



July 13, 2026
City Council Regular Meeting

Mayor David Moore
Mayor Pro-Tem Phyllis Harris
Councilman William T. Brooks
Councilman Ivory Craig
Councilman Jeff Meadows
Councilman Kenneth Reeves
Councilwoman Lauren Shoemaker
Marie M. Anders, City Attorney
Jonathan Blanton, City Manager



City of Mount Holly City Council Regular Meeting

July 13, 2026 | 7:00 PM
Municipal Complex - Council Chambers
400 East Central Avenue
Mount Holly, NC 28120

CALL TO ORDER

INVOCATION:

PLEDGE OF ALLEGIANCE: Boy Scout Troop #59

SET THE AGENDA

CONSENT AGENDA

1. Call for a public hearing to consider a petition for annexation, submitted by Abernathy Construction, for an approximately 70.96 acre tract of land, located at Parcel #'s 177876, 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009.
2. Call for a public hearing to consider a rezoning of Tax Parcel #'s 177876, 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009 from City R-12 and County R-20 to City Conditional District (B-3, L-I, and R-8MF) for the 1714 North Main Street Mixed Use Site, Case R-26-4.
3. Approval of reappointment of Janice McRorie to the ABC Board.
4. Request to apply for the NC Recreational Trails Program Grant
5. Proclamation for Parks and Recreation Month
6. Approval of City Council Meeting Minutes — June 22, 2026
7. Approval of Minutes - Closed Session - June 22, 2026

PRESENTATIONS

1. Presentation by Olde Mecklenburg Brewery

Jim Birch

PUBLIC HEARING

1. Public hearing to consider rezoning Parcel # 123202 from R-8MF to R-8SF. Case # R-26-3.

Brandon Livingston

2. Public hearing to consider an update to Sections 5.11-C-3-h & 5.12-C-3-h of the Zoning Ordinance to update the maximum height of fences in the LI & HI zoning districts. Case # TA-26-6.

Brandon Livingston



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3. Public hearing to consider an update to Section 153.049 of the Subdivision Land Development Ordinance to develop standards for private streets. Case # TA-26-4.

Torin Priddle, Planning Intern

4. Public hearing to consider an update to Section 153.085 of the Subdivision Land Development Ordinance to require fencing for BMPs. Case # TA-26-5.

Torin Priddle, Planning Intern

PUBLIC COMMENT –Three (3) Minute Limit

NEW BUSINESS

1. City Manager Report

Jonathan Blanton

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11(a) (3 and 5)

ADJOURN



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Brandon Livingston, Planner II
Planning

CONSENT AGENDA Item # 1

Call for a public hearing to consider a petition for annexation, submitted by Abernathy Construction, for an approximately 70.96 acre tract of land, located at Parcel #'s 177876, 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009.

Will this require a public hearing?

Yes

Background/Purpose of Request

Planning staff has been working with representatives of Abernathy Construction and the Timmons Group for the proposed 1714 North Main Street Mixed Use Site since May 2025. This planned mixed-use community will have up to 129 townhomes, up to 330,000 square feet of light industrial space, and up to 71,000 square feet of commercial space which seeks to be annexed into the City under a conditional zoning district. The parcels (Parcel #'s 177876, 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009) are contiguous to the existing City limits. The applicant wishes to rezone the approximately 70.96 acres from City R-12 and County R-20 to City Conditional District (B-3, L-I, and R-8MF).

As you know, the City adopted an official Annexation Policy in June 2020, which is located in Appendix C of Plan Mount Holly, the Comprehensive Land Use Plan for the City. There are eleven (11) outlined steps in the Annexation Policy for Development Review, which includes a Design Guideline Scoring Matrix, as well as a Cost Benefit Analysis (CBA). Another critical piece of the annexation review process is working through our contracted traffic engineering consulting firm, Kimley Horn, on a required Traffic Impact Analysis, commonly referred to as a TIA. During the initial TIA scoping meeting between Abernathy Construction, City staff, and Kimley Horn traffic engineers, it was agreed upon that the City wanted to conduct a detailed traffic impact analysis for the Mixed-Use Site. The TIA, which is entirely paid for by the developer/applicant, has been approved by City staff, NCDOT, and has been signed and sealed by Brady Finklea, P.E., Kimley Horn. The traffic mitigation requirements that must be funded by the developer, can be found in the annexation agreement and CD rezoning plan.

In regard to other items in the Annexation Policy, it is important to note that the Technical Review Committee (TRC) supports the plan and Abernathy Construction has worked closely with the TRC, especially Utilities, Planning, Engineering, Streets, Police and Fire, in addressing concerns from each respective department.

Regarding the Design Scoring Matrix, the 1714 North Main Street Mixed-Use Site project received a score of 142 points. Prior annexations have scored in the 90s on this scale. 90+ is considered a Very Good rating per the scoring matrix. This is the highest scoring annexation that the City has seen, since implementing the matrix in 2020. The highest prior to this score was Southaven at 126 points.

The Cost Benefit Analysis tool was recently updated by Raftelis, a consulting firm who developed the original concept, which helps to determine the expected cost to serve & what revenues are expected to be generated by a particular development. Equally important to note is that Mount Holly is the only municipality in the entire region, and possibly the State, that conducts such a thorough analysis, based on consultant feedback. This tool is an important review in the assessment process for proposed developments to ensure that the City does not supplement private development, and has proved valuable to guarantee that the City's cost-to-serve is not higher than the revenue from a proposed annexation.

Fiscal Impact

Will Item affect current budget?	No.
Reviewed by Finance Director?	No.
Preaudit Certification Required?	No.
Capital Project Ordinance Required?	No.
Budget Transfer Required?	No.
Total City Dollars:	N/A.
Budget Code:	N/A.
Reviewed by City Attorney?	No.

Manager/Staff Recommendation

The 1714 North Main Street Mixed-Use development, consisting of a proposed 129 townhomes, has met all obligations of the City of Mount Holly's Annexation Policy, adopted in June 2020 by City Council, as part of the Comprehensive

Land Use Plan. These steps include 1) certification from the City's Technical Review Committee (TRC), composed of various representatives from all City Departments, stating that the proposed development meets the City's Subdivision Ordinance and Land Development Guidelines; 2) the required Traffic Impact Analysis, conducted by the City's on-call transportation engineering firm, Kimley-Horn, and resulting traffic mitigation outlined in the CD rezoning plan, approved by the City's TRC and NCDOT Division 12; 3) the completed Cost Benefit Analysis, which shows a positive financial benefit to the City; and 4) a Design Matrix Score of 142, which shows a "Very Good" development proposal under the current scoring guidelines.

Attachments

1. Rezoning Annexation Applications (Grice Executor Judson Jones heirs)
2. Laura Jones Applications
3. Annexation Petition - Tran
4. Completed Application Forms Triple Crown Parcel #117891, 214300, 312234
5. Rezoning & Annexation Applications (Triple Crown) Parcel #208874 - Signed



CITY of MOUNT HOLLY

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Lauren Shoemaker, Mayor ProTem
Bryan Hough, Councilman
Jeff Meadows, Councilman
Phyllis Harris, Councilwoman
Ivory Craig, Jr., Councilman
Kenneth Reeves, Councilwoman
Jonathan Blanton, City Manager

400 East Central Ave. Post Office Box 406, Mount Holly, NC 28120 704-827-3931 704-822-2933 fax www.mtholly.us

PETITION REQUESTING ANNEXATION FOR A CONTIGUOUS PROPERTY

Date: 6/10/2025

205 Oakwood Dr. Mount Holly, NC 28120

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 177886, 177890, 203427, 177881, 177882, 177889, and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.)

2. The area to be annexed is contiguous to the City of Mount Holly.

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 this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Gail J. Grice		No	

WARNING: THE TITLE TO THE SUBJECT PROPERTY CANNOT BE TRANSFERRED PRIOR TO THE COMPLETION OF THE ANNEXATION PROCESS (which is the Annexation Order adopted by the City Council) OR THE PROCEDURE WILL HAVE TO BE DONE OVER FROM THE BEGINNING.

Signature of Property Owner

Signature of Property Owner

Print Name: Gail J. Grice Executor- Judson Jones Jr. Heirs Estate

Printed Name: _____

Phone Number: 704-827-5804

Phone Number: _____

Email: gailgrice42@gmail.com

Email: _____

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission
Conditional Rezoning
Application**

Date Submitted: 6/3/2025 Fee: 2-Acres or less \$300.00 Case Number R-26-4
2-10 Acres \$500.00
10-25 Acres \$800.00
25-100 Acres \$1,000.00 X
100+ Acres \$1,200.00

Provide the required information as indicated below. Pursuant to the Zoning Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Administrator. A pre-application meeting with Planning staff is required. Scheduling for the Planning Board agenda will be based on the determination of a complete application submittal.

Pursuant to Section 14.2 B-2 of the Zoning Ordinance, the undersigned hereby requests Mount Holly to rezone the property described below from the RS-12 & RS-20 zoning district to the CD (B-3, LI, R8-MF) zoning district.

Said property is located 1714 N. MAIN STREET
in RIVERBEND Township; Being a total of: 71.98 acres.

Further referenced by the Gaston County Tax Department as:

Tax Parcel # <u>117891, 214300, 312234</u>	Tax Parcel # <u>208874</u>
Tax Parcel # <u>177886, 177889, 177890</u>	Tax Parcel # <u>178009</u>
Tax Parcel # <u>203426, 203427</u>	Tax Parcel # <u>177881, 177882</u>

Additional sheets for tax parcels are available upon request.

Check One:

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Gaston County Tax Map.
- ☐ The property requested for rezoning is a portion of a parcel or parcels as shown on the Gaston County Tax Map; a written legal description of the property and/or a map are attached.

Conditional Zoning Requirements:

- ☒ Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 1, Mapping Standards of the City's Subdivision & Land Development Ordinance.
- ☒ Zoning Conditions. Use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Chapter 6 of the Zoning Ordinance.



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission
Conditional Rezoning
Application**

Use Conditions

Uses of the property shall be limited to the following uses as listed in Chapter 6 of the City's Zoning Ordinance:

- 1) See Rezoning Plan under Page RZ-2.0 Sections 2-4 for all Multifamily,
Commercial, and Light-Industrial Uses per Chapter 6, Table of Permitted Uses
in the Mount Holly Zoning Ordinance.
- 2) _____
- 3) _____
- 4) _____

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the City's Zoning Ordinance or/and Subdivision & Land Development Ordinance.

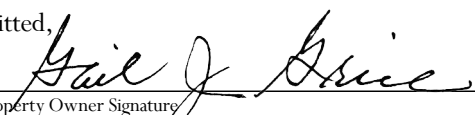
- 1) See Rezoning Plan under Page RZ-2.0 Sections 1-17 for all
Development Conditions
- 2) See Rezoning Plan under Page RZ-3.0 for all Development
Conditions related to construction detail drawings.
- 3) _____
- 4) _____

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

A Conditional Zoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of the City of Mount Holly and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Mount Holly Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Submitted,


Property Owner Signature
Gail J. Grice Executor- Judson Jones Jr. Heirs Estate
Name
205 Oakwood Dr.
Mailing Address
Mount Holly, NC 28120
City, State and Zip Code
704-827-5804 gailgrice42@gmail.com
Phone Number Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number Email Address



CITY of MOUNT HOLLY

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Jeff Meadows, Councilman
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PETITION REQUESTING ANNEXATION FOR A
CONTIGUOUS PROPERTY

Date: 6/10/2025

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 177886, 177890, 203427, 177881, 177882, 177889 and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.)

