March 9, 2020
Council Meeting

Mayor Bryan Hough
Mayor Pro-Tem David Moore
Councilwoman Phyllis Harris
Councilman Charles McCorkle
Councilman Jeff Meadows
Councilwoman Christina Pawlish
Councilwoman Lauren Shoemaker
Kemp Michael, City Attorney
Danny Jackson, City Manager

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL

March 9, 2020
7:00 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION
Pastor Shannon Williams of Finish Line Christian Center

PLEDGE OF ALLEGIANCE
Boy Scout Troop 59

SET THE AGENDA

CONSENT AGENDA

1. Approval of Liens for Clearing of Grass and Weeds
    - 5070 Clearwater Lake Road
    - 102 Price Street
    - 124 Oakland Road
    - 807 Noles Drive
    - 105 Vance Street
    - 205 Fite Road
2. Approval of Budget Amendment to recognize revenue from Duke Energy for the Carolina Thread Trail Project
3. Approval of Budget Amendment for Appraisal Services
4. Approval of Budget Amendment for the Broker Fee for the Lease at 420 East Central Avenue
5. Approval of Budget Amendment to Appropriate Fund Balance for Storm Damage
6. Approval of a Letter of Credit reduction for River Park Phase 4
7. Approval of the Meadowbrook Phase 2 Financial Guarantee Release
8. Approval of a Resolution Declaring Surplus Property
9. Approval of Imagery on Mountain Island Phase 2, Maps 1-3 Final Plat
10. Approval of River Park Phase 6 Final Plat
11. Approval of the Traffic Control Request Policy and Fee
12. Approval of the minutes from December 9, 2019 Council Meeting

PRESENTATIONS

1. Presentation of Mount Holly Athletic Association Donation for a Batting Cage at Tuckaseege Park and Approval of Budget Amendment to Recognize the Revenue — *Conner Sisk*
2. Special Recognition Resolution — *Mayor Bryan Hough*
3. Recognition of Ida Rankin Student for winning the Aviation Art Contest — *Mayor Bryan Hough*

PUBLIC HEARING

1. Public Hearing to adopt Feasibility Study EB-5749 *Brian DuPont*
2. Public Hearing for a text amendment to amend Article 7, Note 5 Multifamily, Mixed-use, Apartments and townhome/condominium dwellings *Brian DuPont*
3. Public Hearing for the Parks and Recreation Master Plan *Mark Jusko*
4. Public Hearing, regarding a request by Eastwood Homes, for a rezoning of Tax Parcel ID #'s 202122, 181227, 202690, 181214, 225889, 199264 and 180092 from R-1 and RS-12 Gaston County to Conditional District Residential. (Hunter's Ridge) ***postponed until May 11, 2020 Council Meeting*** *Jonathan Wilson*
5. Public Hearing, regarding a request by Eastwood Homes, for Annexation into the City Limits of Mount Holly for Tax Parcel ID #'s 202122, 181227, 202690, 181214, 225889, 199264 and 180092 (Hunter's Ridge) ***postponed until May 11, 2020 Council Meeting*** *Jonathan Wilson*

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

NEW BUSINESS

1. Consideration and Approval of an Amendment to City Code of Laws for Chapter 9, Housing, Section 9.39 Minimum Standards of Fitness for terminating utilities *Brian DuPont*
2. Consideration and Approval of the Award of Contract to the Low Bidder for the Mount Holly Police Department Roof Replacement Project *Jonathan Wilson*
3. Consideration and Approval of Master Service Agreement - Property Broker *Kemp Michael*

OTHER BUSINESS

CLOSED SESSION

ADJOURN

CONSENT AGENDA

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** 3-3-2020
From: Brandon Livingston	**Meeting Date:** 3-9-2020

Agenda Item to be considered: *Request for adoption of 6 liens for clearing of grass and weeds*

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request : Staff is wishing that council adopt liens to be placed on 5070 Clearwater Lake Road, Gaston County Parcel ID: 181662; 102 Price Street, Gaston County Parcel ID: 182194; 124 Oakland Road, Gaston County Parcel ID: 184147; 807 Noles Drive, Gaston County Parcel ID: 124806; 105 Vance Street, Gaston County Parcel ID: 184229; 205 Fite Road, Gaston County Parcel ID: 184473 for the clearing of grass and weeds in violation of the City's nuisance ordinance under Section 8-9 of the City Code.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	*$*		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation:

Adopt one lien for 5070 Clearwater Lake Road in the amount of $475.00.
Adopt one lien for 102 Price Street in the amount of $450.00.
Adopt one lien for 124 Oakland Road in the amount of $410.00.
Adopt one lien for 807 Noles Drive in the amount of $440.00.
Adopt one lien for 105 Vance Street in the amount of $440.00.
Adopt one lien for 205 Fite Road in the amount of $620.00.

Result of City Council Decision:

Attachments:

1. **Copy of ordinance to place lien on 5070 Clearwater Lake Road**
2. **Copy of ordinance to place lien on 102 Price Street**
3. **Copy of ordinance to place lien on 124 Oakland Road**
4. **Copy of ordinance to place lien on 807 Noles Drive**
5. **Copy of ordinance to place lien on 105 Vance Street**
6. **Copy of ordinance to place lien on 205 Fite Road**

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 184147, 124 Oakland Road, said parcel being owned by Metrolina Home Management LLC; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 60.00
Administrative cost	$ 350.00
Total Lien Due	$ 410.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on ______ day of ________________, 2020.

CITY OF MOUNT HOLLY

By: ___________________________
Mayor

Attest:

____
City Clerk

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 182194, 102 Price Street, said parcel being owned by Barbara Postell Heirs; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 100.00
Administrative cost	$ 350.00
Total Lien Due	$ 450.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on ______ day of ________________, 2020.

CITY OF MOUNT HOLLY

By: ___________________________
Mayor

Attest:

____
City Clerk

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 181662, 5070 Clearwater Lake Road, said parcel being owned by Fred Kerr; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 125.00
Administrative cost	$ 350.00
Total Lien Due	$ 475.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on ______ day of ________________, 2020.

CITY OF MOUNT HOLLY

By: ___________________________
Mayor

Attest:

____
City Clerk

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 184473, 205 Fite Road, said parcel being owned by G2 Tax Investments, LLC; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 270.00
Administrative cost	$ 350.00
Total Lien Due	$ 620.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on ______ day of ________________, 2020.

CITY OF MOUNT HOLLY

By: ________________________
Mayor

Attest:

____
City Clerk

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 184229, 105 Vance Street, said parcel being owned by MSE SUB I, LLC; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 90.00
Administrative cost	$ 350.00
Total Lien Due	$ 440.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on ______ day of ________________, 2020.

CITY OF MOUNT HOLLY

By: ____________________________
Mayor

Attest:

____
City Clerk

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 124806, 807 Noles Drive, said parcel being owned by Darrell Whaley; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 90.00
Administrative cost	$ 350.00
Total Lien Due	$ 440.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on ______ day of ________________, 2020.

