Regular Meeting
Mount Holly City Council
March 12, 1990

Mayor Black called the regular meeting of the City Council to order at 7:30 P.M. on Monday, March 12, 1990. Councilwomen Faye Little and Lib Nichols were present, as were Councilmen Myles Biggerstaff, Archie Small, Bob Jessen and R. L. Duke. City Manager Young, City Attorney Michael, Zoning Administrator Roberts and Police Chief Bishop were also present.

The invocation was led by Reverend Jeremiah Robinson, Sr.

The minutes of February 12, 1990 were approved upon motion by Councilwoman Little, seconded by Councilman Duke, and unanimously carried.

Dean Wright appeared before the Council to obtain approval for a privilege license to operate a retail gun shop at 107 W. Central Avenue. The zoning has been cleared. The Council inquired as to what he would be selling; he will sell ammunition, but will not have black powder. He will be the sole owner, and will run the store. He was raised in Mount Holly and graduated here. He will only sell to permit holders. He has all of his other state and federal licenses. Councilwoman Little moved to allow a privilege license to be issued to Dean Wright to operate a retail gun shop at 107 West Central Avenue, provided his licenses are in order, which motion was seconded by Councilman Duke, and unanimously carried.

The meeting was recessed and a public hearing called to order to consider a change in the zoning ordinance to allow expansion or alteration of existing houses within a business zone. It was noted that the Planning & Zoning Board wants to put other conditions in place, but that should be done later. There were no comments from the audience. Councilman Biggerstaff asked if this was advertised for residential only; it was. The City paid for the ad as it was requested by the Planning Board. There were no other comments.

A second public hearing was called to order to consider rezoning property of Mount Holly T.V. & Appliance, 75 feet by 150 feet, from R-12 to B-3. Mr. Roberts said the building already exists, and this should have been included with his other property, which is B-3 when the zoning map was done for Catawba Heights. The Planning & Zoning Board recommends approval. Councilwoman Nichols inquired about the loading dock there to see if it blocks traffic on that street. Mr. Roberts said the access is off Blanche Street. A man in the audience, unidentified, said big trucks come in there, and it causes problems on those little streets. Councilman Jessen recalled that this property has been used

as a business for many years, and this was an oversight during the annexation procedure. Mr. Roberts said all the property owners have been notified, and the only person who called was the next door neighbor who was asking if this would mean he could be bought out.

The public hearing was adjourned, and the regular meeting resumed. Councilwoman Little moved that the new Section 70-1 be adopted as presented, which was seconded by Councilman Biggerstaff, and unanimously carried. (copy attached) Councilman Duke moved to rezone the property of Mount Holly T.V. & Appliance adjoining its other property from R-12 to B-3, seconded by Councilman Jessen, and unanimously carried.

Mr. Dean Brunson from Terravest Group requested that a hearing be set to consider rezoning its property at Tuckaseege and the new by-pass from R-8, B-2 and H-I to B-3. They plan a retail space building of about 62,000 square feet, and will lease to a grocery store, drug store, and other small shops. They bought the land from six owners. Mayor Black said the Planning Board is concerned about traffic problems. He said Mount Holly is on the priority list for four lane expansion on Highway 273, and the Gaston County Transportation Board has looked at the plan and feels it is okay. Councilwoman Little moved to set a public hearing for the April 9, 1990 regular meeting to consider the rezoning of the said property to B-3, seconded by Councilman Small, and unanimously carried.

Mr. John Sandlin, from McDonald's Corporation, was recognized next. They have purchased 1.25 acres on South Main Street, and would like a hearing to consider rezoning the property from B-2 to B-3. The building will be about 4,400 to 4,500 square feet. Mayor Black said the Planning Board is also concerned about traffic at this location. Mr. Sandlin said this restaurant typically generates a 2 to 3 percent increase in traffic. Councilman Biggerstaff moved to set a public hearing for the April 9, 1990 regular meeting to consider rezoning the said property to B-3, seconded by Councilwoman Little, and unanimously carried.

Councilwoman Little said there is before the Board a request to close a portion of Central Street, which is a recorded right-of-way that has never been opened. City Attorney Michael read a proposed resolution #3-12-90 to begin the procedure for closing a portion of Central Street (copy attached). Councilwoman Little moved to adopt the resolution as read, seconded by Councilman Biggerstaff, and unanimously carried.

City Manager Young reported to the Council his findings about what other cities have as regulations for parking at fast food restaurants; generally, it is one space for every three seats plus one space for every two employees on a

shift. Our Section 70-20.72 needs to be amended to reflect this more realistic requirement. Councilwoman Little moved to set a public hearing for the April 9, 1990 regular meeting to consider amending the zoning ordinance, Section 20.72 for parking requirements on fast food and take out or drive-in restaurants, seconded by Councilman Small, and unanimously carried.