2. The area to be annexed is contiguous to the City of Mount Holly.

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 this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Lora M. Jones	1708 N Main St, Mount Holly, NC 28120	No	<i>Lora Mayfield Jones</i> dotloop verified 06/24/26 10:30 AM EDT AXUQ-SVZJ-TSEB-ZLUF

WARNING: THE TITLE TO THE SUBJECT PROPERTY CANNOT BE TRANSFERRED PRIOR TO THE COMPLETION OF THE ANNEXATION PROCESS (which is the Annexation Order adopted by the City Council) OR THE PROCEDURE WILL HAVE TO BE DONE OVER FROM THE BEGINNING

Signature of Property Owner

Signature of Property Owner

Lora Mayfield Jones
dotloop verified
06/24/26 10:30 AM
EDT
AXUQ-SVZJ-TSEB-ZLUF

Print Name: _____

Printed Name: Lora M. Jones

Phone Number: _____

Phone Number: _____

Email: _____

Email: _____

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



CITY of MOUNT HOLLY

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PETITION REQUESTING ANNEXATION FOR A
CONTIGUOUS PROPERTY

Date 6/10/2025

To the City Council of the City of Mount Holly:

1 The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 177889, and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.)

2 The area to be annexed is contiguous to the City of Mount Holly.

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 this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Lora M. Jones	1708 N Main St, Mount Holly, NC 28120	No	<i>Lora Mayfield Jones</i> dotloop verified 06/24/25 10:23 AM EDT NG5P-SRLF-RBDO-USAM

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Signature of Property Owner

Signature of Property Owner
Lora Mayfield Jones
dotloop verified
06/24/25 10:23 AM EDT
NG5P-SRLF-RBDO-USAM

Print Name: _____

Printed Name: Lora M. Jones

Phone Number: _____

Phone Number: _____

Email: _____

Email: _____

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



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PETITION REQUESTING ANNEXATION FOR A CONTIGUOUS PROPERTY

Date: 8/9/2025

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 178009, and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.)

2. The area to be annexed is contiguous to the City of Mount Holly.

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 this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Dean V. Tran	1031 S. 38th St. Milwaukee, WI 53215	No	

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Signature of Property Owner

Print Name: Dean V. Tran

Phone Number: 414-899-3091

Email: Deanvtran@yahoo.com

Signature of Property Owner

Printed Name: _____

Phone Number: _____

Email: _____

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



CITY of MOUNT HOLLY

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PETITION REQUESTING ANNEXATION FOR A CONTIGUOUS PROPERTY

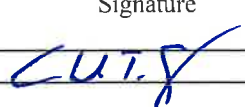
Date: 5/30/2025

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 117891, 214300, 312234, and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.)

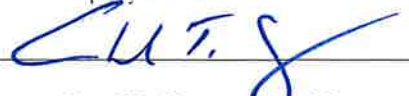
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Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Triple Crown LLC	3604 Blandwood Dr Concord, NC 28025	No	

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Signature of Property Owner



Print Name: Chad T. Abernethy Manager, Triple Crown LLC

Phone Number: 980-722-0924

Email: Chad.Abernethy@Abernethygroup.com

Signature of Property Owner

Printed Name: _____

Phone Number: _____

Email: _____

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission
Conditional Rezoning
Application**

Date Submitted: 6/3/2025 Fee: 2-Acres or less \$300.00 Case Number R-26-4
2-10 Acres \$500.00
10-25 Acres \$800.00
25-100 Acres \$1,000.00 X
100+ Acres \$1,200.00

Provide the required information as indicated below. Pursuant to the Zoning Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Administrator. A pre-application meeting with Planning staff is required. Scheduling for the Planning Board agenda will be based on the determination of a complete application submittal.

Pursuant to Section 14.2 B-2 of the Zoning Ordinance, the undersigned hereby requests Mount Holly to rezone the property described below from the RS-12 & RS-20 zoning district to the CD (B-3, LI, R8-MF) zoning district.

Said property is located 1714 N. MAIN STREET
in RIVERBEND Township; Being a total of: 71.98 acres.

Further referenced by the Gaston County Tax Department as:

Tax Parcel # <u>117891, 214300, 312234</u>	Tax Parcel # <u>208874</u>
Tax Parcel # <u>177886, 177889, 177890</u>	Tax Parcel # <u>178009</u>
Tax Parcel # <u>203426, 203427</u>	Tax Parcel # <u>177881, 177882</u>

Additional sheets for tax parcels are available upon request.

Check One:

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Gaston County Tax Map.
- ☐ The property requested for rezoning is a portion of a parcel or parcels as shown on the Gaston County Tax Map; a written legal description of the property and/or a map are attached.

Conditional Zoning Requirements:

- ☒ Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 1, Mapping Standards of the City's Subdivision & Land Development Ordinance.
- ☒ Zoning Conditions. Use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Chapter 6 of the Zoning Ordinance.



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission
Conditional Rezoning
Application**

Use Conditions

Uses of the property shall be limited to the following uses as listed in Chapter 6 of the City's Zoning Ordinance:

- 1) See Rezoning Plan under Page RZ-2.0 Sections 2-4 for all Multifamily,
Commercial, and Light-Industrial Uses per Chapter 6, Table of Permitted Uses
in the Mount Holly Zoning Ordinance.
- 2) _____

- 3) _____

- 4) _____

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the City's Zoning Ordinance or/and Subdivision & Land Development Ordinance.

- 1) See Rezoning Plan under Page RZ-2.0 Sections 1-17 for all
Development Conditions
- 2) See Rezoning Plan under Page RZ-3.0 for all Development
Conditions related to construction detail drawings.
- 3) _____

- 4) _____

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

A Conditional Zoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of the City of Mount Holly and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Mount Holly Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Submitted,


Property Owner Signature

Chad T. Abernethy Manager Triple Crown, LLC.
Name

3604 Blandwood Dr.
Mailing Address

Concord, NC 28025
City, State and Zip Code

980-722-0924 Chad.Abernethy@Abernethygroup.com
Phone Number Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number Email Address



CITY of MOUNT HOLLY

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400 East Central Ave. Post Office Box 406, Mount Holly, NC 28120 704-827-3931 704-822-2933 fax www.mtholly.us

PETITION REQUESTING ANNEXATION FOR A CONTIGUOUS PROPERTY

Date: 10/23/2025

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 208874, and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.)

2. The area to be annexed is contiguous to the City of Mount Holly.

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 this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Triple Crown LLC	3604 Blandwood Dr Concord, NC 28025	No	<i>CUT. J</i>

WARNING: THE TITLE TO THE SUBJECT PROPERTY CANNOT BE TRANSFERRED PRIOR TO THE COMPLETION OF THE ANNEXATION PROCESS (which is the Annexation Order adopted by the City Council) OR THE PROCEDURE WILL HAVE TO BE DONE OVER FROM THE BEGINNING.

Signature of Property Owner

CUT. J

Print Name: Chad Abernethy, Member

Phone Number: 980-722-0924

Email: chad.abernethy@abernethygroup.com

Signature of Property Owner

Printed Name: _____

Phone Number: _____

Email: _____

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission
Conditional Rezoning
Application**

Date Submitted: 6/3/2025 Fee: 2-Acres or less \$300.00 Case Number R-26-4
2-10 Acres \$500.00
10-25 Acres \$800.00
25-100 Acres \$1,000.00 X
100+ Acres \$1,200.00

Provide the required information as indicated below. Pursuant to the Zoning Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Administrator. A pre-application meeting with Planning staff is required. Scheduling for the Planning Board agenda will be based on the determination of a complete application submittal.

Pursuant to Section 14.2 B-2 of the Zoning Ordinance, the undersigned hereby requests Mount Holly to rezone the property described below from the RS-12 & RS-20 zoning district to the CD (B-3, LI, R8-MF) zoning district.

Said property is located 1714 N. MAIN STREET
in RIVERBEND Township; Being a total of: 71.98 acres.

Further referenced by the Gaston County Tax Department as:

Tax Parcel # <u>117891, 214300, 312234</u>	Tax Parcel # <u>208874</u>
Tax Parcel # <u>177886, 177889, 177890</u>	Tax Parcel # <u>178009</u>
Tax Parcel # <u>203426, 203427</u>	Tax Parcel # <u>177881, 177882</u>

Additional sheets for tax parcels are available upon request.

Check One:

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Gaston County Tax Map.
- ☐ The property requested for rezoning is a portion of a parcel or parcels as shown on the Gaston County Tax Map; a written legal description of the property and/or a map are attached.

Conditional Zoning Requirements:

- ☒ Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 1, Mapping Standards of the City's Subdivision & Land Development Ordinance.
- ☒ Zoning Conditions. Use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Chapter 6 of the Zoning Ordinance.



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission
Conditional Rezoning
Application**

Use Conditions

Uses of the property shall be limited to the following uses as listed in Chapter 6 of the City's Zoning Ordinance:

- 1) See Rezoning Plan under Page RZ-2.0 Sections 2-4 for all Multifamily, Commercial, and Light-Industrial Uses per Chapter 6, Table of Permitted Uses in the Mount Holly Zoning Ordinance.
- 2) _____
- 3) _____
- 4) _____

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the City's Zoning Ordinance or/and Subdivision & Land Development Ordinance.

- 1) See Rezoning Plan under Page RZ-2.0 Sections 1-17 for all Development Conditions
- 2) See Rezoning Plan under Page RZ-3.0 for all Development Conditions related to construction detail drawings.
- 3) _____
- 4) _____

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

A Conditional Zoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of the City of Mount Holly and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Mount Holly Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Submitted,


Property Owner Signature
Chad Abernethy, Member
Name
3604 Blandwood Dr.
Mailing Address
Concord, NC 28025
City, State and Zip Code
chad.abernethy@abernethygroup.com
Phone Number Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number Email Address



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Brandon Livingston, Planner II
Planning

CONSENT AGENDA Item # 2

Call for a public hearing to consider a rezoning of Tax Parcel #'s 177876, 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009 from City R-12 and County R-20 to City Conditional District (B-3, L-I, and R-8MF) for the 1714 North Main Street Mixed Use Site, Case R-26-4.

Will this require a public hearing?

Yes

Background/Purpose of Request

Planning staff has been working with representatives of Abernathy Construction and the Timmons Group for the proposed 1714 North Main Street Mixed Use Site since May of 2025. This planned mixed-use community will have up to 129 townhomes, up to 330,000 square feet of light industrial space, and up to 71,000 square feet of commercial space which seeks to be annexed into the City under a conditional zoning district. The parcels (Parcel #'s 177876, 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009) are contiguous to the existing City limits. The applicant wishes to rezone the approximately 70.96 acres from City R-12 and County R-20 to City Conditional District (B-3, L-I, and R-8MF).

Lot Dimensions and Square Footage

As stated above, the development will have up to 129 attached townhome units consisting of six possible lot sizes/building types. The setbacks would be 20-feet for front yard, 10-foot side yards, and 20-foot rear setbacks. Maximum height would be 45 feet. Proposed building separation will be 20 feet.

All units will be a minimum of 1,600 square feet and may be up to 3-stories in height.

Open Space and Amenities

The applicant is proposing 16.30 acres of usable open space, which exceeds the required minimum of 12.90 acres. The applicant is also proposing to retain at least 30% (or 8 acres) of the site in pre-construction condition.

The proposed park amenity would include at least two of the following four features: Public greenway, dog park, shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space, seating options that include moveable tables and chairs, other seating elements to be considered include seating walls, swings, or interactive furniture

and immovable benches. These would be put in place before the certificate of occupancy of the 55th unit. After this time if amenities are not in place, future zoning permits will be held by the City.