CITY OF MOUNT HOLLY

By: ___________________________
Mayor

Attest:

____
City Clerk

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council	**Date:**	3-3-20
From:	Mark Jusko	**Meeting Date:**	3-9-20

Agenda Item to be considered:
Consent Item – Recognize and appropriate revenue received from Duke Energy for sponsorship for National Trails Day
Amount received $10,000 for FY 2020

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request:

Sponsorship received from Duke Energy for the National Trails Day Event The City of Mount Holly will pay $10,000 to Carolina Thread Trail

Amount received $10,000 for FY 2020

Fiscal Impact:			
Will Item affect current budget	☒ YES	☐ NO	☐ N/A
Reviewed by Finance Director	☒ YES	☐ NO	☐ N/A
Preaudit Certification required	☐ YES	☒ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☒ NO	☐ N/A
Budget Transfer required	☒ YES	☐ NO	☐ N/A
Total City Dollars:	***$*** 10,000		
Budget Code	***10-81-6130-650***		
Reviewed by City Attorney	☐ YES	☐ NO	☐ N/A

Manager/Staff Recommendation Approval of Budget Amendment

Result of City Council Decision:

Attachments:
Budget Amendment

Mount Holly
Connecting Community & Nature

CITY OF MOUNT HOLLY
FY 19-20 Budget Amendment

Account Number	Description	Debit	Credit
10-00-3833-840	Contributions		$ 10,000.00
10-81-6130-650	Special Donations	$ 10,000.00	
	TOTAL	$ 10,000.00	$ 10,000.00

Date Submitted: 09-Mar-20

Finance Officer: ______________________

City Manager: ______________________

Department Comments:

Recognized revenue received from Duke Energy for National Trails Day Event

City of Mount Holly
Agenda Action Item

To:	Mayor and City Council	**Date:**	March 3, 2020
From:	Miles Braswell, Asst. City Manager	**Meeting Date:**	March 9, 2020

Agenda Item to be considered:

Property Appraisal Services – Budget Amendment

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request:

Throughout the year various properties need appraisal services. This budget amendment will ensure funding is appropriated to cover the contracted service.

Fiscal Impact:			
Will Item affect current budget	☒ YES	☐ NO	☐ N/A
Reviewed by Finance Director	☒ YES	☐ NO	☐ N/A
Preaudit Certification required	☒ YES	☐ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☒ NO	☐ N/A
Budget Transfer required	☐ YES	☒ NO	☐ N/A
Total City Dollars:	*$15,000.00*		
Budget Code	*10-00-4120-199*		
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation: Staff recommends the budget amendment.

Result of City Council Decision: _____

Attachments:

- ***Budget Amendment form***

CITY OF MOUNT HOLLY
FY 19-20 Budget Amendment

Account Number	Description	Debit	Credit
10-00-3991-000	Fund Balance		$ 15,000.00
10-00-4120-199	Contract Services	$ 15,000.00	
	TOTAL	$ 15,000.00	$ 15,000.00

Date Submitted: 09-Mar-20

Finance Officer:

City Manager:

Department Comments:

Appropriation from General Fund Balance to Admin Contract Services

Property Appraisal Fees

City of Mount Holly
Agenda Action Item

To:	Mayor and City Council	**Date:**	March 3, 2020
From:	Miles Braswell, Asst. City Manager	**Meeting Date:**	March 9, 2020

Agenda Item to be considered:

Broker Fee for 420 E. Central Avenue Lease – Budget Amendment

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request:

Council approved the lease of 420 E. Central Avenue during the February 24, 2020 Work Session. Coldwell Banker Commercial MECA brokerage fee is $21,963.16, which is six (6%) percent of the total five (5) year rental. The calculation is listed below for reference:

Year	Annual Rent	Commission Rate
1	$44,121.00	6%
2	$77,526.90	6%
3	$79,465.07	6%
4	$81,451.70	6%
5	$83,487.99	6%
TOTAL	$366,052.66	**$21,963.16**

A budget amendment is required in the amount of $21,963.16

Fiscal Impact:			
Will Item affect current budget	☒ YES	☐ NO	☐ N/A
Reviewed by Finance Director	☒ YES	☐ NO	☐ N/A
Preaudit Certification required	☒ YES	☐ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☒ NO	☐ N/A
Budget Transfer required	☐ YES	☒ NO	☐ N/A
Total City Dollars:	*$22,000.00*		
Budget Code	*10-00-4120-199*		
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation: Staff recommends the budget amendment.

Result of City Council Decision:_____

Attachments:

- ***Budget Amendment form***

MOUNT HOLLY
Connecting Community & Nature

CITY OF MOUNT HOLLY
FY 19-20 Budget Amendment

Account Number	Description	Debit	Credit
10-00-3991-00	Fund Balance		$ 22,000.00
10-00-4120-199	Contract Services	$ 22,000.00	
	TOTAL	$ 22,000.00	$ 22,000.00

Date Submitted: 09-Mar-20

Finance Officer: ______________________

City Manager: ______________________

Department Comments:

Appropriation from General Fund Balance to Admin Contract Services

Brokerage Fee

Discussed at Council 2-24-20

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council	**Date:**	3-5-2020
From:	Danny Jackson	**Meeting Date:**	3-9-2020

Agenda Item to be considered:
Approve and appropriate fund balance for damages caused by severe weather on 2-6-2020.

Will this require a public hearing? ☐ YES ☐ NO

Background/Purpose of Request:
The Utilities Department had several incidents resulting from the recent storm event.
Emergency removal of debris and sand from the Dutchman' s Creek Pump Station to restore wet well storage and save the pumps
Emergency to remove sludge due to limited land application due to ground oversaturation
Emergency due to the sewer aerial located at Kendrick Farm being completely destroyed by moving debris in the high water.
A budget amendment is needed to provide coverage of unexpected expenses.

Estimated expenses are:
WWTP - $93,000
Utilities Field - $46,000

Fiscal Impact:

Will Item affect current budget	☒ YES	☐ NO	☐ N/A
Reviewed by Finance Director	☒ YES	☐ NO	☐ N/A
Preaudit Certification required	☐ YES	☒ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☒ NO	☐ N/A
Budget Transfer required	☒ YES	☐ NO	☐ N/A
Total City Dollars:	***$ 139,000***		
Budget Code	***62-91-7140 and 62-91-7900***		
Reviewed by City Attorney	☐ YES	☐ NO	☒ N/A

Manager/Staff Recommendation: Approve Budget Amendment

Result of City Council Decision:

Attachments:
Budget Amendment

CITY OF MOUNT HOLLY
FY 19-20 Budget Amendment

Account Number	Description	Debit	Credit
62-91-3991-000	Fund Balance		139,000.00
62-91-7900-354	Maintenance & Repair	46,000.00	
62-91-7130-199	Contracted Services	93,000.00	
	TOTAL	$ 139,000.00	$ 139,000.00

Date Submitted: 09-Mar-20

Finance Officer: ______________________

City Manager: ______________________

Department Comments:

Appropriation from enterprise fund balance funding for repairs due to Storm Damage from severe weather on 2-6-2020

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council	**Date:**	March 2, 2020
From:	David E. Johnson, PE	**Meeting Date:**	March 9, 2020

Agenda Item to be considered:

Reduction of the Performance Bond posted for River Park Phase 4 in accordance with the Subdivision and Land Development Guidelines. .

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request :

Phase 4 letter of credit of $622,011.00 was posted by HDP River Park, LLC on August 7, 2019. This phase of River Park has over 80% of the homes closed and the developer has also completed all identified punch list items at this time. They are asking for a reduction to 30% of the total amount at this time in accordance with the Subdivision Ordinance.

If approved, the LOC amount required will be $186,603.30

Fiscal Impact:

Will Item affect current budget	☐ YES	☒ NO	☐ N/A
Reviewed by Finance Director	☐ YES	☒ NO	☐ N/A
Preaudit Certification required	☐ YES	☒ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	***$***		
Budget Code			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation: *Recommend reduction of the Performance Bond as requested by HDP River Park, LLC.*

Result of City Council Decision:

Attachments: Developer request, Performance Bond, Site Inspector approval memo, Subdivision Agreement, Financial Estimate

MOUNT HOLLY

David Johnson <david.johnson@mtholly.us>

Fwd: River Park Phase 4 Bond Reduction

1 message

Derek Dixon <derek.dixon@mtholly.us> Tue, Feb 18, 2020 at 10:21 AM
To: David Johnson <david.johnson@mtholly.us>

Dave,
See below email request for River Park Phase 4 bond reduction request. See attached Memo and information provided from the developer.

