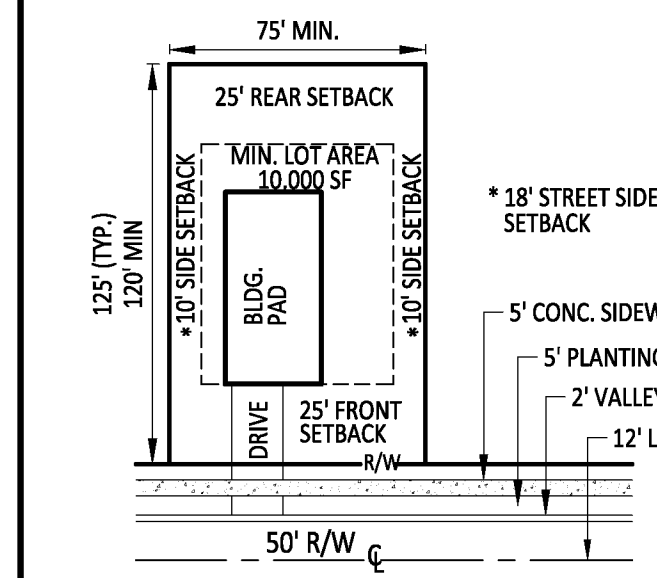
The Town Board is requested to approve or deny the allocation request of 13,500gpd based on the evaluation in Subsection B and recommendation in Subsection C of this analysis.

E. ATTACHMENTS

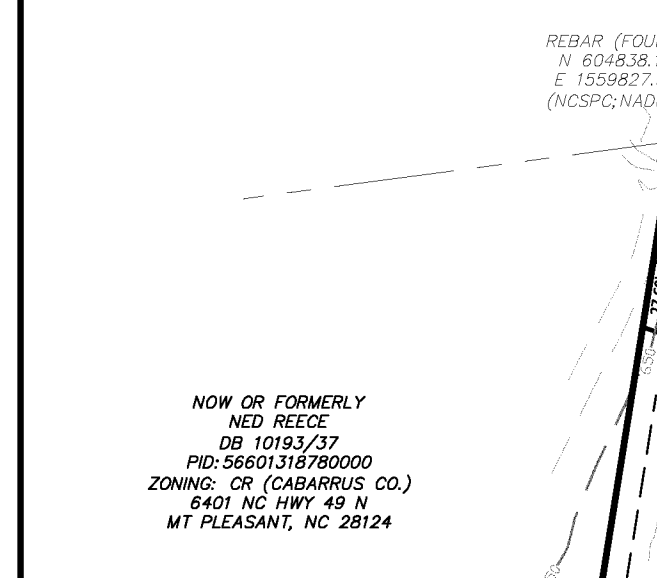
1. Preliminary Plat
2. Town of Mount Pleasant Sewer Allocation Worksheet (reflecting request)



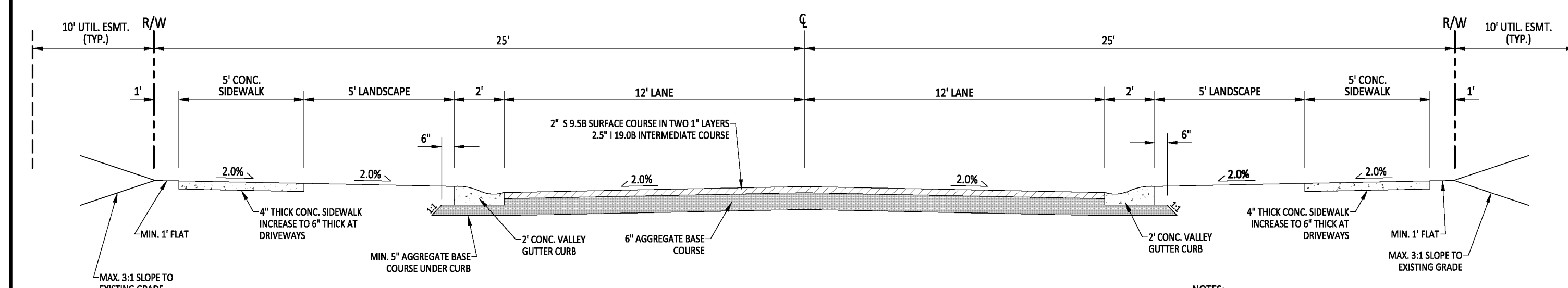
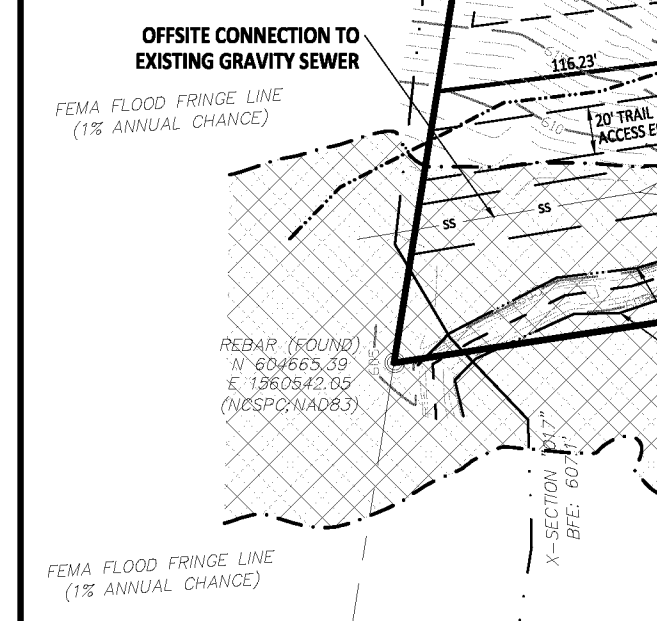
TYPICAL SIDE LOADING BUILDING LAYOUT
N.T.S.