Traffic Impact Analysis

The number of units did trip the threshold for requiring a Transportation Impact Analysis under the City's ordinance. Based on the TIA Analysis and scoping meetings held, the applicant is accepting the responsibility for making these improvements. The improvements are provided below:

Mitigation Improvements

Based on the vehicular, pedestrian and bicycle operations analysis performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants and crash analysis contained herein, the following improvements are identified to mitigate the impact of the proposed development on the adjacent street network:

Vehicular Network Improvements

- a. INT #2 N MAIN STREET (NC 273) AND MCKENZIE BOULEVARD/DAVENPORT ROAD
- b. · SOUTHBOUND LEFT-TURN LANE ALONG N MAIN STREET (NC 273) WITH A MIN. 100' OF STORAGE
- c. · WESTBOUND LEFT-TURN LANE ALONG DAVENPORT RD WITH A MIN. 100' OF STORAGE
- d. · IMPROVE AND EXTEND EXISTING DAVENPORT RD TO MEET CITY OR NCDOT REQUIREMENTS (CURRENTLY NCDOT
- e. SECONDARY STREET; APPLICANT DISCUSSING POTENTIAL DEDICATION AS A CITY STREET).
- f. · RESTRIPE EASTBOUND APPROACH OF MCKENZIE BOULEVARD TO PROVIDE EXCLUSIVE LEFT-TURN LANE WITH A MIN.
- g. 100' OF STORAGE AND A SHARED THROUGH/RIGHT LANE (TO MIRROR DAVENPORT RD).
- h. INT #4 N MAIN STREET (NC 273) AND STONE RIVER PARKWAY
- i. · THIS INTERSECTION SHOULD BE CONSIDERED FOR SIGNALIZATION AS MITIGATION FOR THE PROPOSED
- j. DEVELOPMENT, CONSISTENT WITH THE FINDINGS OF THE DECEMBER 2025 TIA; HOWEVER, AS ONLY WARRANT 3 IS
- k. SATISFIED, THE SIGNAL SHOULD OPERATE IN FLASHING MODE OUTSIDE 6:15 AM - 8:15 AM ON WEEKDAYS.
- l. · PROVIDE SIGNAL COORDINATION ALONG N MAIN ST (NC 273) WITH THE ADJACENT SIGNAL AT WALNUT AVENUE,
- m. CONSISTENT WITH DECEMBER 2025 TIA.
- n. · FINAL DETERMINATION ON REQUIREMENTS TO PROVIDE A SIGNAL AND SCOPE OF IMPROVEMENTS TO BE
- o. DETERMINED WHEN SITE-SPECIFIC CONSTRUCTION DRAWINGS FOR LIGHT INDUSTRIAL BUILDINGS ARE
- p. SUBMITTED. CITY OF MOUNT HOLLY STAFF MAY REQUIRE FURTHER TIA REVIEW IF PROPOSED USE EXCEEDS
- q. BENCHMARKS FROM TIA.
- r. INT #6 N MAIN STREET (NC 273) AND HOLLY HEIGHTS / ACCESS A
- s. · THIS INTERSECTION IS RECOMMENDED FOR SIGNALIZATION AS MITIGATION FOR THE PROPOSED DEVELOPMENT,

- t. CONSISTENT WITH THE FINDS OF THE DECEMBER 2025.
 - u. ·· PROVIDE SIGNAL COORDINATION ALONG N MAIN ST (NC 273) WITH THE ADJACENT SIGNAL AT THE FREIGHTLINER
 - v. DRIVEWAYS, CONSISTENT WITH DECEMBER 2025 TIA
 - w. · SOUTHBOUND LEFT-TURN LANE ALONG N MAIN STREET (NC 273) WITH A MIN. 100' OF STORAGE
 - x. · NORTHBOUND RIGHT-TURN LANE ALONG N MAIN STREET (NC 273) WITH A MIN. 100' OF STORAGE
 - y. · MODIFY THE EASTBOUND LANEAGE ALONG HOLLY HEIGHTS ACCESS TO PROVIDE AN EXCLUSIVE LEFT-TURN LANE
 - z. WITH A MIN. 100' OF STORAGE AND A SHARED THROUGH/RIGHT LANE (TO MIRROR ACCESS A).
 - aa. · WESTBOUND LEFT-TURN LANE AND A SHARED THROUGH/RIGHT LANE ALONG PROPOSED ACCESS A
 - bb. ·· PROVIDE A MIN. 250' OF STORAGE FOR THE WESTBOUND LEFT-TURN LANE
- PROVIDE A MIN. 250' INTERNAL PROTECTED STEM (IPS) ALONG ACCESS A

Building Materials and Architecture Standards

The applicant proposes architectural elements such as:

- The base of all townhomes shall be wrapped with a masonry veneer to a minimum of 24" along the front and side elevations and will cover any exposed concrete from the primary foundation.
- The principal buildings constructed on the site may use a variety of building materials. The building materials used will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy plank), vinyl, EIFS, or wood. Aluminum as a building material may only be used on windows, soffits, and handrails/railings. Concrete masonry units not architecturally finished is prohibited. A mix of materials will be installed along all sides (front, sides, and rear) of the perimeter on all homes.
- All townhomes shall have an enclosed garage, with garage doors to feature windows and carriage style hardware.
- All of the townhomes will have front-facing garages. Glass window panels (windows) and carriage style hardware, will be provided for each garage.
- Minimum 12" slab shall be provided.
- All the townhomes will feature a front porch that is a minimum of 20 square feet.

Consistency with the Vision Plan and Future Land Use Plan

The Future Land Use Map identifies this area adjacent to Neighborhood Residential and industrial which supports this type of subdivision. An Annexation Policy was adopted as part of the Land Use Plan in June 2020. The Annexation Policy outlines a Design Guidelines Matrix that created a scoring criteria for 25 elements found in the Strategic Vision Plan and other best practices for reviewing annexations.

The Matrix is intended as a guide during review of conditional zoning requests by taking the quid pro process a step further and allows the applicants to understand what the City places value towards, but allows for the diversity of projects that may come forward. The methodology for this Conditional

Zoning Plan resulted in a score of 142 out of 200 points and translates to “Very Good” scoring range.

Very Good	90 or >
Good	80-89
Fair	70-79
Poor	< than 70

Maximum total Score: 200 points

Minimum total Score: -100 points

Public Involvement Meeting

A Public Involvement Meeting was held on Monday, July 6th from 4:00-6:00 PM in the Council Chambers at the Municipal Complex. Notices of the meeting were mailed to eighty-eight (88) properties that are within two-hundred and fifty (250) feet of the proposed development, a newspaper advertisement was placed in the Gaston Gazette and the property was posted along North Main Street. Seven (7) people attended, and raised concerns regarding traffic and impacts to the character of the community.

Additionally, the applicant is requesting annexation, which will be heard by City Council.

This is only a call for a public hearing. There is no discussion at this time.

Fiscal Impact

Will Item affect current budget? No.
Reviewed by Finance Director? No.
Preaudit Certification Required? No.
Capital Project Ordinance Required? No.
Budget Transfer Required? No.
Total City Dollars: N/A.
Budget Code: N/A.
Reviewed by City Attorney? No.

Manager/Staff Recommendation

Staff seeks approval of this call for a public hearing for a rezoning.

Attachments

1. 1714 North Main Street Rezoning Plan #9 (FINAL_SIGNED)

DEVELOPER:
ABERNETHY GROUP
9824 BROOKFORD STREET
CHARLOTTE, NC 28273
CONTACT: SCOTT TWIDDY
PHONE: 803.389.3387
EMAIL: SCOTT.TWIDDY@ABERNETHYGROUP.COM

NORTH MAIN STREET
114 DAVENPORT ROAD & 1706, 1714 NORTH MAIN
STREET & 190 HALL AVENUE
CITY OF MOUNT HOLLY, RIVERBEND TOWNSHIP,
GASTON COUNTY, NC
DEED REFERENCE: 2E-1265, 12E-999, 702-88,
1152-143, 2697-942, 4347-1473, 5464-1975
MAP REFERENCE: 70-80
TAX PARCEL NO: 177882, 177886, 177890,
177891, 178009, 208874, 214300, 312234

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT IN ACCORDANCE WITH SECTION 1.5 OF THE CITY OF MOUNT HOLLY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THEREFORE RECORDED WITH THE GASTON COUNTY REGISTER OF DEEDS OFFICE.

APPROVED FOR THE RECORDING BY THE CITY OF
MOUNT HOLLY, NC CITY COUNCIL ON THIS _____ DAY
OF _____ 20____ PURSUANT TO AUTHORITY OF
ARTICLE II OF THE SUBDIVISION ORDINANCE. MUST BE
RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

CITY CLERK



THE PROPERTY SHOWN HEREON WAS VOLUNTARILY ANNECTED BY THE CITY OF MT. HOLLY BY ORDINANCE DATED _____, RECORDED IN DATED _____ PAGE _____. THE OWNERS OF THIS PROPERTY WHO PETITIONED FOR ANNEXATION CONSIST OF DEAN F. TRAY, GARY JONES

DEAN F. TRAY
GARY JONES

OWNERS CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND
DESCRIBED HEREON, WHICH IS LOCATED IN THE JURISDICTION OF
GASTON COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF ASSOCIATION WITH
MY FREE CONSENT.

OWNER	DATE
OWNER	DATE
OWNER	DATE

ANNEXATION AREA
 PARCEL # 177891 = 1,442,228 SQ. FT. OR 33,190 ACRES
 PARCEL # 171430 = 1,430,000 SQ. FT. OR 32,734 ACRES
 PARCEL # 312234 = 199,223 SQ. FT. OR 4,518 ACRES
 PARCEL # 177882 = 19,727 SQ. FT. OR 0.4529 ACRES
 PARCEL # 177890 = 20,996 SQ. FT. OR 0.4801 ACRES
 PARCEL # 177886 = 28,996 SQ. FT. OR 0.6657 ACRES
 PARCEL # 178009 = 13,168 SQ. FT. OR 0.3022 ACRES
 PARCEL # 178084 = 20,874 SQ. FT. OR 0.4781 ACRES
 PARCEL # 178009 = 378,724 SQ. FT. OR 8.6943 ACRES
 TOTAL ANNEXATION AREA = 2,945,166 SQ. FT. OR 67.0054 ACRES

 REMAINING LAND AREA ALREADY WITHIN THE CITY LIMITS
 PARCEL # 312234 = 48,602 SQ. FT. OR 1,111 ACRES
 PARCEL # 312234 = 48,602 SQ. FT. OR 1,111 ACRES
 PARCEL # 177881 = 21,155 SQ. FT. OR 0.4857 ACRES
 PARCEL # 177881 (N/2) = 524 SQ. FT. OR 0.0120 ACRES
 PARCEL # 177881 (S/2) = 524 SQ. FT. OR 0.0120 ACRES
 PARCEL # 177886 = 4,711 SQ. FT. OR 0.1081 ACRES
 PARCEL # 177889 = 25,976 SQ. FT. OR 0.5963 ACRES+/-
 PARCEL # 177889 = 25,976 SQ. FT. OR 0.5963 ACRES+/-
 TOTAL REMAINING AREA = 141,737 SQ. FT. OR 3.2454 ACRES+/-

 OVERALL TOTAL AREA = 3,086,543 SQ. FT. OR 70.5008 ACRES+/-

SURVEYOR'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF GASTON
I, THE UNDERSIGNED SURVEYOR, CERTIFY
SUPERVISION FROM AN ACTUAL SURVEY

(CROSS-REFERENCED TO: 99-702-40, 115-143, 2007-042, 4347-1473, 5664-1075, 5502-13)
 THAT THE INDIVIDUALS NOT IDENTIFIED ARE CLEARLY IDENTIFIED AS DERIVED FROM
 INFORMATION AS REFERENCED ON THIS FACE OF THIS FILE, THAT THE RATIO OF
 PROBATION AS CALCULATED EXCEEDED 5, 10,000 LINES PER FILE, THAT THIS FILE HAS
 BEEN IN COMPLIANCE WITH ALL STATE-MAANDATORY BUSINESS AND ORIGINAL
 SIGNATURE, LICENSE NUMBER AND SEAL THIS 8TH DAY OF SEPTEMBER, 2021.
 THAT THIS FILE IS OF A SEVERITY OF ANOTHER CATEGORY, SUCH AS THIS
 DISCUSSING THE PROHIBITION OF A CONSPIRACY OR OTHER
 EXCEPTED TO THE DEFINITION OF A CONSPIRACY.

C. Clark Neilsen 06-04-2012



GRAPHIC SCALE
240
FEET)
= 120 ft.