Derek

---------- Forwarded message ---------
From: **Ron Willing** <rwilling@smithdouglas.com>
Date: Wed, Feb 12, 2020 at 1:58 PM
Subject: River Park Phase 4 Bond Reduction
To: Derek Dixon <derek.dixon@mtholly.us>

Derek,

We request permission to reduce the bond for River Park Phase 4. Attached, please find the Phase 4 Subdivision Agreement. I sent you the soils and asphalt testing results under a separate email. Please let me know if there is anything else you need.

Thank you very much!

Ron Willing

C:704.808.1132

Mailing Address: PO Box 311 Midland, NC 28107

Physical Address: 4297B NC Highway 24/27, Midland, NC 28107

SMITH DOUGLAS HOMES
QUALITY | INTEGRITY | VALUE

--

Derek J Dixon
Site Inspector
Direct: (315) 882-2429

PERFORMANCE BOND
Bond No. LICX1184120

KNOW ALL MEN BY THESE PRESENTS, that we, HDP River Park, LLC, a Delaware Limited Liability Company, as Principal, and Lexon Insurance Company, licensed to do business in the State of North Carolina, as Surety, are held and firmly bound unto City of Mount Holly (Obligee), in the penal sum of Six Hundred Twenty Two Thousand Eleven and 00/100 Dollars ($622,011.00), lawful money of the United States of America, for the payment of which sum, well and truly to be made, the Principals and Surety do bind themselves, their heirs, executors, administrators, and successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the above bounden Principals has entered into a certain written Contract with the above named Obligee, effective the _____ day of ____________ ____________, 2019 and terminating the ________ day of ______________, 2021, for River Park Subdivision Phase 4-4, Lots 1-5 & Lots 161-181, and more fully described in said Contract, a copy of which is attached, which Agreement is made a part hereof and incorporated herein by reference, except that nothing said therein shall alter, enlarge, expand or otherwise modify the term of the bond as set out below.

NOW, THEREFORE, if Principals, their executors, administrators, successors and assigns shall promptly and faithfully perform the Contract, according to the terms, stipulations or conditions thereof, then this obligation shall become null and void, otherwise to remain in full force and effect. In the event that the Principals have failed to promptly and faithfully perform the Contract, the Surety shall, at its option, either perform the Contract in accordance with its terms and conditions or pay to the Obligee the amount of the bond penalty, or such amount that is necessary to cure such failure to perform. This bond is executed by the Surety and accepted by the Obligee subject to the following express condition:

Notwithstanding the provisions of the Contract, the term of this bond shall apply from 7th day of August, 2019, until 7th day of August, 2021, and will be extended by the Surety by Continuation Certificate annually, until such time as the work has been completed and accepted by the Obligee. However, neither nonrenewal by the Surety, nor the failure or inability of the Principals to file a replacement bond in the event of nonrenewal, shall itself constitute a loss to the obligee recoverable under this bond or any renewal or continuation thereof. The liability of the Surety under this bond and all continuation certificates issued in connection therewith shall not be cumulative and shall in no event exceed the amount as set forth in this bond or in any additions, riders, or endorsements properly issued by the Surety as supplements thereto.

Sealed with our seals and dated this 7th day of August, 2019.

HDP River Park, LLC
(PRINCIPAL)
[signature] MEMBER
Title

[signature]
Witness

Lexon Insurance Company
(SURETY)
[signature]
James I. Moore, Attorney-in-Fact
Title

[signature]
Witness Kelly A. Gardner

POWER OF ATTORNEY

LX- 1079

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its statutory home office in Austin, Texas, does hereby constitute and appoint: James I. Moore, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt, Tariese M. Pisciotto, Diane Rubright, Amy Wickett its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed $15,000,000.00, Fifteen Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 22nd day of June, 2018.

LEXON INSURANCE COMPANY

LEXON INSURANCE COMPANY CORPORATE SEAL MARCH 16, 1964 STATE OF TEXAS

BY ______________________
Brian Beggs
President

ACKNOWLEDGEMENT

On this 22nd day of June, 2018, before me, personally came Brian Beggs to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

AMY TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 5-9-2023

BY Amy Taylor
Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 7th Day of August, 2019.

LEXON INSURANCE COMPANY CORPORATE SEAL MARCH 16, 1964 STATE OF TEXAS

BY ______________________
Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

State of Illinois}
} ss.
County of DuPage }

On August 7, 2019, before me, Alexandra Sartori, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared James I. Moore known to me to be Attorney-in-Fact of Lexon Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires July 5, 2020

OFFICIAL SEAL
ALEXANDRA SARTORI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jul 5, 2020

Alexandra Sartori

Alexandra Sartori, Notary Public

Commission No. 840142

MOUNT HOLLY
Connecting Community & Nature

MEMO

TO: David E. Johnson P.E.

FROM: Derek J Dixon

DATE: 2/18/20

RE: River Park Phase 4

David,

Smith Douglas Homes has requested a reduction of their financial guarantee for Phase 4 of River Park. 100% of the lots in Phase 4 have been improved upon and home building is underway. Water, sewer, drainage, and roadway items have been constructed per plan and Mount Holly specifications. I approve of a 70% reduction of the bond amount of $622,011.00 to $186,603.30.

Derek J Dixon

Site Inspector

NORTH CAROLINA
GASTON COUNTY

RIVERPARK SUBDIVISION AGREEMENT
PHASE 4
LOTS 1-5, 161-181

THIS CONTRACT made and entered into this 7 day of August, 2019, by and among HDP RIVER PARK, LLC, a Delaware limited liability company, hereinafter referred to as "Developer;" and CITY OF MOUNT HOLLY, a North Carolina municipal corporation, hereinafter referred to as "City;"

WITNESSETH:

WHEREAS, Developer has petitioned the City for approval of its final plats for a portion of a subdivision in Riverbend Township, Gaston County, North Carolina, known as RIVERPARK, said portion being Phase 4, consisting of Lots 1-5, and 161-181, prepared by James Timothy Thomas, P.L.S., dated April 16, 2019, and;

WHEREAS, Developer has submitted Plans to install certain infrastructure that is not yet completed, hereinafter referred to as Improvements, as required by the City Subdivision Ordinance and as itemized as set forth in the estimate prepared by Jeffrey D. Oden, PE, sealed and dated June 28, 2019, and attached hereto as Exhibit "A" and incorporated herein by reference; and,

WHEREAS, Developer has requested, pursuant to the City Subdivision Ordinance, to be permitted to enter into an agreement with the City for completion of the required Improvements and otherwise comply with all the requirements of the Subdivision Ordinance and to provide the City a Performance Bond, satisfactory to City, guaranteeing the timely performance of this Agreement and that all required Improvements shall be made in compliance with the Ordinance; and,

WHEREAS, the Plans have been reviewed by the City and have been found to be in compliance with the City Subdivision Ordinance and approval of the final plat would be in order upon the execution of this Agreement and the posting of a Performance Bond payable to the City by a surety acceptable to the City in an amount of 1.2 times the cost of installing said Improvements; and,

WHEREAS, Developer has agreed to dedicate all streets, sidewalks, and other Improvements to City at such time as the same are acceptable in accordance with the City Subdivision Ordinance; and,

NOW, THEREFORE, Developer contracts and agrees with the City of Mount Holly, its successors and/or assigns as follows:

1. Developer shall provide City with a renewable Performance Bond effective for a term of two years from the date of this Agreement, in a form acceptable to City, in the amount of

$622,011.00, which represents 120% of the estimated cost to complete the required Improvements, as set forth in the Exhibit "A."

2. All construction and installation of Improvements required under this Agreement shall be certified to City by Developer's engineer as complete in accordance with the approved Plans and specifications and approved by City not later than sixty (60) days prior to the expiration date of the term of the Performance Bond set forth herein ("Completion Date"). Developer will provide "as built" drawings to the City.