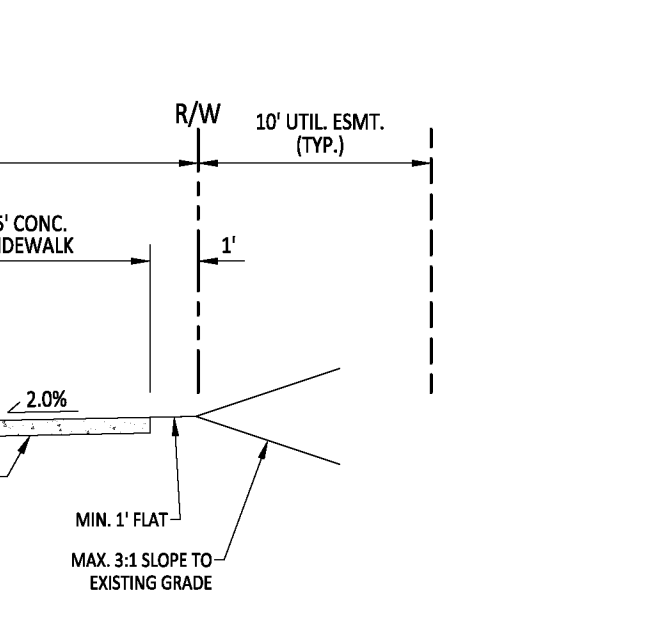
TYPICAL FRONT LOADING BUILDING LAYOUT
N.T.S.



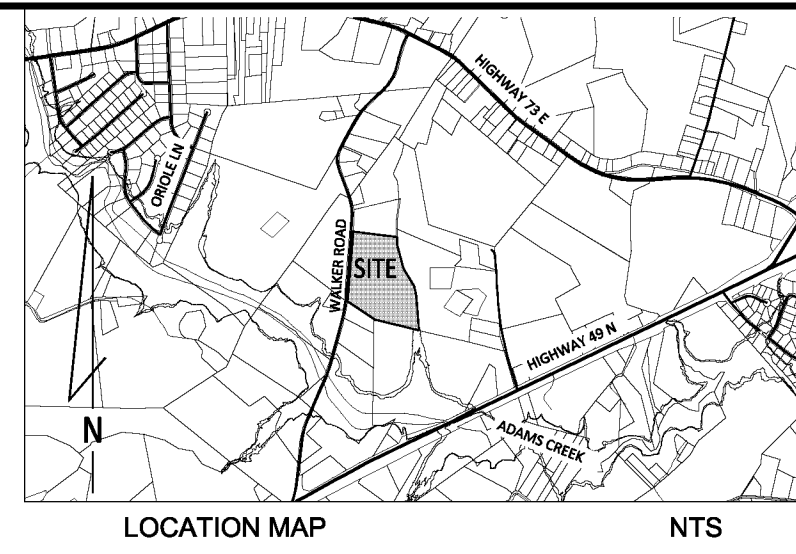
LINE	BEARING	LENGTH
L1	S09°10'44"E	64.77
L2	N77°02'08"E	31.09
L3	N77°02'08"E	29.99
L4	S00°59'30"W	89.60
L5	S00°59'30"W	128.39
L6	S15°00'30"E	52.89
L7	N56°30'40"W	33.38
L8	N04°16'36"E	181.47
L9	N01°02'46"E	125.87
L10	N06°32'04"W	50.06
L11	N56°32'59"W	25.73
L12	S65°58'13"E	31.03
L13	S65°58'39"E	31.41
L14	S83°01'24"E	30.27
L15	S83°01'50"E	30.04
L16	N82°54'36"W	30.31
L17	N82°49'08"W	30.26