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY AGENCY FEDERAL INSURANCE ADMINISTRATION
SEPTEMBER 9, 2016

SEPTMBER 2, 2015
MAP NUMBER: 3710450700E ZONE "AC" & "X"

ORDER	DRAWING	FIG.
MMH	DJJ	CM

R.B. PHARR & ASSOCIATES, P.A.
 SURVEYING & MAPPING
 LICENSE NO. C-1471
 809 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 378-2106

SCALE:	DATE:	JOB NO.
1" = 400'	07.09.2005	000000

RZ-0.1

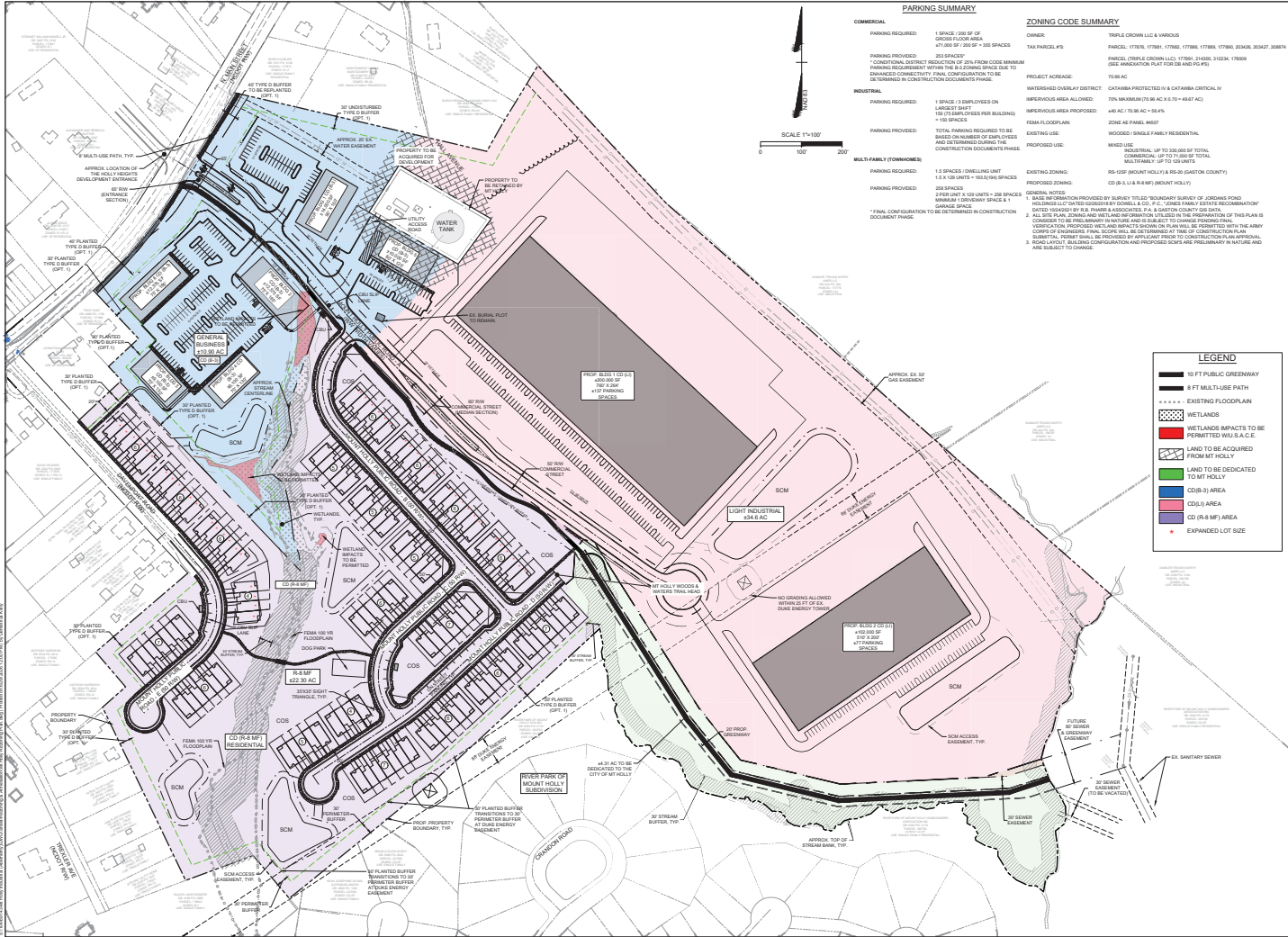


EXHIBIT
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE OF
TIMMONS GROUP, INC. 20022
HARRIS LANE, SUITE 200
CHARLOTTE, NC 28228
TEL: 704.544.1100 FAX: 704.544.1101
WWW.TIMMONSGROUP.COM
Project Control and Address: 1714 North Main Street, Mt. Holly, NC 28220

DATE: 05/21/2025
DRAWN BY: E. SCANLON
DESIGNED BY: A. ALLISON
CHECKED BY: A. ALLISON
SCALE: 1" = 100'
JOB NO.: 69143
SHEET NO.: RZ-1.1

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
REVENUE, MOUNT HOLLY, GASTON COUNTY, NC
REZONING SITE PLAN

LEGEND

10 FT PUBLIC GREENWAY

8 FT MULTI-USE PATH

EXISTING FLOODPLAIN

WETLANDS

WETLANDS IMPACTS TO BE PERMITTED W/ S.A.C.E.

LAND TO BE ACQUIRED FROM MT. HOLLY

LAND TO BE DEDICATED TO MT. HOLLY

CD(B) AREA

CD(L) AREA

CD (R-8) MFI AREA

EXPANDED LOT SIZE

Page 25 of 66

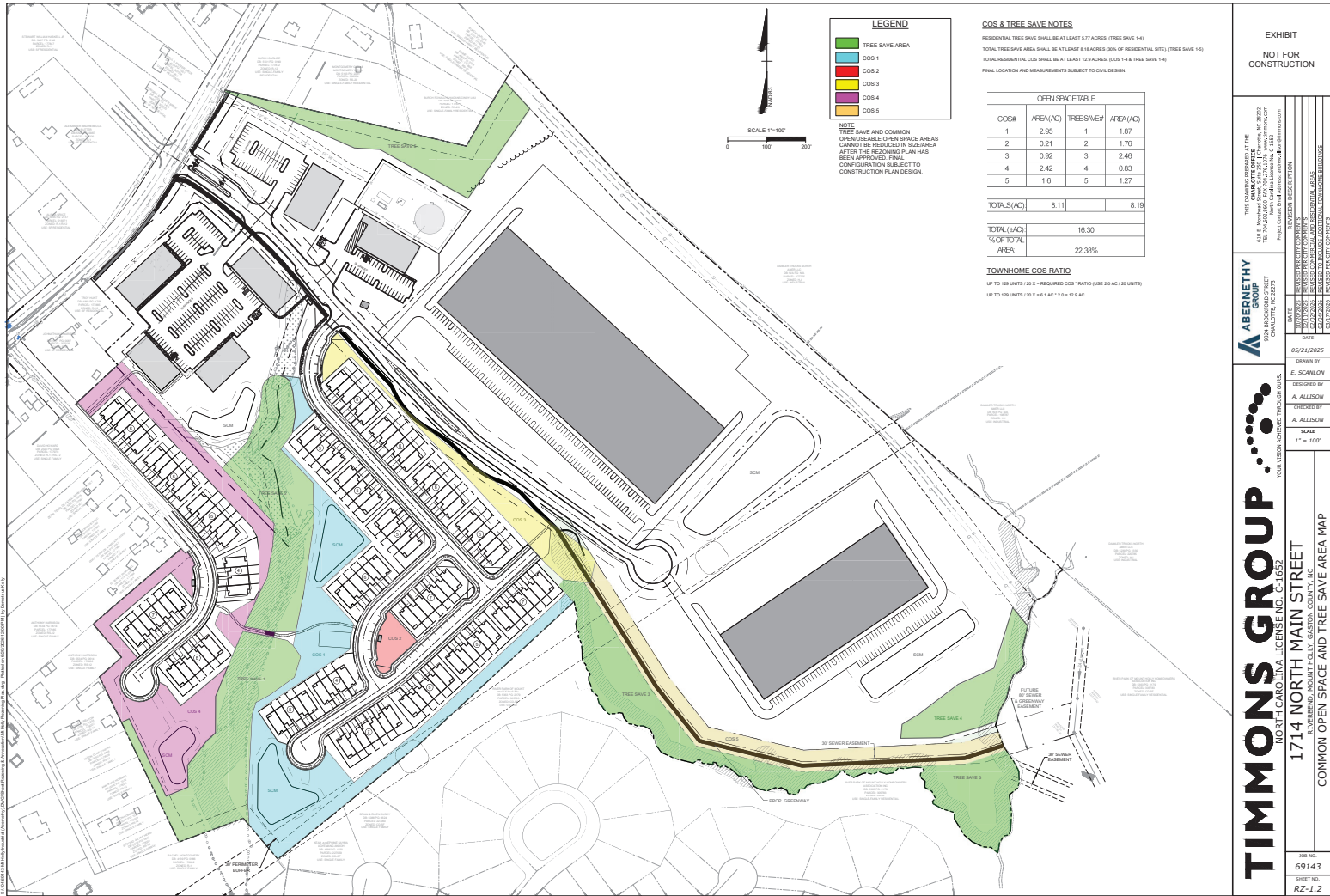


EXHIBIT
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
TIMMONS GROUP
433 S. Mountain Parkway, Suite 200
Charlotte, NC 28202
TEL: 704.366.1111 FAX: 704.366.1112
WWW.TIMMONSGROUP.COM
Project Control and Review: Project Manager: [Redacted]
Project Engineer: [Redacted]

DATE: 05/21/2025
DRAWN BY: E. SCANLON
DESIGNED BY: A. ALLISON
CHECKED BY: A. ALLISON
SCALE: 1" = 100'

TIMMONS GROUP
1714 NORTH MAIN STREET
RIVERVIEW, MOUNT HOLLY, GASTON COUNTY, NC
COMMON OPEN SPACE AND TREE SAVE AREA MAP

JOB NO.: 69143
SHEET NO.: RZ-1.2

Page 27 of 66



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Tara Douglas, City Clerk
City Clerk

CONSENT AGENDA Item # 3

Approval of reappointment of Janice McRorie to the ABC Board.

Will this require a public hearing?

No

Background/Purpose of Request

Reappointment of Janice McRorie to the ABC Board

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation**Attachments**

None



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Parks and Recreation

CONSENT AGENDA Item # 4

Request to apply for the NC Recreational Trails Program Grant

Will this require a public hearing?

No

Background/Purpose of Request

The North Carolina Recreational Trails Program (RTP) is a competitive state grant program that provides up to \$100,000 for trail construction, maintenance, and amenities. The Sandy Ford Access Area is an excellent opportunity to secure this funding. If approved, we will construct a trail and blueway access at Sandy Ford Road that will allow paddlers to formally utilize the full length of Dutchman's Creek in Mount Holly, and it will also catalyze trail development within the corridor of Dutchman's Creek with the intention of extending the trail from the site to downtown. The funds budgeted for this project in the FY27 budget will be more than enough for the required 25% match.

It is also staff's intention to work jointly with the Carolina Thread Trail on this grant application and design of the trail on the property. Partnering with an environmental non-profit will create a stronger application for NC RTP as well as strengthen the opportunity to be awarded a Carolina Thread Trail Implementation Grant.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

None



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Parks and Recreation

CONSENT AGENDA Item # 5

Proclamation for Parks and Recreation Month

Will this require a public hearing?