3. If Developer foresees the need to request an extension to the Completion Date, then such request for an extension shall be in writing to the Planning Director at least thirty (30) days prior to the Completion Date, which date is also ninety (90) days prior to the expiration of the term of the Performance Bond. City shall allow such requests for extension for good cause shown, provided Developer has made reasonable progress and/or demonstrated due diligence. Such request shall also be allowed due to delays beyond Developer's reasonable control. Any request for extensions of time shall require a Continuation Certificate on the Performance Bond which shall be effective prior to the expiration date of the term of the Performance Bond and shall be received by City at least sixty (60) days prior to the expiration of the term of the Performance Bond in such an amount as required by City.

4. That Developer shall maintain all roads within the subdivision until accepted by the City. Upon such acceptance, the roads shall be deemed dedicated to the City and shall thereafter be maintained by City subject to the warranty set forth in Paragraph 7 below.

5. That Developer agrees to maintain all waterlines, sewer lines, hydrants, and connections until accepted by the City. Following acceptance of the waterlines, sewer lines, hydrants, and connections, together with the necessary elements thereto, title to the same shall vest in the City of Mount Holly and shall thereafter be maintained by City subject to the warranty set forth in Paragraph 7 below.

6. That Developer agrees to maintain all other Improvements until accepted by the City. Upon final acceptance by the City of the Improvements, Applicant shall be deemed to have dedicated all Improvements to the City, and thereafter City shall own and maintain the same in accordance with City policies, subject to the warranty set forth in Paragraph 7 below.

7. Developer warrants all construction and installation of Improvements required under this Agreement to be free of defects in materials and workmanship for a period of one year from acceptance by the City.

8. That Developer agrees to indemnify the City from any costs, liability, demands of any kind, sort or nature for the construction, installation, and completion of the above recited Improvements.

9. That Developer warrants that it is entering into this Agreement as the owner of RIVERPARK as above recited and that is has the legal right to enter into this Agreement.

IN WITNESS WHEREOF, Developer has caused this instrument to be signed by its corporate officers as required by law, and the City of Mount Holly has caused this instrument to be executed in accordance with the action of the City Council.

DEVELOPER:

HDP River Park, LLC, A Delaware Limited Liability Company

By: HDP Blue Investments, LLC, a Delaware limited liability company, its manager

By: HDP Blue Holdings, LLC, a Delaware limited liability company, its manager

By: Grass Lake Capital, LLC, a Delaware limited liability company, its manager

By: ______________________ (SEAL)

Name: Christopher J. Fiegen,

Title: Manager

CITY:

CITY OF MOUNT HOLLY, NC

By: ______________________

Bryan Hough, Mayor

Attest:

____

City Clerk

STATE OF NORTH CAROLINA

COUNTY OF GASTON

I, ______________________, a Notary Public in and for Gaston County, North Carolina, do hereby certify that Amy Miller this day appeared before me and acknowledged that he/she is the Clerk of the City of Mount Holly and that by authority duly given and as the act of the City of Mount Holly, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by himself/herself as Clerk.

WITNESS my hand and Notarial Seal, this the ___ day of ______________ 2019.

My commission expires:

____

Notary Public

STATE OF Il

Cook COUNTY

I, Christopher Lefkovitz, a Notary Public in and for said County and State, do hereby certify that Christopher J. Fiegen, personally came before me this day and acknowledged that he is the manager of Grass Lake Capital, LLC., a Delaware limited liability company, manager of HDP Blue Holdings, LLC, a Delaware limited liability company, manager of HDP Blue Investments, LLC, a Delaware limited liability company, manager of HDP River Park, LLC, a Delaware limited liability company; that he, being authorized to do so, executed the foregoing instrument on behalf of the company.

Witness my hand and official seal this the 7 day of August, 2019.

My commission expires:

Notary Public

CHRISTOPHER LEFKOVITZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 27, 2020

Jun-19

MOUNT HOLLY

Financial Estimate Requirements for Developers

Development: **River Park Subdivision**

Date: Phase: 4 Map: Lots encompassed: 1-5, 161-181

Item	Plan Quantity	Unit	Unit Cost	Bonded Quantity	Item Cost
Streets and Sidewalk					
7.0" ABC Base Course	6921	SY	$15.00	6921	$103,815.00
2.0" IM Course	5601	SY	$14.00	5601	$78,414.00
Milling IM Course	5601	SY	$5.00	560.1	$2,800.50
1.5" Surface Course	5601	SY	$12.00	5601	$67,212.00
2.0' Valley Gutter	3630	LF	$27.00	3630	$98,010.00
5.0' Sidewalk	3685	LF	$25.00	3685	$92,125.00
Street Signs	7	EA	$500.00	7	$3,500.00
Barricades	4	EA	$1,000.00	4	$4,000.00
Handicap ramp	24	EA	$600.00	24	$14,400.00
Drainage/Storm					
Structure Repair	3	EA	$2,500.00	3	$7,500.00
System clean out	1	EA	$1,500	1	$1,500.00
Water					
Test & Chlorinate	1	EA	$750.00	1	$750.00
Tap to Test		EA	$100.00	0	$0.00
Water Repairs		LF	$100.00	0	$0.00
Sewer					
Air Test	1	EA	$500.00	1	$500.00
Mandrel Test	1	EA	$500.00	1	$500.00
Manhole adjust	2	EA	$750.00	2	$1,500.00
Repairs		LF	$100.00	0	$0.00
Erosion Control					
Rip Rap	72	Ton	$75.00	72	$5,400.00
Removal of ERSC	1	EA	$5,000.00	1	$5,000.00
Seeding & Fertilization	83776	SY	$3.75	8377.6	$31,416.00
Miscellaneous					
				Total Cost of Items	$518,342.50
				120% Financial Guarantee	$622,011.00

Instructions: Fill in the plan quantity column using respective units. The sheet will autofill amounts req

Note: The undersigned Engineer certifies to the City of Mount Holly that the Estimate attached hereto and dated 6/28/19 (Date), has been given under seal has been prepared by the undersigned in accordance wi[th] generally accepted engineering standards, but the undersigned does not guarantee such costs.

SEAL 13328 ENGINEER

6-28-2019

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council	**Date:**	March 2, 2020
From:	David E. Johnson, PE	**Meeting Date:**	March 9, 2020

Agenda Item to be considered:

Release of the Subdivision Bond posted for Meadowbrook Phase 2.

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request :

Meadowbrook Phase2 Subdivision Bond of $280,127.52 was posted by D.R. Horton, Inc. on June 14, 2018. The infrastructure in Phase 2 has been completed in accordance with City standards and criteria.

The infrastructure has been inspected and punch lists completed to the satisfaction of the City staff.

The roads and ROW infrastructure within this phase of Meadowbrook have been completed and acceptable for City ownership and maintenance.

Fiscal Impact:

Will Item affect current budget	☐ YES	☒ NO	☐ N/A
Reviewed by Finance Director	☐ YES	☒ NO	☐ N/A
Preaudit Certification required	☐ YES	☒ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	***$***		
Budget Code			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation: *Recommend release of the Subdivision Bond to D.R. Horton, Inc. and accept Meadowbrook Phase 2 infrastructure for maintenance*

Result of City Council Decision:

Attachments: Developer Request, Subdivision Bond, Site Inspector Approval

From: **Jimmy Warner** <JSWarner@drhorton.com>
Date: Mon, Mar 2, 2020 at 12:21 PM
Subject: RE: Meadow Brook Phase 2
To: Derek Dixon <derek.dixon@mtholly.us>

Derek,

Per your request we would like to release the bond for phase 2 Meadow Brook. All work and the overlay is complete.

Bond amount $280,127.52

Issue date 6-14-18

Expires 6-14-20

Thanks for your help.

Jimmy

Jimmy Warner

Land Development Project Manager

D. R. Horton, Inc. Charlotte

8001 Arrowridge Blvd.

Charlotte, NC 28273

704-330-9841

jswarner@drhorton.com

SUBDIVISION BOND

Bond No. 800013224

KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.