CURB BUMP OUT AROUND FIRE HYDRANT
NOT TO SCALE



NOTES:
1. NO ON-STREET PARKING ALLOWED



LOCATION MAP
NTS

NOTES:

- 15' BUFFER ALONG ENTIRE LENGTH OF FRONTAGE SHALL HAVE A COMPLETE VISUAL SEPARATION IN THE FORM OF DENSELY PLANTED LANDSCAPING WITH MASONRY WALL, BERM, OR COMPOSITE WOOD OR VINYL FENCE.
- ALL DRIVEWAYS FOR CORNER LOTS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE LOT FROM THE STREET INTERSECTION.
- ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE GRAVITY SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE TOWN OF MOUNT PLEASANT, WSSAC AND NC DIVISION OF WATER QUALITY MINIMUM DESIGN CRITERIA FOR GRAVITY SEWER SYSTEMS.
- OFFSITE SEWER TRUNK LINE SERVICE TO THE SITE SHALL BE EXTENDED FROM THE EXISTING UPPER ADAMS CREEK INTERCEPTOR. THE PROPOSED ROUTE OF THE NEW SEWER TRUNK LINE MAY HAVE ALTERNATIVE ROUTES FROM THE ONE SHOWN ON THIS PLAN. THE PROPOSED SEWER TRUNK LINE MAY RUN ALONG WALKER ROAD (AS SHOWN) OR ALONG THE TRIBUTARY CREEK TO THE SOUTHEAST OF THE SITE.
- THE PROPOSED SEWER TRUNK LINE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE BASIN SERVED. TOWN AGREES TO COMPENSATE FOR UP SIZING THE SEWER TRUNK LINE BEYOND WHAT IS REQUIRED FOR THE PROPOSED 60 LOT. COMPENSATION SHALL BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NCEQ APPROVAL SHALL BE REQUIRED SUBJECT TO PHASE II POST-CONSTRUCTION STORMWATER REGULATION. BMPs SHALL BE PROVIDED AS REQUIRED TO MEET THE PHASE II POST-CONSTRUCTION STORMWATER REGULATIONS. BMPs SHALL COMPLY WITH THE CURRENT NCEQ BMP MANUAL.
- PROPOSED BMPs SHALL BE OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL DRIVEWAYS FOR CORNER LOTS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE LOT FROM THE STREET INTERSECTION (LOTS 29, 30, 40, 49, 52, AND 60). LOTS 1 & 16 SHALL NOT HAVE DRIVEWAYS ON THE SIDE STREET.
- ALL OPEN SPACE WILL BE OWNED IN COMMON BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED.
- STREET NAMES SHALL BE PROVIDED PRIOR TO THE APPROVAL OF THE FINAL PLAN. ALL STREET NAMES SHALL BE APPROVED BY CABARRUS COUNTY E-911 ADDRESSING.
- ALL SINGLE FAMILY LOTS SHALL HAVE 20' WIDE DRIVEWAYS.
- ON-STREET PARKING IS NOT ALLOWED WITHIN THE PROPOSED SUBDIVISION.