No

Background/Purpose of Request

Park and Recreation Month, celebrated every July, highlights how local parks and green spaces build healthy, resilient, and inclusive communities. Established in 1985, the month honors the professionals who maintain our green spaces and features community events, fitness programs, and outdoor activities.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

1. Parks and Recreation Month 2026



Proclamation National Parks and Recreation Month July 2026

WHEREAS, Parks and Recreation enrich the quality of life for all residents of the City of Mount Holly by providing opportunities for health, wellness, conservation, education, recreation, and community connection; and

WHEREAS, the City of Mount Holly is proud to maintain a diverse portfolio of parks, greenways, trails, athletic facilities, and natural areas that serve residents and visitors of all ages and abilities; and

WHEREAS, Mount Holly's Parks and Recreation system preserve and protects valuable natural resources, including access to the Catawba River, Dutchman's Creek, Mountain Island Lake, forests, wildlife habitats, and open spaces that connect our community to nature and encourage environmental stewardship; and

WHEREAS, Mount Holly's growing network of greenways, trails, and outdoor recreation amenities provides residents with opportunities to walk, run, bike, paddle, explore, and experience the natural beauty that makes our community unique; and

WHEREAS, the City offers a wide variety of youth sports programs that promote physical activity, teamwork, leadership, sportsmanship, and personal growth for hundreds of local children and families throughout the year; and

WHEREAS, Mount Holly Parks and Recreation provide meaningful programming and activities for older adults that encourage lifelong learning, social engagement, health, wellness, and community involvement; and

WHEREAS, the Department hosts numerous special events, festivals, concerts, cultural celebrations, and community gatherings that bring residents together, foster civic pride, support local businesses, and strengthen the bonds that make Mount Holly a welcoming and vibrant community; and

WHEREAS, Parks and Recreation professionals, volunteers, coaches, sponsors, community partners, and supporters work tirelessly to create safe, accessible, and inclusive opportunities that enhance the quality of life for all who live, work, and visit Mount Holly; and

WHEREAS, the month of July is recognized nationally as Parks and Recreation Month, an opportunity to celebrate the essential role parks and recreation play in building stronger, healthier, and more connected communities;

NOW, THEREFORE, BE IT RESOLVED, that I, David Moore, Mayor of the City of Mount Holly, North Carolina, do hereby proclaim July 2026 as Parks and Recreation Month in the City of Mount Holly and encourage all residents to visit our parks, participate in recreational programs, enjoy our trails and greenways, attend community events, and join in celebrating the many ways parks and recreation connect people to nature, strengthen community, and enhance the quality of life in Mount Holly.

ADOPTED this ____ day of July 2026.

CITY OF MOUNT HOLLY, NORTH CAROLINA



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Tara Douglas, City Clerk
City Clerk

CONSENT AGENDA Item # 6

Approval of City Council Meeting Minutes — June 22, 2026

Will this require a public hearing?

No

Background/Purpose of Request

Approval of City Council Meeting Minutes from June 22, 2026.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation**Attachments**

1. CCM 6-22-2026 draft

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, JUNE 22, 2026
COUNCIL CHAMBERS
6:30 PM

CALL TO ORDER

Mayor Moore called the meeting to order at 6:30 pm. The following were present:

Mayor David Moore	Jonathan Blanton, City Manager
Mayor Pro Tem Phyllis Harris	Brian DuPont, Assistant City Manager
Councilman Ivory Craig	Alexis Hines, Human Resources Director
Councilman Jeff Meadows	Brian Reagan, Police Chief
Councilman William Brooks	Greg Beal, Planning Director
Councilwoman Lauren Shoemaker	Ryan Baker, Fire Chief
Councilman Kenneth Reeves	Robert Stewart, Deputy Utilities Director
Marie M. Anders, City Attorney	Eric Smallwood, Parks and Recreation Director
	Ashley Whetstine, Finance Director
Tara Douglas, City Clerk	Matt Black, Economic Development Director
	Jason Green, Public Works Director

INVOCATION

Mayor Moore led the Council, Staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

Councilman Meadows led the Council, Staff, and attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Moore entertained a motion to approve the agenda as presented.

Motion: Councilman Brooks made a motion to approve the agenda as presented. Councilman Meadows seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

CONSENT AGENDA

1. Appointments to the Mount Holly Tourism Development Authority
2. Budget Amendment for revenues not budgeted in FY26
3. Approval of End of Year Fund Balance Appropriation

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, JUNE 22, 2026
COUNCIL CHAMBERS
6:30 PM

4. Approval of Capital Reserve Transfer Fund 61
5. Consideration and adoption of a budget amendment to recognize and appropriate grant funds received from the North Carolina Department of Natural and Cultural Resources.
6. Award Contract to Blythe Construction, LLC
7. Consideration and adoption of a budget amendment to recognize and appropriate grant funds received from Enbridge Fueling Futures grant
8. Capital Project Ordinance for Hawthorne & W. Central Ave. Paving Project
9. Letter of Intent to Apply for Community Foundation Grant
10. Approve Two Replacement Pieces Associated with the Creative Spaces Initiative
11. Approval of City Council Meeting Minutes – June 8, 2026
12. Approval of City Council Closed Session Minutes-June 8, 2026

Mayor Moore entertained a motion to approve the Consent Agenda as presented.

Motion: Councilman Meadows made a motion to approve the Consent Agenda as presented. Councilwoman Shoemaker seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

Councilman Meadows recognized the City staff for their recommendations for the Tourism Development Authority.

PRESENTATIONS

1. Presentation on Kemp A. Michael Way

Brian DuPont

Mr. DuPont recognized the Project Management Team involved in making this project possible.

- Jason Green, Public Works Director
- Steven Haynie, Manager of Capital Projects and Inspections
- Jon Ford, City Engineer
- Robert Stewart, Deputy Public Works Director of Utilities
- Ryan Phillips, Site Inspector
- Robert Cormier, Site Inspector

Mr. DuPont briefly recounted the project's background citing discussions beginning in 2008. Mr. DuPont stated that the problem that is being solved addresses the approximately 31,000 new daily trips at full buildout, safety at the intersection of NC-273 and Caldwell Drive, and the Economic Development Catalyst Projects. Mr. DuPont reviewed the Phase 1 pictures provided

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
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6:30 PM

by staff. Mr. DuPont stated that Phase 2 will complete approximately 60 linear feet out of the 1,500 total, 244 linear feet of 3-span bridge across Colonial Pipeline, and a multi-use greenway path. Mr. DuPont stated that Phase 2 has an estimated cost of \$6 million to include CEI & Construction. Mr. DuPont stated that Colonial Pipeline required significant bridge design changes to span the entire width of their easement. Mr. DuPont stated that the total project cost is approximately \$10 million. Mr. DuPont stated that Phase 2 will require financing to debt service the project. Mr. DuPont stated that before the Council tonight there are two resolutions for their consideration. Mr. DuPont stated that the first is a Reimbursement Resolution and the second is a Resolution to Authorize the Filing of an Application for the Local Government Commission. Mr. DuPont stated that Phase 2 construction should begin by the end of the year once staff completes the Local Government Commission process.

Councilman Meadows inquired about the continued conversations with Colonial Pipeline and the costs associated with their requirements. Mr. Blanton stated that there have been conversations with Representative Torbett's office requesting assistance with Colonial Pipeline regarding additional options and alternatives for cost relief. Mr. Blanton stated that staff is continuing to pursue those conversations for alternative options but would like approval to move forward with financing should no further options come to fruition.

Councilman Brooks inquired about whether the loans would get paid off sooner if the City receives a direct allocation from the General Assembly. City Manager Blanton stated that if the City receives a direct allocation from the General Assembly that it would use that money prior to securing a loan. Mr. Blanton stated that the City hopes to have some answers in the next few weeks regarding what a budget may look like in the General Assembly, which is where we are heavily soliciting and lobbying for this funding.

Motion: Councilwoman Shoemaker made a motion to approve the Resolution for Reimbursement and the Resolution to Authorize the Filing of an Application for the Local Government Commission. Councilman Brooks seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, JUNE 22, 2026
COUNCIL CHAMBERS
6:30 PM

OLD BUSINESS

1. Discussion of Downtown Park

Brian DuPont

Mr. DuPont stated that staff had some time to consider ideas and approaches for next steps regarding these properties. Mr. DuPont stated that there is immediate opportunity for engaging this property. Mr. DuPont stated that the map identifies 2.35 acres owned by the City that is west of the stream. Mr. DuPont stated that we have the opportunity for select timbering, natural surface trails and passive recreation. Mr. DuPont reviewed a map generated by the City's GIS Department showing opportunities to connect sidewalks to some paths that would allow access to the property. Mr. DuPont explained that these immediate opportunities could be done in-house while remaining flexible to any new direction for use from the Council. Mr. DuPont reviewed the areas of focus citing the 2.35 acres west of the creek as well as a portion east of the creek, staff to develop a strategy for implementation, public input to include an online poll and public meeting, and revenue from utilizing sale of real property on Central Avenue. Mr. DuPont stated that Staff's recommendation is to move forward with select timbering west of the stream beginning July 1, 2026 costing approximately \$40,000 and to move forward with the recommended areas of focus.

Mayor Moore inquired about timeline for public meetings. Mr. DuPont stated that the timeline for public meetings would be scheduled upon the direction of the Council tonight.

Councilman Meadows asked if the \$40,000 was an estimate or a bid. Mr. DuPont stated that there were three bids and the lowest came in just under \$40,000.

City Manager Blanton stated that staff is looking for consensus from the Council to move forward with the proposed plan.

The Consensus of the Council is to move forward with the proposed plan presented by Mr. DuPont regarding the Downtown Park.

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, JUNE 22, 2026
COUNCIL CHAMBERS
6:30 PM

NEW BUSINESS

1. City Manager Report

Jonathan Blanton

City Manager Blanton reported that the City of Mount Holly has been awarded \$302,580 in FEMA relief assistance which will go towards the stabilization of our riverfront and greenway. City Manager Blanton thanked the Parks and Recreation Director Eric Smallwood for his work securing this funding. City Manager Blanton stated that the Council approved the paving for West Central and Hawthorne which is located behind Ida Rankin. City Manager Blanton thanked the residents for their patience as the City improves these infrastructures. City Manager Blanton stated that we are waiting for concrete at River Street Park and that there will be a grand opening of the bridge later this summer. City Manager Blanton confirmed that the \$10,000 Enbridge Fueling Futures Grant will be utilized for a Disc Golf Expansion at River Street Park. City Manager Blanton thanked the Public Works team for their hard work and dedication during the boil advisory that was issued. City Manager Blanton stated that their quick thinking enabled the City to address the situation in a timely manner. City Manager Blanton apologized for any confusion that was created to the public regarding the boil advisory, citing that it was precautionary and not mandatory. City Manager assured the public that if it had been mandatory there would have been additional steps to ensure that more notice was given. City Manager Blanton encouraged residents to make sure that their contact information is up to date with our Utility Billing Department and that they are on the call list. City Manager Blanton stated that the North Carolina Department of Labor recognized our Police Department, Utilities Department, and our Parks and Recreation for their efforts towards safety. City Manager Blanton gave an update on the recent Juneteenth Celebration at Ransom Hunter Park. City Manager Blanton reported that Placer AI shows over 1300 visits to Ransom Hunter Park. City Manager Blanton stated that we will have our fireworks show this upcoming Thursday, June 25, 2026 starting at 6pm. City Manager Blanton stated that the City Administrative Offices will be closed on Friday, July 3, 2026. City Manager Blanton stated that the City will have a USA themed drone show for the September 11, 2026 concert series as we celebrate America's 250th all year long. City Manager Blanton thanked Mr. DuPont for his presentations this evening.

Councilman Meadows stated that he would like staff to bring back a map of all of the capital improvements showing a timeline of what has been completed and what will be coming on.

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, JUNE 22, 2026
COUNCIL CHAMBERS
6:30 PM

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S. 143-318.11(a) (3 and 5).

Mayor Moore entertained a motion to go out of the regular meeting and into closed session pursuant to NCGS 143-318.11(a)(3 and 5).

Motion: Councilman Craig made a motion to go out of the regular meeting and into closed session at 7:00 pm. Councilwoman Shoemaker seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

Motion: Mayor Pro Tem Harris made a motion to come out of closed session and back into the regular meeting at 7:09 pm. Councilman Reeves seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

Motion: Mayor Pro Tem Harris made a motion to amend the agenda for a discussion regarding fencing at Ida Rankin. Councilwoman Shoemaker seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

The Council discussed concerns that have been raised regarding the need for fencing at the wetland bmp located at Ida Rankin.