8001 Arrowridge Blvd., Charlotte, NC 28273

as Principal, and Atlantic Specialty Insurance Company

authorized to do business in the State of NC, as Surety, are held and firmly bound unto

City of Mount Holly

as Obligee, in the penal sum of Two Hundred Eighty Thousand One Hundred Twenty Seven Dollars and Fifty Two Cents ($ 280,127.52) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, D.R. Horton, Inc.

has agreed to construct in Meadowbrook, Phase 2

the following improvements: Streets, Sidewalk, Storm Drainage, Water, Sewer, Erosion Control

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 14th day of June, 2018.

D.R. Horton, Inc.
Principal

By: [signature]
Mark Martins - CFO

Atlantic Specialty Insurance Company

By: Margaret A. Ginem
Margaret A. Ginem
NC Licensed Nonresident Agent
Attorney-In-Fact

S-3689/GEEF 2/98

Inquiries (813) 281-2095

OneBeacon
INSURANCE GROUP

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Anett Cardinale, David H. Carr, Brandy L. Baich, Margaret A. Ginem**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **sixty million dollars ($60,000,000)** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

> Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.
>
> Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

> Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this eighth day of December, 2014.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By [signature]
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this eighth day of December, 2014, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

TARA JANELLE STAFFORD
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2020

[signature]
Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 14th day of June, 2018

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
October 1, 2019

[signature]
James G. Jordan, Assistant Secretary

MOUNT HOLLY
Connecting Community & Nature

MEMO

TO: David E. Johnson P.E.

FROM: Derek J Dixon

DATE: 3/2/20

RE: Meadowbrook Phase 2

David,

Dr Horton has requested the release of their financial guarantee for Phase 2 of Meadowbrook. Homes have been constructed on 100% of the lots in Phase 2, all infrastructure has been constructed per plan and Mount Holly specifications, and the infrastructure repair items have been completed to satisfaction. I approve of the release of the bond amount of $280,127.52.

Derek J Dixon

Site Inspector

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council	**Date:**	February 28, 2020
From:	Miles Braswell, Asst. City Manager	**Meeting Date:**	March 9, 2020

Agenda Item to be considered:

Surplus Property

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request:

The following attachment contains items that need to be considered surplus. The Fire Department plans to donate this surplus turn-out gear to a non-profit and Gaston County Schools.

Fiscal Impact:			
Will Item affect current budget	☐ YES	☒ NO	☐ N/A
Reviewed by Finance Director	☒ YES	☐ NO	☐ N/A
Preaudit Certification required	☐ YES	☒ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☒ NO	☐ N/A
Budget Transfer required	☐ YES	☒ NO	☐ N/A
Total City Dollars:			
Budget Code			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation: Declare property surplus per the attachment

Result of City Council Decision:_____

Attachments: Resolution and Surplus Property List

Helmet

Bullard 2006

Bullard 2006

Bullard 2001

Cairns 1010 2007

Chieftain 2000 1910

Bullard 2002 fire dome

Bullard 2000

Bullard 2000

Bullard 2006

Bullard 2006

Bullard 2000

Cairns 1044 2009

Cairns 1044 2009

Jackets

Globe Gxtream 2005

Globe 1999 Gx7

Globe crosstech 2005

Globe G x tream

Pants

Globe crosstech 2005

Globe g x tream 2007

Globe crosstech 2005

Globe g x tream 2005

Globe g x tream 2005

Boots

Pro warringtons 2005 sz9

Blwmfgd 2000 sz14

Pro warrington 2010 sz 10

Pro warrington 20010 sz9

Haix 2004 sz10

Department	Asset #	Qty	Equipment/ Vehicle Year	Equipment/ Vehicle Make	Model	VIN or Serial #	Description	Known problems	Date to Council
Fire	NA	13	Various	Various	Various	Various	Helmets	None	3/9/2020
Fire	NA	4	Various	Globe	Various	Various	Jackets	None	3/9/2020
Fire	NA	5	Various	Globe	Various	Various	Pants	None	3/9/2020
Fire	NA	5	Various	Various	Various	Various	Boots	None	3/9/2020

City of Mount Holly
Action Agenda Item

To:	City Council	**Date:**	March 5, 2020
From:	Jonathan Wilson	**Meeting Date:**	March 9, 2020

Agenda Item to be considered: *Approval of Imagery on Mountain Island Phase 2, Map 1-3 Final Plat.*

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request :

Lennar has requested that the City of Mount Holly approve of Phase 2, Maps 1-3 of the Imagery on Mountain Island Subdivision Final Plat. This is the second phase and will consist of a total of 117 single family lots, zoned Conditional District Single Family. The Letter of Credit has been approved by the City Engineer and City Attorney and the Subdivision Agreement is in the process of being finalized.

Staff had the following comments regarding the plats for phase 2, maps 1-3.
All Maps: Confirm lot widths meet the minimum requirements of the conditional zoning.
Map 1: Some of the easements did not match the approved construction drawings and have since been revised.
Map 2: Some of the easements did not match the approved construction drawings and have since been revised.
Map 3; Lots 340-359 did not meet the minimum lot width of 75 feet and have since been removed from the map and will be brought back with a later plat.

Fiscal Impact:			
Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	***$***		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation:

The Planning Commission recommended approval of the plat for Phase 2, Maps 1-3 of Imagery on Mountain Island Subdivision which is supported by Staff.

Result of City Council Decision:

Attachments:
1. Plat of Phase 2, Maps 1-3 Imagery on Mountain Island Subdivision.

CURVE TABLE				
CURVE#	RADIUS	DISTANCE	BEARING	CHORD
C1	665.91	84.35	S 71°30'38" E	84.29
C2	665.91	32.13	S 73°51'25" E	32.13
C3	665.91	52.22	S 70°13'42" E	52.21
C7	145.00	62.51	N 77°55'35" W	62.03
C8	530.00	78.43	N 62°49'16" W	78.36
C9	530.00	62.46	N 68°57'28" W	62.42
C10	530.00	15.97	N 73°11'50" W	15.97
C11	330.36	82.62	N 16°27'41" E	82.40
C12	330.36	86.94	N 31°09'52" E	86.69
C13	330.36	88.44	N 46°22'22" E	88.18
C14	330.36	88.74	N 61°44'14" E	88.47
C15	330.36	346.74	N 39°21'53" E	331.04
C16	125.00	155.61	S 15°35'11" W	145.76
C17	125.00	28.59	S 44°41'52" W	28.53
C18	125.00	84.34	S 18°49'00" W	82.75
C19	125.00	42.68	S 10°17'41" E	42.48
C20	175.00	286.19	N 26°46'20" E	255.35
C21	175.00	17.49	N 17°12'49" W	17.49
C22	175.00	55.04	N 05°20'26" W	54.81
C23	175.00	53.70	N 12°27'34" E	53.49
C24	175.00	53.67	N 30°02'07" E	53.46
C25	175.00	55.49	N 47°54'14" E	55.26
C26	175.00	50.81	N 65°18'17" E	50.63
C27	125.00	204.42	N 26°40'20" E	182.39
C28	125.00	149.75	N 39°18'05" E	140.96
C29	125.00	54.67	N 07°32'53" W	54.23
C30	175.00	216.85	S 15°25'17" W	203.24
C31	175.00	45.04	S 12°42'15" E	44.92
C32	175.00	60.86	S 04°37'55" W	60.55