Councilman Small moved to table until the next regular meeting the request by Rayca Chemical to shift the right-of-way for Broome Street, since there was no one present from Rayca, seconded by Councilwoman Nichols, and unanimously carried.

Kate and Alvin Brown had formally petitioned the City to have the remainder of their property off Oak Trail annexed by the City; the front portion of their property was annexed with Catawba Heights Sanitary District. Councilman Biggerstaff moved to set a public hearing for the April 9, 1990 regular meeting to consider the petition for annexation within the corporate limits of Mount Holly of property described in Deed of Trust Book 917, Page 224, Gaston County Register of Deeds Office, and to direct the City Manager to perform the required legal procedures. Councilwoman Little seconded this motion, and it carried unanimously.

City Manager Young had received a petition for the City to accept and maintain a portion of Price Street in Catawba Heights, which falls under the policy for Catawba Heights unmaintained streets. Mr. Young stated all property owners have paid except 2 or 3 because they have houses that face the other street. Mr. William Ratliff said his father-in-law lives on Price Street, and it is so bad the postman won't deliver sometimes. Mr. Young also stated that the right-of-way on the recorded map is 25 feet, and so the property owners will have to provide an addition 5 feet of righ-of-way; but he felt they would. Councilman Biggerstaff moved to proceed to follow the policy to move toward accepting and maintaining that portion of Price Street, if the policy requirements are met, and for the City Manager to get a cost estimate for paving that portion of Price Street. Councilman Duke seconded the motion, and it carried unanimously.

Mr. Charles McGee requested approval by the Council of a plat for his one acre lot which he has bought from Hall Edgar Sifford at the end of Cottonwood Drive. He plans to build a house. Zoning Administrator Roberts said the ordinance requires that the Council approve the plat to be sure he has proper access and enough size for a septic tank and well; which he does. Councilman Biggerstaff moved to approve the said plat which was seconded by Councilman Jessen, and unanimously carried. Councilman Jessen asked the mailing address; it is 205 Plantation, although the

recorded plat shows a road there, but does not name it, the post office assigned this address.

The Recreation Commission submitted the name Perry Adams for filling the vacancy on that board. Councilman Duke nominated Robbie Kayton. Councilwoman Nichols nominated Frances Warren, of 307 East Catawba Avenue. Councilwoman Little seconded the nomination of Frances Warren, and the other names were withdrawn to be reserved for a later time. Ms. Warren was appointed by a unanimous vote.

The Council discussed the proposal to maintain Cherry Street Extension. It is inside the City, but has only 3 residences. The estimate is $16,476 for a 30 foot by 300 foot road. Councilwoman Little said none of these can be paved immediately, but have to be gradually done as the budget allows. Mr. Houston Allison said Catawba Heights never fooled with that because they maintained it themselves, and it is like a driveway. City Attorney Michael said the policy states it must consider the relative need of a request to other streets, and that the City would not pave every street at first; the policy also provides a six months period for the Council to consider to decide, and if the petition is rejected or no action taken in that time, the fee is returned. Councilman Biggerstaff said since some say it is a driveway, the staff needs to determine if it is a dedicated right-of-way, and also to make a recommendation to the Council; and so moved that the matter be tabled until the next regular meeting at which time a decision would be made as to whether to accept or reject the petition. Councilman Jessen seconded the motion, and it carried by unanimous vote.

Councilman Biggerstaff moved to approve the tax releases of that date, seconded by Councilman Duke, and unanimously carried.

TAX RELEASES
March 12, 1990

Stroupe, Ricky D.	R#12323	Val. 6730	$30.96
		1 tag	1.00
Flowers, Shuford E.	R#12322	Val. 400	2.02
		1 tag	1.00
Gregg, Donald L. Jr.	R#12325	Val. 2150	9.89
		2 tags	2.00
Hubbard, Karen L.	R#12326	Val. 2310	10.63
		1 tag	1.00
Harkey, Gregory W.	R#12142	Val. 2400	11.04
Moffitt, Joseph	R#5662	Val. 43,350	199.41
Seay Woods Assoc.			
Boggs, Anne C.	R#12606	Val. 7720	35.51
		1 tag	1.00
Snipes, Tammy E.	R#12324	Val. 980	4.51
		1 tag	1.00

Robinson, James H. Special Levy	D-137	Val. 2530	7.47
Smith, Alfred-Spec. Levy	D-81	Val. 71,200	210.04
Blanton, Ben. & Sandra Special Levy	D-136	Val. 19,070	56.26
Roper, Wm. & Nancy Special Levy	D-144	Val. 157,800	465.51
Evans, Herman & Muriel	D-145	Val. 26,950	79.50
Mullis, Charles-Sp. Levy	D-53	Val. 21,770	64.22
Dowdle, Michael-Sp. Levy	D-190	Val. 5,820	17.17
Causby, Thomas -Sp. Levy	R#207	Val. 6,010	17.73
Gayan, Richard -Sp. Levy	D-42	Val. 9,390	27.70
Beatty, Shirley-Sp. Levy	D-157	Val. 4,880	14.40
Brown, James L.=Sp. Levy	D-124	Val. 58,598	172.86
Floyd, Lena -	R#12609	Val. 660	3.04
Berry, Walter Jr.	R#12608	Val. 8,800	44.53
		5 tags	5.00
Beatty, Margaret-Sp.Levy	D-13	Val. 5,280	15.58
1989 Releases			351.54
Special Levy - 1988 Releases			1,148.44
Tags			12.00

Mayor Black asked that the street sign at Forrest Hills be corrected.