Motion: Councilman Meadows made a motion to direct staff to investigate the implementation of fencing around the wetland bmp located at Ida Rankin. Mayor Pro Tem Harris seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

ADJORN

Motion: Mayor Pro Tem Harris made a motion to adjourn the June 22, 2026 City Council Meeting at 7:14 pm. Councilman Brooks seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

The meeting adjourned at 7:14 pm.



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Tara Douglas, City Clerk
City Clerk

CONSENT AGENDA Item # 7

Approval of Minutes - Closed Session - June 22, 2026

Will this require a public hearing?

No

Background/Purpose of Request

Per the internal staff policy shared with Council, approval of closed session minutes will be part of the consent agenda. A copy of the minutes will be provided under a separate cover to the Council as part of the closed session information packet.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

None



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Brian DuPont, Assistant City Manager
City Management

PRESENTATIONS Item # 1

Presentation by Olde Mecklenburg Brewery

Will this require a public hearing?

No

Background/Purpose of Request

Jim Birch with OMB will be presenting an update on the status of the project. He will also be making a request to release the Letter of Credit. When the LOC was originally established, it was structured to cover two primary obligations — the demolition of the water treatment facility (estimated at \$185,000) and the erection of a cold dark shell (estimated at \$1,575,000) — for a combined value of \$1,760,000. At the required 120% coverage, our bond was set at \$2,112,000.

Fiscal Impact

Will Item affect current budget?

Reviewed by Finance Director?

Preaudit Certification Required?

Capital Project Ordinance

Required?

Budget Transfer Required?

Total City Dollars:

Budget Code:

Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

1. OMB_River_View_Bond_Release



THE OLDE MECKLENBURG BREWERY

OMB River View at Mount Holly

Request to Release Performance Bond

Presented to the Mount Holly City Council
Monday, July 13, 2026 · 7:00 PM



PURPOSE OF TONIGHT'S REQUEST

Release OMB from the Performance Bond

The performance bond was posted to guarantee completion of site improvements at OMB River View at Mount Holly. **That work is now substantially complete** — the improvements the bond was written to secure are built and in the ground.

What we are asking the Council to approve

1

Formally release / discharge the performance bond for the River View site

2

Acknowledge that the bonded site improvements are complete and in place

3

Allow the project to proceed to its Fall 2026 opening without the bond in force



Structural steel & roof trusses erected on the completed pad

WHERE THE PROJECT STANDS

Construction Status at a Glance

Complete

Concrete pad, walls & roof trusses now in place

Poured

Main building foundation & second site pad

Underway

Landscaping with mature trees already planted

Fall 2026

Target opening — September



Full steel frame & roof trusses erected on the pad.



Gable end framed; entry stairs formed and poured

SITE PHOTOS — LATEST PROGRESS

Pad, Steel Walls & Roof Trusses In Place



Structural steel and roof trusses erected across the completed concrete pad.



Exterior wall framing going up; crews sheeting the building envelope.



Gable end framed with entry stairs formed — building taking its final shape.



Riverfront setting: mature trees already in place along the Catawba.

THE FINISHED DESTINATION

A Riverfront Brauhaus & Biergarten for Mount Holly

Overlooking the Catawba River, OMB River View brings a full-service Brauhaus, restaurant, and Munich-style biergarten to Mount Holly — a family-friendly gathering place and a lasting local investment. **On track to open Fall 2026.**



Interior bar & taproom — brick arches and timber ceiling



Dining room opening to a covered riverside patio

Born & Brewed since 2009



Thank You

We respectfully request the Council's approval to release OMB from the performance bond for the River View at Mount Holly site.

Fall 2026 — Opening on Track

The Olde Mecklenburg Brewery · Mount Holly, North Carolina



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Brandon Livingston, Planner II
Planning

PUBLIC HEARING Item # 1

Public hearing to consider rezoning Parcel # 123202 from R-8MF to R-8SF. Case # R-26-3.

Will this require a public hearing?

Yes

Background/Purpose of Request

This rezoning application for 400 N Main Street, Parcel #123202, was submitted by Michael Vittatoe and Melissa Vasquez who are seeking to take this property from R-8MF to R-8SF. The proposed plan is to subdivide the lot and build one additional home.

The Planning Commission gave a favorable recommendation by a 6-0 unanimous vote during their meeting on July 6th, citing that this proposal would be less impactful than the current multifamily zoning allows.

Fiscal Impact

Will Item affect current budget? No.
Reviewed by Finance Director? No.
Preaudit Certification Required? No.
Capital Project Ordinance
Required? No.
Budget Transfer Required? No.
Total City Dollars: N/A.
Budget Code: N/A.
Reviewed by City Attorney? No.

Manager/Staff Recommendation

Staff seeks an approval concerning this rezoning.

Attachments

1. Complete_with_Docusign_Application_R-26-3_
2. Case R-26-3 Rezoning Exhibit
3. Future Land Use Map(4)
4. Statement of Consistency_400 North Main Street Rezoning_Signed



MOUNT HOLLY PLANNING AND DEVELOPMENT

Planning Commission Rezoning Application

Date Submitted: 5/19/2026

Fee: 2-Acres or less \$300.00 ☒
2-10 Acres \$400.00
10 +Acres \$600.00

Case Number R-26-3

Provide the required information as indicated below. Pursuant to the Zoning Ordinance, this application will not be processed until application fees are paid; the form below is completed & signed; & all required maps, plans & documents have been submitted to the satisfaction of the Administrator. A pre application meeting with Planning staff is required. Scheduling for the Planning Commission agenda will be based on the determination of a complete application submittal.

Pursuant to Section 14.2 B-2 of the Zoning Ordinance, the undersigned hereby requests Mount Holly to rezone the property described below from the R-5MF zoning district to the R-5SF zoning district.

Said property is located 400 N Main St. Mount Holly, NC 28120
in Riverbend Township; Being a total of: .46 acres.

Further referenced by the Gaston County Tax Department as:

Tax Parcel # 1 2 3 2 0 2

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Check One:

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Gaston County Tax Map.
☐ The property requested for rezoning is a portion of a parcel or parcels as shown on the Gaston County Tax Map; a written legal description of the property and/or a map are attached.

Check One:

- ☒ The applicant is the property owner(s)
☐ The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
☐ The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).
☐ The applicant has no connection to the property owner and is requesting a third-party rezoning.

I hereby agree to conform to all applicable laws of the City of Mount Holly and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Mount Holly Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

Submitted by

Signed by:

Property Owner Signature

Melissa Vasquez

D6178F5A234942D...

Melissa Vasquez

Representative/ Applicant Signature (if applicable)