CURVE TABLE				
CURVE#	RADIUS	DISTANCE	BEARING	CHORD
C33	175.00	70.12	S 26°04'23" W	69.65
C34	175.00	40.83	S 44°14'09" W	40.74
C35	30.00	47.56	N 03°42'05" E	42.74
C36	30.00	46.94	N 86°03'26" W	42.29
C37	330.38	56.87	N 33°50'39" W	56.80
C38	425.00	176.62	S 61°43'00" W	175.35
C39	425.00	19.33	S 51°06'51" W	19.33
C40	425.00	59.01	S 56°23'41" W	58.96
C41	425.00	57.55	S 64°15'08" W	57.50
C42	425.00	40.73	S 70°52'35" W	40.72
C43	667.78	336.08	N 61°04'08" E	332.55
C44	667.78	60.36	N 72°53'52" E	60.34
C45	667.78	60.03	N 67°43'59" E	60.01
C46	667.78	76.87	N 61°51'36" E	76.83
C47	667.78	68.74	N 55°36'46" E	68.71
C48	667.78	70.08	N 49°39'26" E	70.05
C49	20.00	24.59	N 85°02'08" E	23.07
C50	180.00	44.99	S 66°54'01" E	44.87
C51	20.00	29.97	N 31°08'12" W	27.24
C52	275.00	237.34	N 36°30'42" E	230.04
C53	275.00	38.19	N 57°15'26" E	38.16
C54	275.00	85.84	N 44°20'11" E	85.49
C55	275.00	89.30	N 26°05'29" E	88.91
C56	275.00	24.00	N 14°17'17" E	24.00
C57	175.00	357.72	N 02°40'37" E	298.61
C58	175.00	50.75	N 47°34'26" W	50.57

CURVE TABLE				
CURVE#	RADIUS	DISTANCE	BEARING	CHORD
C59	175.00	49.77	N 31°07'09" W	49.60
C60	175.00	49.08	N 14°56'16" W	48.92
C61	175.00	50.97	N 01°26'24" E	50.79
C62	175.00	31.89	N 15°00'14" E	31.85
C63	175.00	52.47	N 28°48'50" E	52.27
C64	175.00	52.14	N 45°56'22" E	51.95
C65	175.00	20.65	N 57°51'20" E	20.64
C66	125.00	256.51	S 02°40'37" W	213.29
C67	125.00	164.79	S 23°28'06" W	153.11
C68	125.00	64.30	S 29°02'06" E	63.59
C69	125.00	26.42	S 49°49'34" E	26.37
C70	20.00	18.68	S 82°37'58" E	18.00
C71	50.00	244.17	N 30°30'56" E	64.41
C72	50.00	24.48	S 84°38'42" W	24.24
C73	50.00	55.24	N 49°40'41" W	52.47
C74	50.00	34.46	N 01°42'49" E	33.78
C75	50.00	47.60	N 48°43'43" E	45.82
C76	50.00	42.32	S 79°45'17" E	41.06
C77	50.00	40.08	S 32°32'49" E	39.01
C78	20.00	16.16	N 32°43'59" W	15.72
C79	20.00	35.66	S 62°51'54" W	31.12
C80	325.00	153.42	S 25°18'39" W	152.00
C81	325.00	60.31	S 17°17'36" W	60.22

CURVE TABLE				
CURVE#	RADIUS	DISTANCE	BEARING	CHORD
C82	325.00	92.04	S 30°43'16" W	91.73
C83	20.00	29.45	S 03°20'44" E	26.86
C84	250.00	298.35	S 79°42'52" E	280.95
C85	250.00	51.15	S 51°23'11" E	51.06
C86	250.00	73.41	S 65°39'33" E	73.14
C87	250.00	85.94	S 83°55'10" E	85.52
C88	250.00	65.68	N 78°42'30" E	65.47

CURVE TABLE				
CURVE#	RADIUS	DISTANCE	BEARING	CHORD
C89	250.00	22.20	N 68°38'26" E	22.19
C90	20.00	20.08	N 37°19'37" E	19.25
C91	50.00	243.76	S 31°46'34" E	64.72
C92	50.00	38.08	N 30°22'31" E	37.17
C93	50.00	51.51	N 81°42'17" E	49.26
C94	50.00	32.26	S 50°18'07" E	31.70
C95	50.00	41.09	S 08°16'39" E	39.94
C96	50.00	29.19	S 31°59'24" W	28.78
C97	50.00	31.04	S 66°30'00" W	30.54
C98	50.00	14.70	N 87°17'39" W	14.64
C99	50.00	5.90	N 75°29'30" W	5.90
C100	20.00	15.36	S 85°52'55" W	14.99
C101	300.00	369.65	S 80°49'33" E	346.72

CURVE TABLE				
CURVE#	RADIUS	DISTANCE	BEARING	CHORD
C102	300.00	36.34	S 67°20'37" W	36.31
C103	300.00	55.90	S 76°09'04" W	55.82
C104	300.00	62.66	S 87°28'20" W	62.54
C105	300.00	62.81	N 80°32'47" W	62.70
C106	300.00	55.44	N 69°15'14" W	55.36
C107	300.00	54.71	N 58°44'07" W	54.64
C108	300.00	41.81	N 49°31'05" W	41.78

CURVE TABLE				
CURVE#	RADIUS	DISTANCE	BEARING	CHORD
C109	20.00	28.15	N 85°50'48" W	25.88
C110	20.00	7.05	N 55°37'01" W	7.01
C111	20.00	21.10	S 84°03'42" W	20.14
C112	325.00	42.00	S 57°32'02" W	41.97
C191	205.00	64.27	N 78°26'22" W	64.00
C192	205.00	13.89	N 67°31'01" W	13.89
C198	325.00	1.08	S 11°52'57" W	1.08
C199	470.00	3.90	N 65°49'10" W	3.90

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ESP Associates, Inc.

ESP

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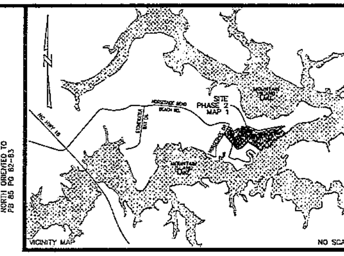
www.espassociates.com



VICINITY MAP

NO SCALE

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA, COUNTY OF GASTON

I, ________________, REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER ________ DATE ________

CERTIFICATE OF CITY COUNCIL APPROVAL

APPROVED FOR THE RECORDING BY CITY OF MOUNT HOLLY, NORTH CAROLINA CITY COUNCIL ON THE DAY OF ________ 2020 PURSUANT TO AUTHORITY OF ARTICLE II OF THE SUBDIVISION ORDINANCE MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

CITY CLERK ________

CERTIFICATE OF ZONING APPROVAL

THIS PLAT MEETS ALL THE REQUIREMENTS OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA ZONING ORDINANCE, SIGNED THE ____ DAY OF ________ 2020.

PLANNING AND DEVELOPMENT DIRECTOR ________

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

FOR LENNAR CAROLINAS, LLC (OWNER) ________ DATE ________

ZONING CRITERIA:

SUBJECT PROPERTY ZONED: CITY OF MT HOLLY "CONDITIONAL DISTRICT: SINGLE FAMILY"

MINIMUM SETBACKS & YARDS:
- FRONT SETBACK: 20 FEET (FROM R/W)
- SIDE YARD: 5 FEET
- CORNER SETBACK: 10 FEET (FROM R/W)
- REAR YARD: 20 FEET INTERNAL, 35 FEET EXTERNAL
- BUILDING HEIGHT: 40 FEET (MEASURED @ SETBACK)**

** IF BUILDING HEIGHT IS MORE THAN 35 FEET THEN FRONT AND SIDE YARD SETBACKS WILL HAVE TO BE INCREASED A MINIMUM OF 2.5 FEET FOR EVERY 1 FOOT VERTICAL ABOVE 35 FEET IN HEIGHT.

CERTIFICATE OF SURVEY AND ACCURACY

STATE OF NORTH CAROLINA, GASTON COUNTY

I, SCOTT L. HUNTER CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4930, PAGE 1729); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:50,125;

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. AND FURTHER, MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A, "THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND."