Mayor Black asked that the corridor study report be on the joint meeting agenda.

Councilwoman Nichols asked if the Council will be able to fix up City Hall anytime soon. Mayor Black said a study was done a couple years ago, and the estimate was that repair to the current building would 1/2 a million to 3/4 of a million dollars. Councilwoman Nichols said it might be wiser to build a new one. Mayor Black said the Council all agree one or the other should be done, but it will have to wait until after the annexations are complete, and the tax base is in place.

Councilwoman Nichols suggested that the City have the Beautification Committee do the work at the bridge construction to save money on the plantings. Mayor Black said any help they give is appreciated, but the contract is paid 80% by the Federal and the State, and the contracts are tied up in bureaucracy, so it is best to leave them alone.

Councilman Small said the East Gaston Warriors got it's first state championship ever by the wrestling team, and he asked the Mayor to do a proclamation honoring them. He also said they have asked to have a parade from Hardee's to Central Avenue with the band, and one truck with the team on it, and he felt this is a good idea. City Attorney Michael suggested that the City have the parade. Councilwoman Little moved that a Mount Holly City parade be held honoring

the East Gaston Wrestling Team, State Champions. Motion was seconded by Councilman Small, and unanimously carried.

Councilman Duke announced the COG meeting for the following Wednesday night at Cramer Mountain Country Club.

Councilman Jessen asked if the petition by Woodhaven had been forgotten. The Council agreed that it must wait until budget time.

Councilman Jessen brought up a letter from the attorney for the Horace Nims Estate about selling some property on Dutchman Creek to the City. The Council decided to discuss this in executive session.

Councilman Jessen asked if work is being done on the new zones and one-mile perimeter zoning for the North Main Street/Freightliner annexation area. Mr. Roberts has been working on the tax maps now, and it was agreed that this must be settled by June 30.

Mayor Black reminded the Council that Pinewood wants to be annexed when the new area comes into the City, since it will be contiguous then.

Councilwoman Little asked if the new office hours for the Catawba Heights Water Department have been set. They are Monday and Friday, all day, to begin May 1, 1990; notices will be on the water bills, and given in person at that office.

Mayor Black met with the County Manager and the Director of Solid Waste, but he has not gotten any new information. They have adjusted the long range plan to recycling with an anticipated cost of $7.5 to $9 million. The State has mandated recycling by 1993, but they cannot give us cost estimates yet.

City Manager Young presented a request by TranState Construction for a thirty day time extension on it's contract. He said he recommended it be given with the provision that they pay for any additional engineering expenses caused by it. Councilman Biggerstaff moved to grant the thirty day extension on the condition that they pay any extra engineering fees caused by it; seconded by Councilman Duke, and unanimously carried.

City Manager Young suggested that in the plans for water/sewer improvement for the North Main annexation area, the City also include a portion of the sixteen inch water line to complete the loop around the City, and to include Woodhaven and Trexler. Councilman Biggerstaff asked why the estimated cost is $550 on each tap in the proposed plans, since we do them for $200. City Manager Young said the $200 is for materials only, and not labor; and that they usually

cover it up, pressure test it, and then dig it up to put the taps on. The Council unanimously voted to increase a portion of the line to sixteen foot to complete the loop around the City for an increase cost of about $30,000.00, upon motion by Councilman Biggerstaff, seconded by Councilman Duke. City Manager Young reported to the Council that there will be extra engineering and design for the right-of-way on Sadler and Lanier on a cost plus basis, estimated at $3,300.00. The Council authorized the City Manager to approach Mr. Stowe with the City's agreement to pay for 200 feet of six inch line on Trexler, and ask if the residents on Trexler want to pay for a two inch line the rest of the way or not.

City Manager Young presented an agreement between the City and the Railroad, to pay for them to have an inspector here at the Rankin Avenue bridge construction. This would be 80% reimbursable. This is the last item before pre-construction conference. Councilwoman Little moved to authorize the Mayor and City Clerk to execute the said agreement. Councilman Jessen seconded the motion, and it carried unanimously.

The Council took a five minute recess.

Councilwoman Little moved to go into executive session for attorney-client purposes, seconded by Councilman Small, and unanimously carried.

Upon motion duly made, seconded and carried, the Council returned to regular session and adjourned.

Greg Young
City Clerk

Charles B Black Jr
Mayor

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