Name

Name

Mailing Address

Mailing Address

City, State and Zip Code

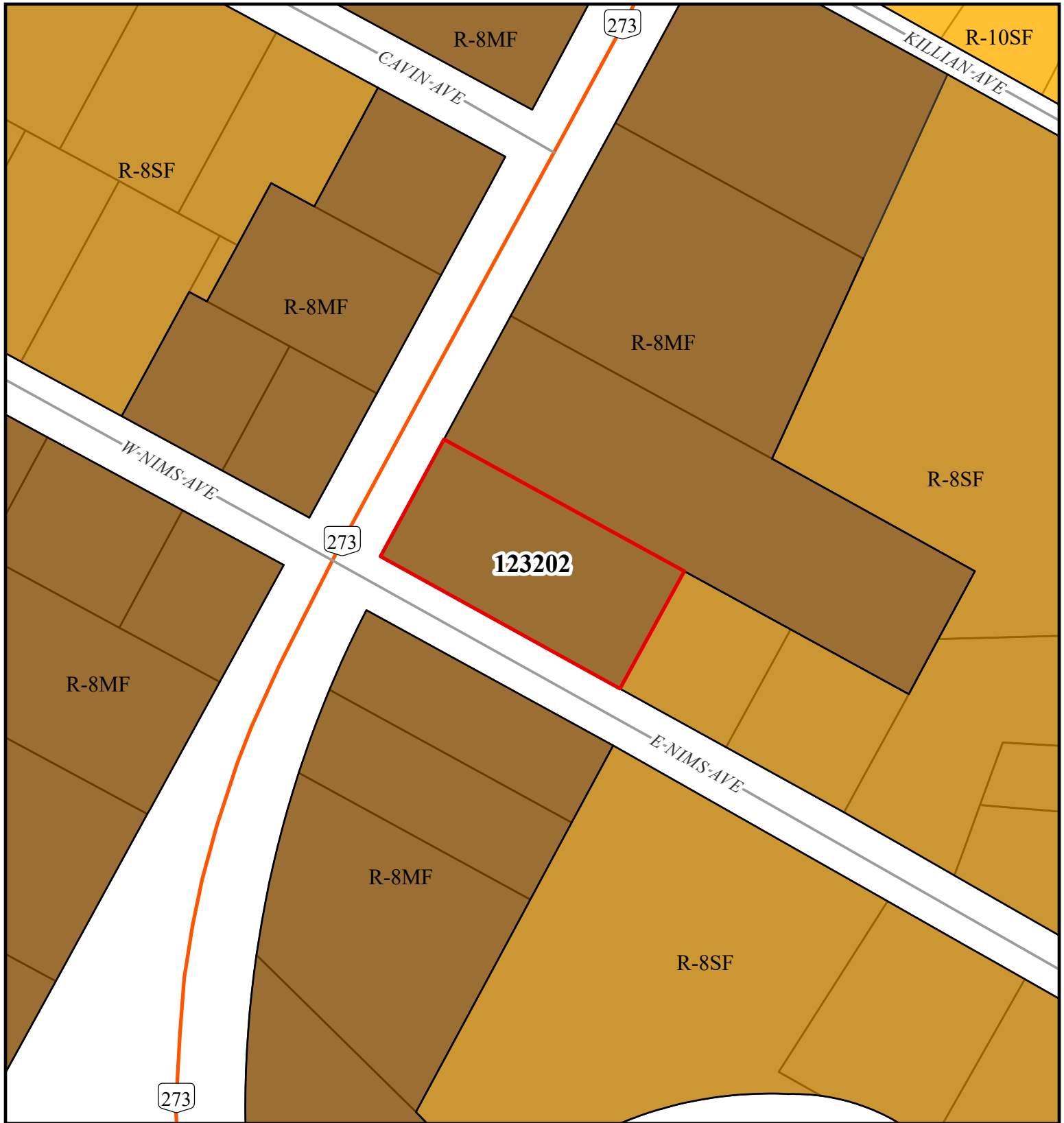
City, State and Zip Code

Phone Number

Email Address

Phone Number

Email Address



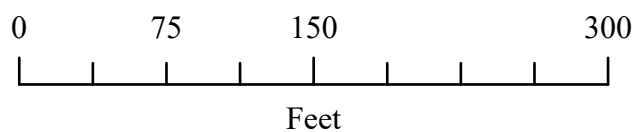
**Surrounding
Zoning**

- R-10SF
- R-8SF
- R-8MF

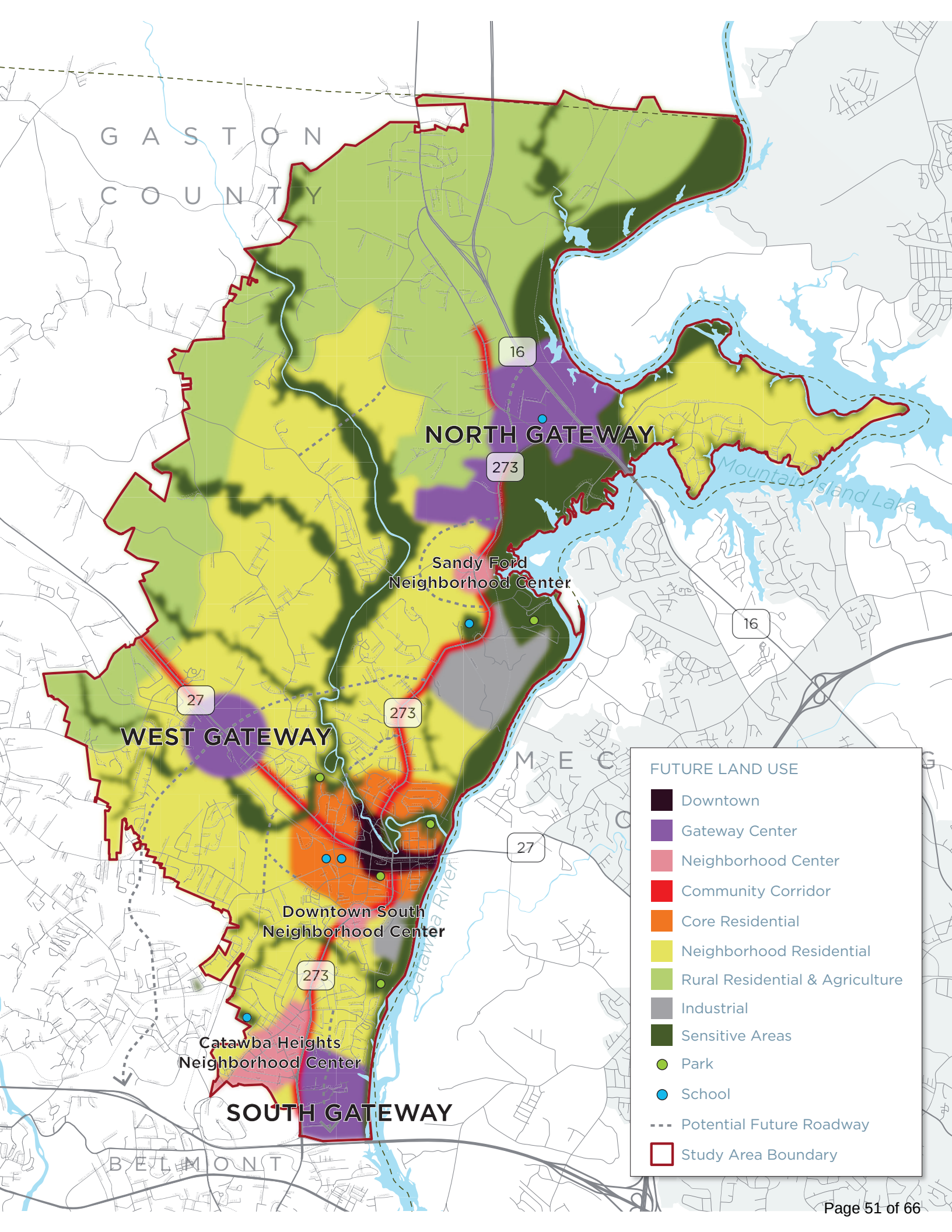
Proposed Rezoning Exhibit

Case # R-26-3

Parcel #123202



Date Exported: 5/27/2026



FUTURE LAND USE

- Downtown
- Gateway Center
- Neighborhood Center
- Community Corridor
- Core Residential
- Neighborhood Residential
- Rural Residential & Agriculture
- Industrial
- Sensitive Areas
- Park
- School
- Potential Future Roadway
- Study Area Boundary

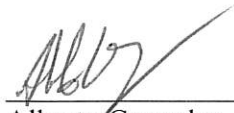


Statement of Consistency

In considering the request associated with application R-26-3, to rezone a 0.46-acre tract of land, located at 400 North Main Street, at Parcel ID #123202, from R-8MF, Multi-Family to R-8SF, Single Family, the Mount Holly Planning Commission finds the petition to be a reasonable request and in the public interest. It further finds it to be consistent with the Land Use Plan because:

- This rezoning is consistent with Land Use Policy Goal #1 to identify changes to the zoning ordinance that encourage development matching the goals of the preferred growth strategy and future land use map.
- This rezoning is consistent with Land Use Policy Goal #3 to promote infill development and the clustering of growth in developed areas of the City as identified in the future land use map.
- This rezoning is consistent with Land Use Policy Goal #4 to encourage the development of unique neighborhoods with a variety of housing options.
- This rezoning is consistent with Housing Policy Goal #2 to evaluate development standards to encourage a more diverse housing portfolio.
- This rezoning is consistent with Housing Policy Goal #4 to maintain a safe and adequate supply of housing that varies in age and style.

This finding(s) is supported by a 6 - 0 vote by the Mount Holly Planning Commission during its July 6, 2026 meeting.


Alberto Gonzalez, Chair

July 6, 2026
Date



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Brandon Livingston, Planner II
Planning

PUBLIC HEARING Item # 2

Public hearing to consider an update to Sections 5.11-C-3-h & 5.12-C-3-h of the Zoning Ordinance to update the maximum height of fences in the LI & HI zoning districts. Case # TA-26-6.

Will this require a public hearing?

Yes

Background/Purpose of Request

This amendment proposed by staff would increase the maximum height of fences allowed in the front & side yards in both the LI & HI zoning districts for security purposes. It will also require that the vinyl coating for the fences to be either green or black in color.

Current:

Maximum fence height shall be five feet. Rear yard fences and walls shall be made of brick, stucco, wrought iron, stone, wood or similar materials. Maximum fence height shall be eight feet.

Proposed:

Front and side yard fences and walls shall be brick, stucco, wrought iron, stone or materials similar in appearance and durability. Maximum fence height shall be ten feet. Rear yard fences and walls shall be made of brick, stucco, wrought iron, stone, wood or similar materials. Alternatively, new installation of perimeter fences on L-I light industrial/H-I heavy industrial property may be vinyl-coated galvanized, chain-link fencing along with barbed-wire runners, if necessary, for security purposes. If this option is chosen, fences in the L-I District/H-I District can either be eight feet in height in the front, side and rear yards with up to two feet of barbed wire runners on top or ten feet in height with twisted selvage. The vinyl coating for the fence must be either green or black in color.

The Planning Commission gave a favorable recommendation by a 6-0 unanimous vote during their meeting on July 6th.

Fiscal Impact

Will Item affect current budget? No.
Reviewed by Finance Director? No.
Preaudit Certification Required? No.
Capital Project Ordinance Required? No.
Budget Transfer Required? No.

Total City Dollars:	N/A.
Budget Code:	N/A.
Reviewed by City Attorney?	No.

Manager/Staff Recommendation

Staff seeks an approval concerning this text amendment.

Attachments

1. Text Amendment Application & Redlines_TA-26-6_Fencing in the HI & LI Districts_Final Draft



APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: **5-27-26**. Application Number: **TA-26-6**.

I, the undersigned, do hereby respectfully make a formal application for your review of my request concerning the text amendment described below:

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **amend Sections 5.11-C-3-h & 5.12-C-3-h of the Zoning Ordinance.**
2. The following statement best describes what you would like the text amendment to reflect: **This proposed text amendment, submitted by staff, would update Sections 5.11-C-3-h & 5.12-C-3-h of the Zoning Ordinance to permit taller fences in the LI & HI District. The redlines outline the request in further detail.**
3. Name: **Paul Lowe, Assistant Planning Director.**
Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3014

Phone Number

Paul Lowe

Signature of Applicant

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **\$250.00** (See **Fee Schedule**) at least 30 days prior to the Planning Commission meeting for initial consideration.

Proposed Redlines

§ 5.11 L-I, LIGHT INDUSTRIAL DISTRICT.

(h) Front and side yard fences and walls shall be brick, stucco, wrought iron, stone or materials similar in appearance and durability. Maximum fence height shall be ~~five~~ **ten** feet. Rear yard fences and walls shall be made of brick, stucco, wrought iron, stone, wood or similar materials. Maximum fence height shall be ~~eight~~ **ten** feet. **Alternatively, new installation construction of perimeter fences on L-I light industrial property may be vinyl-coated galvanized, chain-link fencing along with barbed-wire runners, if necessary, for security purposes. If this option is chosen, fences in the L-I District can either be eight feet in height in the front, side and rear yards with up to two feet of barbed wire runners on top or ten feet in height with twisted selvage. The vinyl coating for the fence must be either green or black in color.**

§ 5.12 H-I, HEAVY INDUSTRIAL DISTRICT.

(h) Front and side yard fences and walls shall be brick, stucco, wrought iron, stone or materials similar in appearance and durability. Maximum fence height shall be ~~five~~ **ten** feet. Rear yard fences and walls shall be made of brick, stucco, wrought iron, stone, wood or similar materials. Maximum fence height shall be ~~eight~~ **ten** feet. **Alternatively, new installation construction of perimeter fences on H-I heavy industrial property may be vinyl-coated galvanized, chain-link fencing along with barbed-wire runners if necessary for security purposes. If this option is chosen, fences in the H-I District can either be eight feet in height in the front, side and rear yards with up to two feet of barbed wire runners on top or ten feet in height with twisted selvage. The vinyl coating for the fence must be either green or black in color.**



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Brandon Livingston, Planner II
Planning

PUBLIC HEARING Item # 3

Public hearing to consider an update to Section 153.049 of the Subdivision Land Development Ordinance to develop standards for private streets. Case # TA-26-4.

Will this require a public hearing?

Yes

Background/Purpose of Request

This proposed update to Section 153.049 of the Subdivision Land Development Ordinance to develop standards for private streets was submitted by staff.

The amendment would help to provide standards for the design of private streets and to mandate the creation of a Road Maintenance Agreement & an Ownership Association for developments with private streets. The latter two documents would provide basic standards for the development of private streets-while ensuring these improvements will be maintained in perpetuity. Recording both documents in the Register of Deeds will also allow potential purchasers of property to be informed of potential maintenance costs/constraints before purchasing property.

Currently, the City has no standards for the design & regulation of private streets in residential subdivisions. This amendment will ensure that private streets are designed to accommodate City emergency vehicles while maintaining adequate traffic flow over the course of the road's life. This amendment also puts limits on where private streets can be utilized to ensure that they are not subject to heavy traffic. As a note, residential developments with private streets can only feature four lots. Lastly, the requirement of the development of a Road Maintenance Agreement & an Owners Association prior to road construction & final plat approval will ensure a designated entity is responsible for ongoing upkeep.

The Planning Commission gave a favorable recommendation by a 6-0 unanimous vote during their meeting on July 6th.

Fiscal Impact

Will Item affect current budget? No.
Reviewed by Finance Director? No.
Preaudit Certification Required? No.
Capital Project Ordinance Required? No.

Budget Transfer Required?	No.
Total City Dollars:	N/A.
Budget Code:	N/A.
Reviewed by City Attorney?	No.

Manager/Staff Recommendation

Staff seeks an approval concerning the proposed text amendment.

Attachments

1. Text Amendment Application & Redlines_TA-26-4_Private Streets



APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: **5-27-26**. Application Number: **TA-26-4**

I, the undersigned, do hereby respectfully make a formal application for your review of my request concerning the text amendment described below:

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **amend Section 153.049 of the Subdivision Land Development Ordinance-Sections B-6 &E.**
2. The following statement best describes what you would like the text amendment to reflect: **This proposed text amendment, submitted by staff, would amend Section 153.049 of the Subdivision Land Development Ordinance-Sections B-6 &E which is outlined in the attached redlines to develop regulations for private streets in residential subdivisions.**
3. Name: **Paul Lowe, Assistant Planning Director.**
Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3014

Phone Number

Paul Lowe

Signature of Applicant

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **\$250.00** (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.

Proposed Redlines

§ 153.049 STREETS AND STREET IMPROVEMENTS.

The proposed street system shall extend existing and projected streets at not less than the required minimum width and shall be in conformance with the following criteria.

(A) Conformance with Land Development Guidelines.