INFORMATION USED FOR THE GRID TIE:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.02
TYPE OF GPS FIELD PROCEDURE: NCVRS
DATE OF SURVEY: 6/1/2012
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED-CONTROL USE: NCGS MONUMENT "CATAWBA"
GEOID MODEL: GEOID 12B
COMBINED GRID FACTOR(S): 0.99984567
UNITS: USFT

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE ____ DAY OF ________, 2020.

SCOTT L. HUNTER, NCPLS L-3607

NORTH CAROLINA PROFESSIONAL SEAL L-3607 SCOTT L. HUNTER

PRELIMINARY PLAT NOT FOR RECORDATION, SALES OR CONVEYANCE

ESP ASSOCIATES, INC.

GENERAL NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY.
2. #5 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. NO MONUMENTATION SET WITHIN THE PAVEMENT OF HORSESHOE BEND BEACH ROAD. NO MONUMENTATION SET ALONG SHORELINE OF MOUNTAIN ISLAND LAKE.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. SUBJECT TRACT TAX ID: #4529213048
5. SUBJECT TRACT DEED/PLAT REFERENCE: DB 4930 PG 1729, PB 55 PGS 51-53, PB 85 PGS 82-83.
6. THIS PROPERTY IS DEVELOPED UNDER CITY OF MOUNT HOLLY CONDITIONAL DISTRICT: SINGLE FAMILY ZONING CRITERIA.
7. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) AND THE PUBLIC STORM DRAINAGE EASEMENT (PSDE), IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
8. A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED FOR THIS COMMUNITY. COMMON OPEN SPACE IN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. A PORTION OF SUBJECT TRACT IS GRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3710451900L & 3710452900L WITH EFFECTIVE DATES OF SEPTEMBER 2, 2015.
10. THIS PROPERTY IS LOCATED IN THE MOUNTAIN ISLAND LAKE CRITICAL AREA WATERSHED DISTRICT.
11. PUMP STATION, FORCEMAIN, GRAVITY SEWER SYSTEMS AND POTABLE WATER MAIN SYSTEMS ARE DEDICATED TO THE CITY OF MOUNT HOLLY FOR OWNERSHIP AND MAINTENANCE.
12. STORM DRAINAGE EASEMENTS THAT REMAIN PRIVATE SHALL BE LABELED AS SDE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. TIE TO NGS MONUMENT "CATAWBA" COMPUTED FROM GPS SURVEY USING NORTH CAROLINA VRS REAL TIME NETWORK.
14. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT.

LINE TABLE		
LINE #	BEARING	DISTANCE
L73	S 53°09'34" W	12.59
L74	N 70°08'45" E	19.29
L75	S 76°06'29" E	49.16
L76	S 03°15'11" E	32.49
L77	N 07°55'10" W	28.47
L78	S 45°31'32" E	5.66
L79	N 45°31'32" W	8.58
L72	N 06°00'12" E	32.83
L82	S 73°37'18" W	4.25

AREA TABLE	SQ FT	ACRES
LOTS (117)	1,118,620	25.680
RIGHT OF WAY (MOUNT HOLLY)	327,791	7.525
RIGHT OF WAY (NCDOT)	21,053	0.483
COMMON OPEN SPACE (COS)	961,418	22.071
FUTURE DEVELOPMENT	538,810	12.369
TOTAL AREA	2,967,692	68.128

BAR SCALE 1"=60'

0 10 30 60 120

FINAL PLAT OF IMAGERY ON MTN ISLAND PHASE 2 MAP 1

OWNER: LENNAR CAROLINAS, LLC

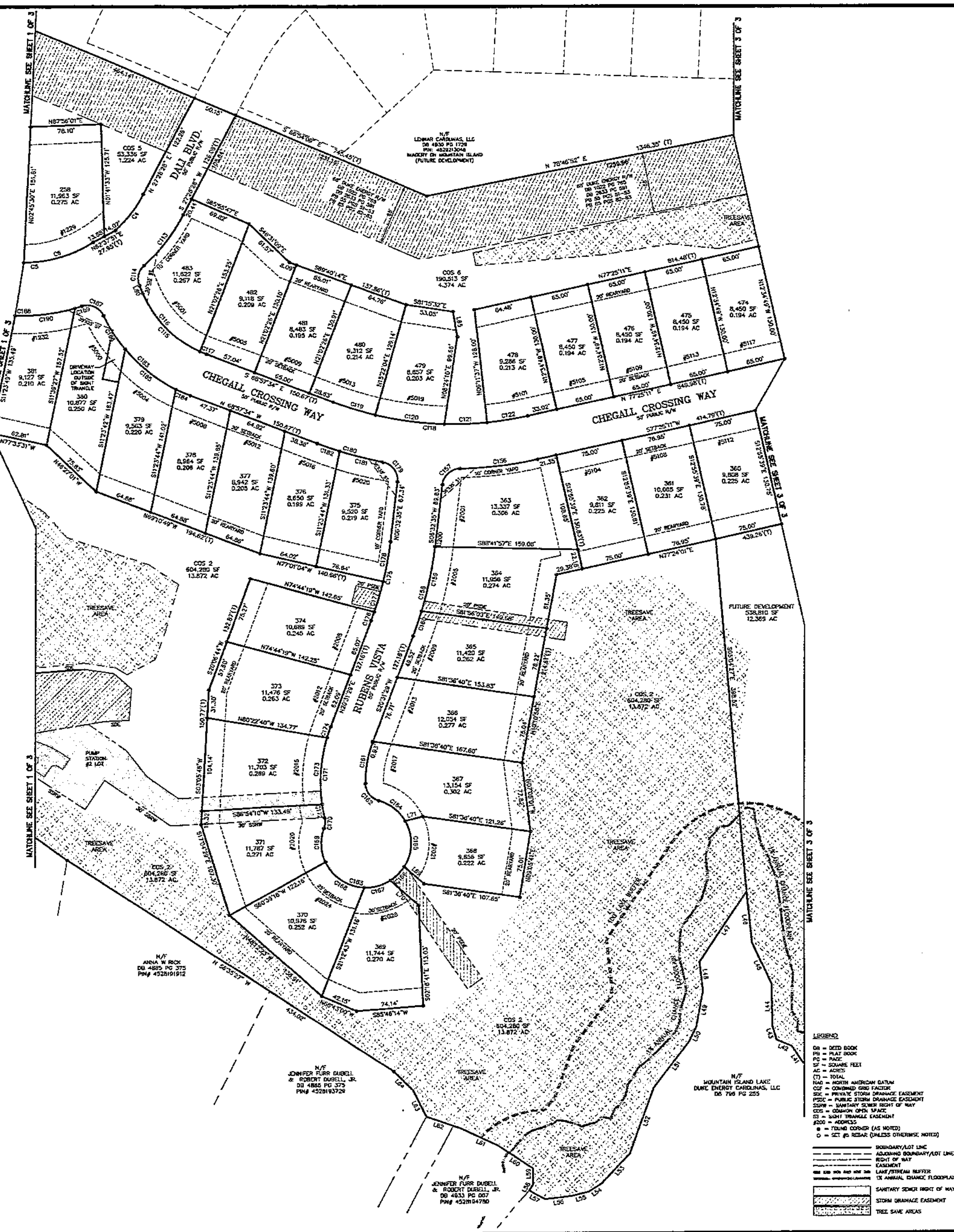
LOCATED IN THE CITY OF MOUNT HOLLY
GASTON COUNTY
NORTH CAROLINA

OWNER/APPLICANT:

LENNAR CAROLINAS, LLC
6701 CARMEL ROAD - SUITE 425
CHARLOTTE, NC 28226
(704) 759-6000

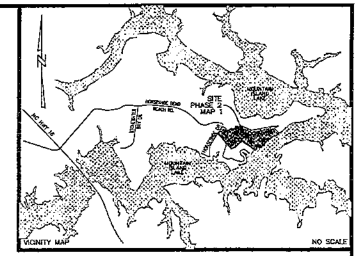
PROJECT NO	FQ39.820.001
SCALE	1"=60'
DATE	02/24/2020
DRAWN BY	CBD
CHECKED BY	SLH
DATE SURVEYED	FEBRUARY, 2020
DRAWING NO	FQ39.820.RM.PH2.MAPS1-3.DWG