FIRE PROTECTION NOTES:

- DURING CONSTRUCTION DRAWING APPROVAL A MODEL OF THE PROPOSED WATER SYSTEM SHALL BE PROVIDED SHOWING THE SYSTEM IS CAPABLE OF PROVIDING A REQUIRED FIRE FLOW OF 1,000 GPM WITH A MINIMUM RESIDUAL PRESSURE OF 20 PSI.
- THE AVERAGE SPACING BETWEEN FIRE HYDRANTS SHALL BE 500 FEET. THE MAXIMUM DISTANCE FROM ANY POINT ON THE STREET FRONTAGE TO A FIRE HYDRANT SHALL BE 250 FEET. THE DISTANCE TO A HYDRANT SHALL BE DECREASED BY 50 FEET FOR DEAD END STREETS.
- WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROADWAY, THE MINIMUM ROADWAY WIDTH SHALL BE 26 FEET EXCLUSIVE OF SHOULDER. IF THE ROADWAY IS BEING DESIGNED TO 24 FEET WIDE - THEN PROVIDE A CLEAR WIDTH OF 26 FEET IN FRONT OF ALL FIRE HYDRANTS AND RESTRICT ON STREET PARKING TO THE SIDE OF THE STREET OPPOSITE THE SIDE THE HYDRANTS ARE LOCATED ON.
- TWO SEPARATE AND APPROVED FIRE ACCESS ROADWAYS SHALL BE PROVIDED FOR ONE AND TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30.

SITE DATA

JURISDICTION: TOWN OF MT. PLEASANT
EXISTING ZONING: RL - RESIDENTIAL LOW DENSITY
PROPOSED ZONING: C2-RM - CONDITIONAL ZONING RESIDENTIAL MEDIUM DENSITY
PARCEL ID #: 56509589580000
56509563450000
56600502500000
PROPERTY REAL ID: 08-023-0039.50
08-023-0039.60
08-023-0039.30
MAP BOOK / PAGE: 75 / 1, TRACTS 3 & 4
DEED BOOK / PAGE: 13280 / 0113; PIN# 56509589580000
13280 / 0104; PIN# 56600502500000
576 / 433; PIN# 56509563450000
SITE ADDRESS: 827 WALKER ROAD
941 WALKER ROAD
929 WALKER ROAD
MT PLEASANT, NC 28124

PROPOSED COMMON OPEN SPACE:
SITE GROSS AREA: +29.99 ACRES
WALKER ROAD DEDICATED ROW: -0.78 ACRES
ONSITE ROW: -4.16 ACRES
LOT AREA: -17.87 ACRES
25% FLOOD WAY (1.26 AC x 25%): -0.32 ACRES
75% BMP TRACT (2.47 AC x 75%): -1.85 ACRES
OPEN SPACE PROVIDED: = 5.01 ACRES
LINEAR FEET OF PUBLIC STREETS *:
ROAD A (50' R/W): 1,077 LF
ROAD B (50' R/W): 966 LF
ROAD C (50' R/W): 1,082 LF
ROAD D (50' R/W): 460 LF
* Street names will require approval of Cabarrus County emergency 911 service.

SETTBACKS:
MIN. FRONT SETBACK: 25 FT
MAX. FRONT SETBACK: 35 FT
SIDE SETBACK: 10 FT
STREET SIDE SETBACK: 18 FT
REAR SETBACK: 25 FT
PARKING REQUIREMENTS:
MIN. PARKING REQ'D: 3 SPACES / UNIT
MIN. REQ'D SPACES: 180 SPACES
PARKING PROVIDED: 4 SPACES PER UNIT (240 SPACES)
IMPERVIOUS AREAS:
ROAD PAVEMENT & CURB: 105,000 SF
SIDEWALKS: 33,000 SF
LOT IMPERV. AREAS: 255,000 SF
OPEN SPACE TRACTS: 500 SF
TOTAL IMPERVIOUS AREA: 393,500 SF
9.03 AC
30.9%

TOTAL SITE AREA: 29.99 AC
WALKER ROAD DEDICATION: 0.78 AC
NET SITE AREA: 29.21 AC (LESS WALKER ROAD DEDICATION)
PROPOSED USE: DETACHED SINGLE FAMILY
SUBDIVISION TYPE: MAJOR
PROPOSED LOTS: 60
PROPOSED LOT DENSITY: 2.0 UNITS / AC
PROPOSED TOTAL AREA IN LOTS: 17.87 AC (59.6%)
AVERAGE LOT AREA: 12,976 SF
REQUIRED OPEN SPACE: 4.38 AC (15% MIN. OF NET SITE AREA)
PROPOSED OPEN SPACE: 5.01 AC (SEE CALCULATIONS)
PROPOSED AREA IN R/W:
OFFSITE PUBLIC R/W DEDICATION: 0.78 AC (WALKER ROAD)
ONSITE PUBLIC R/W DEDICATION: 4.16 AC (NEW ROADS)
ANTICIPATED FINAL PLAT DATE: AUGUST 2025