(1) The location and design of streets shall be in conformance with the Land Development Guidelines. Where the conditions warrant, right-of-way width and pavement width in excess of the minimum street standards may be allowed or required. In any case where any part of a subdivision lies within the corridor of a thoroughfare shown on a Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) or NCDOT Map adopted pursuant to G.S. Chapter 136, Article 2E, no subdivision approval shall be granted with respect to the property in the roadway corridor. Provided, however, no subdivision plat approval shall be delayed by the provision of the Gaston-Cleveland-Lincoln MPO or NCDOT Map procedure for more than three years from the date of its original submittal.

(2) Development that takes place along designated thoroughfares identified in local or regional planning documents should be well planned. At some point in the future, widening or construction of these roads will take place. In order to minimize any negative impacts to adjoining property owners occurring as a result of such widening projects, and to require that all new structures lying on properties along these roads be adequately set back from existing and/or projected road rights-of-way. In this manner, all structures built will be adequately set back from the road when it is widened. The thoroughfare roads are shown on the adopted thoroughfare map, not the official zoning map. This thoroughfare is addressed when a development is submitted for review.

(B) Street classification.

(1) The final determination of the classification of streets in a proposed subdivision shall be made by the Planning and Development Department.

(2) Thoroughfare streets provide for movement of high volumes of traffic throughout the city. In general, thoroughfare streets consist of numbered state roads and other major streets as described in the NCDOT, County or City Thoroughfare Plan. Design criteria for thoroughfare streets shall be on a case-by-case basis. Direct driveway access onto thoroughfares is prohibited.

(3) Commercial streets provide direct access to commercial property and may be served by either thoroughfare or collector streets. Design shall be on a case-by-case basis.

(4) Collector streets connect the residential and commercial streets to thoroughfare streets, and may supplement the thoroughfare system by providing a limited amount of through traffic. Collector streets are required when directly serving more than 150 residential units, when connecting adjoining residential areas, or as determined necessary by the city.

(5) Residential streets provide a dual service of lot access and traffic movement between local residential streets and collector streets.

(6) Private streets may be used within commercial **and** multi-family developments, **and minor residential subdivisions of four or less lots, per (a) of this section.** Design requirements will vary depending on utility and vehicular traffic needs and should be sufficient for service and emergency vehicles. Private streets within subdivided single-family developments are generally prohibited.

(a) Private Street Standards

1. Private Streets

- a. Unless the recorded plat of a subdivision clearly indicates a road to be private, the recording of such plat shall constitute an offer of dedication of such roads. The City shall have the discretion to require a public right-of-way connection for safety or access purposes.
- b. No private road will be accepted for maintenance by either the City or NCDOT unless and until all City or NCDOT standards for public street acceptance are met.
- c. All private streets shall be constructed according to City right-of-way and roadway standards.
- d. The subdivider or developer shall bear the responsibility for ensuring the availability of water and sewage services, and any required infrastructure must be installed at their expense.

2. Owner's Associations and Maintenance Agreements

- a. Private streets shall be permitted in developments with Owner's Associations and group developments. The Owner's Association is required to own and maintain the private street.
- b. To this end, the subdivider or developer should submit a Road Maintenance Agreement (RMA) as well as the governing documents for an Owner's Association sometime after the initial plat is submitted. These documents must be accepted before the final plat can be signed. The RMA shall be incorporated into the official record of the final plat.
- c. RMAs should clarify who is responsible for maintenance, how costs will be divided, and how funds will be collected.

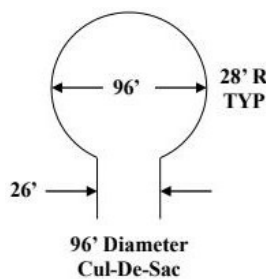
3. Design Standards

- a. A private street in a minor subdivision shall be no longer than 250 feet, as measured from where the centerline of the private street intersects with the centerline of a public street.
- b. A private street in a commercial or multi-family development shall be no longer than 1000 feet, and shall not exceed 600 feet without being intersected by another street.
- c. Depending on the length of a private street, there are requirements on the width and turnarounds. See table below for more information.

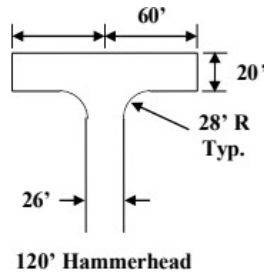
Length (Feet)	Width (Feet)	Turnarounds Required
0-150	20	None
151-500	20	120-foot hammerhead, or 96-foot diameter cul-de-sac
501-750	26	120-foot hammerhead, or 96-foot diameter cul-de-sac
Over 750	As required by the fire code official	

- d. Private streets exceeding a length of 150 feet shall be required to incorporate a cul-de-sac or turnaround facility designed to accommodate emergency service vehicles. See figures I-III for acceptable turnaround designs.

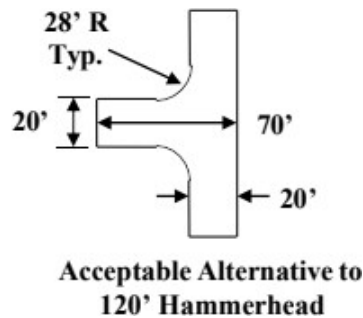
i. Figure I:



ii. Figure II:



iii. Figure III:



- e. No private street shall connect two public streets, unless approved by the City Engineer, who may act in consultation with the North Carolina Department of Transportation (NCDOT).
- f. A minimum 14-foot vertical clearance shall be provided above the travelway to permit the passage of large vehicles under power lines and tree limbs.
- g. Where a private street intersects with a public street, the private street should flare to a width of at least 25 feet to allow for a car to enter the private street while another vehicle is waiting to exit.
- h. Private streets shall intersect with public streets at an angle as close to 90 degrees as the local topography allows.
- i. Bends in the right-of-way shall be at angles that will permit the construction of curves with a 125- foot minimum curve radius.
- j. Private streets shall comply with the drainage standards applicable to public streets.
- k. In accordance with NCFC Section 503.4.1, traffic calming devices shall be prohibited unless authorized by the fire code official.

(C) *Conformance with adjoining street system.* The planned street layout of a proposed subdivision shall be compatible with existing or proposed streets and their classifications on adjoining or nearby tracts.

(D) *Access to adjoining property.* When it is desirable to provide for street access to adjoining property, proposed streets shall be extended to the boundary of such property. For stub out streets, roads shall be built to the property line. Temporary hammerhead turnarounds are required for stub out streets over 200 feet long.

(E) *Reserve strips, half streets and private streets.* Reserve strips and non-access easements adjoining street right-of-way for the purpose of preventing access to or from adjacent property (except those required to prevent access to thoroughfares), and half-streets shall not be permitted under any condition. Private streets shall be permitted only in specific developments as permitted by the Zoning **Subdivision** Ordinance. Easements for sole access to lots are permitted only in accordance with § 153.005(F).



Regular Meeting Agenda Action Form

Meeting Date

July 13, 2026

From

Brandon Livingston, Planner II
Planning

PUBLIC HEARING Item # 4

Public hearing to consider an update to Section 153.085 of the Subdivision Land Development Ordinance to require fencing for BMPs. Case # TA-26-5.

Will this require a public hearing?

Yes

Background/Purpose of Request

This proposed update to Section 153.085-A of the Subdivision and Land Development Ordinance was submitted by staff, to develop requirements for fencing to be installed around new stormwater detention ponds. Currently, there is no such requirement, and these ponds pose a drowning risk, especially to children and the elderly. Unfortunately, there have been two drownings of children in the area in recent months, in which each child wandered into a retention pond. By fencing these facilities, the City can work to mitigate this risk.

After discussion on the timing of the fence installation, the Planning Commission came to a consensus to add under (12) in the attached document: *Fencing shall be installed before the first home or commercial building receives its certificate of occupancy.*

The Planning Commission gave a favorable recommendation by a 6-0 unanimous vote during their meeting on July 6th, with the added condition, noted above.

Fiscal Impact

Will Item affect current budget? No.
Reviewed by Finance Director? No.
Preaudit Certification Required? No.
Capital Project Ordinance Required? No.
Budget Transfer Required? No.
Total City Dollars: N/A.
Budget Code: N/A.
Reviewed by City Attorney? No.

Manager/Staff Recommendation

Staff seeks approval concerning the proposed text amendment.

Attachments

1. Text Amendment Application & Redlines_TA-26-5_BMP Fencing_Current



APPLICATION FOR TEXT AMENDMENT

CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: **5-27-26**. Application Number: **TA-26-5**.

I, the undersigned, do hereby respectfully make a formal application for your review of my request concerning the text amendment described below:

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **amend Section 153.085-A of the Subdivision Land Development Ordinance.**
2. The following statement best describes what you would like the text amendment to reflect: **This proposed text amendment, submitted by staff, would amend Section 153.085A of the Subdivision Land Development Ordinance which is outlined in the attached redlines to require fencing for new SCM in the City.**
3. Name: **Paul Lowe, Assistant Planning Director.**
Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3014

Phone Number

Paul Lowe

Signature of Applicant

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **\$250.00** (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.

Proposed Redlines

§ 153.085 SCM, SWM AND DRAINAGE.

(A) Generally.

(1) Water quality (SCM) and water quantity (SWM) control measures shall be designed and installed for development in watersheds as defined in the city's Zoning Ordinance to achieve 85% removal of Total Suspended Solids (TSS) and the required flow reduction, if required.

(2) All new development, redevelopment and post construction measures shall meet or exceed the standards as stated in the North Carolina Division of Water Quality **Stormwater Control Measure (SCM) Design Manual** (NCDENR DWQ SCM Design Manual), latest edition, or as modified herein.

(3) Storm drainage easements must encircle the water quality facility/SCM and/or SWM facility. Easement must be shown ten feet from the top of the berm of the facility or ten feet from the toe of slope for the facility's embankment, whichever is greater. A storm drainage easement must be shown for any pipe system or channel leading to or draining from the facility. SCM/SWM facilities must be enclosed within easements, privately owned and facilities maintained by a HOA or other approved entity.

(8) As-built certifications from a registered professional engineer or professional land surveyor are required after SCM and/or SWM construction is complete. Certifications shall be considered proof that the registered professional has inspected the SCM and/or SWM construction, and has verified all dimensions, widths, elevations and overall construction to assure the facility was constructed as per the approved plans.

(9) All SCM and/or SWM devices shall be maintained by the property owner or homeowner's association. The devices shall be inspected and maintained by the developer/owner/HOA in accordance with the approved design plans. Costs for maintenance and repairs shall be borne by the property owner or homeowner's association.

(10) High density projects shall control the peak storm water runoff discharged from the site for those areas discharging directly to a city storm drainage system or directly to a property not owned by the applicant of the project. The discharge shall not be any greater than the pre-development discharge based on a ten-year, 24-hour storm event. The emergency overflow shall be designed to discharge a 50-year, 24-hour storm event.

(11) The storm water management facilities shall be designed for ease of maintenance, access and aesthetic appearance. All SWM facilities are privately owned, operated and maintained by the property owner or HOA. The construction plans, plat and HOA documents shall include a detailed maintenance and inspection schedule for each proposed SCM and SWM facility.

(12) **Fencing shall be provided around the perimeter of all SCM located within the corporate limits, constructed after the adoption of this resolution. The required fence shall be no less than five feet in height. It shall be a steel or aluminum chain link fence with black vinyl coating. All fences shall provide a securable 10ft double gate entrance to allow access for maintenance personnel and equipment, and to provide for the safety of citizens. Fencing shall be installed before the first home or commercial building receives its certificate of occupancy.**

(13) **SCM Operation & Maintenance Agreement for HOA's, Developers and all Property Owners**

- a. **All SCM shall be permitted in developments with HOA and group developments. The HOA is required to own and maintain the SCM.**
- b. **To this end, the owner or developer should submit an Operation & Maintenance Agreement as well as the governing documents for the HOA sometime after the initial plat is submitted. These documents must be accepted before the final plat can be signed. The O&M Agreement shall be incorporated into the official record of the final plat.**
- c. **O&M Agreement should clarify who is responsible for maintenance of SCM.**