North Carolina 811
3 Days Before Digging
North Carolina 811
811 or 1-800-452-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRESENTATION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ADAMS CREEK SUBDIVISION
WALKER ROAD
MT. PLEASANT, NC 28124

NO.	DESCRIPTION	DATE

JOB NUMBER: C190006
CHECKED BY: BMF
DRAWN BY: BMF
DATE: 02-20-2024

18881 C-#3881 FIRM
AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 1110
Charlotte, NC 28226
704-375-2438

PRELIMINARY PLAT

SHEET: C-101

**Town of Mount Pleasant Wastewater Allocation Worksheet
5-9-2024**

Initial WSACC Allocation 65,430
Distributions #1-#9 100,361
as of February 2024 Distribution #10 11,728
Total* **112,089**

Allocation Date	Non-Strategic Reserve Projects	Development Agreement	Economic Development	Approved Preliminary Plat/Site Plan	Acres	Lots/ Units	Flow Request Year (Est.)	Allocation Reserved	Remaining Allocation	Flow Accepted by WSACC	Date Connected
6/17/2022	Brighton Park Subdivision, Phase 1	Yes	No	Yes	30.94	57	2023	13,680	98,409	✓	
6/17/2022	Brighton Park Subdivision, Phase 2	Yes	No	Yes	56.13	22	2024	5,280	93,129		
6/17/2022	Brighton Park Subdivision, Phase 3	Yes	No	Yes	0	40	2025	9,600	83,529		
6/17/2022	Brighton Park Subdivision (balance of lots)	Yes	No	Yes	0	59	2026	14,160	69,369		
7/12/2022	Green Acres Subdivision, Single Phase	Yes	No	Yes	14.03	37	2023	8,880	60,489	✓	
6/12/2023	Virginia Foil Park/Library/Senior Center (portion)	No	No	Yes	29.11	n/a	2023	14,400	46,089	✓	
11/1/2023	Propel Church	No	No	Yes	6.91	n/a	2023	1,520	44,569		
1/22/2024	619 & 623 N. Skyland Drive	No	No	Yes	0.6	2	2023	450	44,119	✓	Jan-24
Pending	C-Street Minor Subdivision	No	No	Yes	2.2	5	2024	1,125	42,994		
Pending	Adams Creek Subdivision	No	No	Under Review	30	60	2025	13,500	30,619		

Total Project Allocation								82,595			
6/13/2022	Strategic Reserve #1	n/a	Yes	n/a	n/a	n/a	n/a	10,000			
11/1/2023	Strategic Reserve #2						n/a	5,000			
Strategic Reserve Total								15,000			
Total Reserved								97,595	14,494		

Strategic Reserve Projects		Development Agreement	Economic Development	Approved Preliminary Plat/Site Plan	Acres	Lots/ Units	Flow Request Year (Est.)	Allocation Estimated			
Strategic Reserve								Strategic Reserve Total	15,000		
n/a	Highway 49 Mini Storage	No	Yes	Yes	11.00	n/a	n/a	0	15,000		
6/12/2023	Virginia Foil Park/Library/Senior Center (portion)	No	No	Yes	29.11	n/a	2023	5,000	10,000	✓	
TBD	Distillery Site Flex Space	No	Yes	(Sketch Plan)	10.00	n/a	2024	1,500	8,500		
TBD	Downtown Mixed Use Building	No	Yes	(Sketch Plan)	0.84	4	2024	2,500	6,000		
TBD	Allman Retail Center	No	Yes	(Partial Site Plan)	17.89	n/a	2025	7,500	(1,500)		
TBD	Kindley Mill Retail	No	Yes	(Sketch Plan)	1.25	n/a	2025	2,000	(3,500)		
Total Strategic GPD								18,500			

Non-Strategic Reserve Project		Development Agreement	Economic Development	Approved Preliminary Plat/Site Plan	Acres	Lots/ Units	Flow Request Year (Est.)	Allocation Estimated	14,494		
TBD	Skyland Townhomes (approved prior to policy)	No	No	Yes	4.33	16	2024	3,840	10,654		
TBD	Downtown Townhomes	No	No	(Sketch Plan)	2.60	22	2024	5,280	5,374		

Total Non-Strategic Reserve GPD 287,305
Total GPD 388,400
Total Projected Surplus/Deficit 1,874

Total Acres 258.77
Total Dwelling Units 320