SHEET 1 OF 3



CURVE TABLE				
CURVE #	RADIUS	DISTANCE	BEARING	CHORD
C4	150.00	51.17	N 37°14'53" E	50.93
C5	145.00	143.50	N 88°04'22" E	137.72
C6	145.00	80.99	N 73°43'19" E	79.94
C113	200.00	71.66	S 37°44'21" W	71.28
C114	20.00	24.60	S 12°45'58" W	23.08
C115	125.00	101.42	S 45°42'56" E	98.66
C116	125.00	93.45	S 43°53'24" E	91.29
C117	125.00	7.97	S 67°08'02" E	7.96
C118	375.00	220.05	S 85°46'11" E	216.90
C119	375.00	49.02	S 72°42'17" E	48.99
C120	375.00	77.59	S 82°22'39" E	77.46
C121	375.00	47.62	N 88°03'26" E	47.58
C122	375.00	45.81	N 80°55'11" E	45.79
C156	425.00	87.07	S 83°17'19" W	86.92
C157	20.00	28.84	S 47°51'01" W	26.40
C158	425.00	103.71	S 13°32'02" W	103.45
C159	425.00	73.88	S 11°34'32" W	73.79
C160	425.00	29.44	S 18°32'24" W	29.44
C161	125.00	47.04	S 09°44'36" W	46.77
C162	20.00	25.55	S 37°38'31" E	23.85
C163	50.00	238.46	S 62°57'24" W	67.94
C164	50.00	38.61	S 52°07'19" E	37.66
C165	50.00	54.58	S 01°16'26" W	51.91
C166	50.00	21.85	S 45°04'02" W	21.68
C167	50.00	30.56	S 75°05'55" W	30.09
C168	50.00	54.47	N 56°11'00" W	51.81
C169	50.00	39.39	N 02°24'30" W	38.38
C170	20.00	11.71	N 03°23'08" E	11.54
C171	175.00	103.58	N 03°34'07" E	102.07
C172	175.00	15.63	N 10°40'45" W	15.62
C173	175.00	75.01	N 04°00'29" E	74.43
C174	175.00	12.94	N 18°24'21" E	12.94
C175	375.00	91.51	N 13°32'02" E	91.28
C176	375.00	10.24	N 19°44'34" E	10.24
C177	375.00	35.56	N 16°14'36" E	35.55
C178	375.00	45.71	N 10°02'08" E	45.68
C179	20.00	29.94	N 36°20'37" W	27.22
C180	425.00	76.18	N 74°05'41" W	76.08
C181	425.00	48.77	N 75°52'30" W	48.74
C182	425.00	26.41	N 70°44'23" W	26.41
C183	175.00	135.13	N 46°50'17" W	131.80
C184	175.00	17.73	N 66°05'26" W	17.72
C185	175.00	72.56	N 51°16'35" W	72.04
C186	175.00	44.84	N 32°03'27" W	44.72
C187	20.00	29.18	N 86°30'50" W	26.66
C188	205.00	152.90	N 88°56'36" W	149.38
C189	205.00	7.59	S 72°44'57" W	7.58
C190	205.00	67.16	S 83°11'40" W	66.86
C200	425.00	0.39	S 06°34'10" W	0.39

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N 33°14'11" W	23.60
L42	N 67°33'17" W	18.62
L43	N 16°31'12" W	16.52
L44	N 00°43'29" W	46.97
L45	N 24°48'40" W	51.59
L46	N 05°58'11" W	57.85
L47	S 33°44'44" W	94.63
L48	S 06°15'38" E	33.30
L49	S 10°33'39" W	40.90
L50	S 25°38'58" W	18.61
L51	S 37°01'42" W	65.18
L52	S 19°41'05" W	78.26
L53	S 43°18'22" W	46.02
L54	S 57°44'01" W	17.05
L55	S 76°05'58" W	19.49
L56	S 83°11'03" W	29.51
L57	N 61°16'12" W	20.29
L58	N 31°21'23" E	8.41
L59	N 01°36'30" W	17.53
L60	N 58°09'22" W	45.86
L61	N 65°06'55" W	45.90
L62	N 70°33'11" W	40.91
L63	N 26°33'46" W	33.17
L64	N 44°21'57" W	30.66
L65	S 09°25'50" E	28.53
L69	S 49°07'53" E	29.30
L70	S 48°13'14" E	42.42
L71	N 75°35'03" E	20.02
L80	S 22°28'18" E	9.42



REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF GASTON

I, ______________________, REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

______________________ REVIEW OFFICER ____________ DATE

CERTIFICATE OF CITY COUNCIL APPROVAL

APPROVED FOR THE RECORDING BY CITY OF MOUNT HOLLY, NORTH CAROLINA CITY COUNCIL ON THE DAY OF ______________ 2020 PURSUANT TO AUTHORITY OF ARTICLE II OF THE SUBDIVISION ORDINANCE MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

______________________ CITY CLERK

CERTIFICATE OF ZONING APPROVAL

THIS PLAT MEETS ALL THE REQUIREMENTS OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA ZONING ORDINANCE, SIGNED THE _____ DAY OF ____________ 2020.

______________________ PLANNING AND DEVELOPMENT DIRECTOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

______________________ FOR LENNAR CAROLINAS, LLC (OWNER) ____________ DATE

ZONING CRITERIA:

SUBJECT PROPERTY ZONED: CITY OF MT HOLLY "CONDITIONAL DISTRICT: SINGLE FAMILY"

MINIMUM SETBACKS & YARDS:
- FRONT SETBACK: 20 FEET (FROM R/W)
- SIDE YARD: 5 FEET
- CORNER SETBACK: 10 FEET (FROM R/W)
- REAR YARD: 20 FEET INTERNAL, 35 FEET EXTERNAL
- BUILDING HEIGHT: 40 FEET (MEASURED @ SETBACK)**

** IF BUILDING HEIGHT IS MORE THAN 35 FEET THEN FRONT AND SIDE YARD SETBACKS WILL HAVE TO BE INCREASED A MINIMUM OF 2.5 FEET FOR EVERY 1 FOOT VERTICAL ABOVE 35 FEET IN HEIGHT.

CERTIFICATE OF SURVEY AND ACCURACY
STATE OF NORTH CAROLINA, GASTON COUNTY

I, SCOTT L. HUNTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4930, PAGE 1729); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,125;

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND FURTHER, MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A, "THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND."

INFORMATION USED FOR THE GRID TIE:

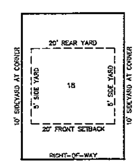
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07
TYPE OF GPS FIELD PROCEDURE: NCVRS
DATE OF SURVEY: 6/1/2017
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED-CONTROL USE: NCGS MONUMENT "CATAWBA"
GEOID MODEL: GEOID 12B
COMBINED GRID FACTOR(S): 0.99994567
UNITS: USFT

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF ____________, 2020.

______________________ SCOTT L. HUNTER, NCPLS L-3607

PRELIMINARY PLAT NOT FOR RECORDATION, SALES OR CONVEYANCE

AREA TABLE	SQ FT	ACRES
LOTS (117)	1,118,620	25.680
RIGHT OF WAY (MOUNT HOLLY)	327,791	7.525
RIGHT OF WAY (NCDOT)	21,053	0.483
COMMON OPEN SPACE (COS)	961,418	22.071
FUTURE DEVELOPMENT	538,810	12.369
TOTAL AREA	2,967,692	68.128



TYPICAL LOT SETBACKS/YARDS

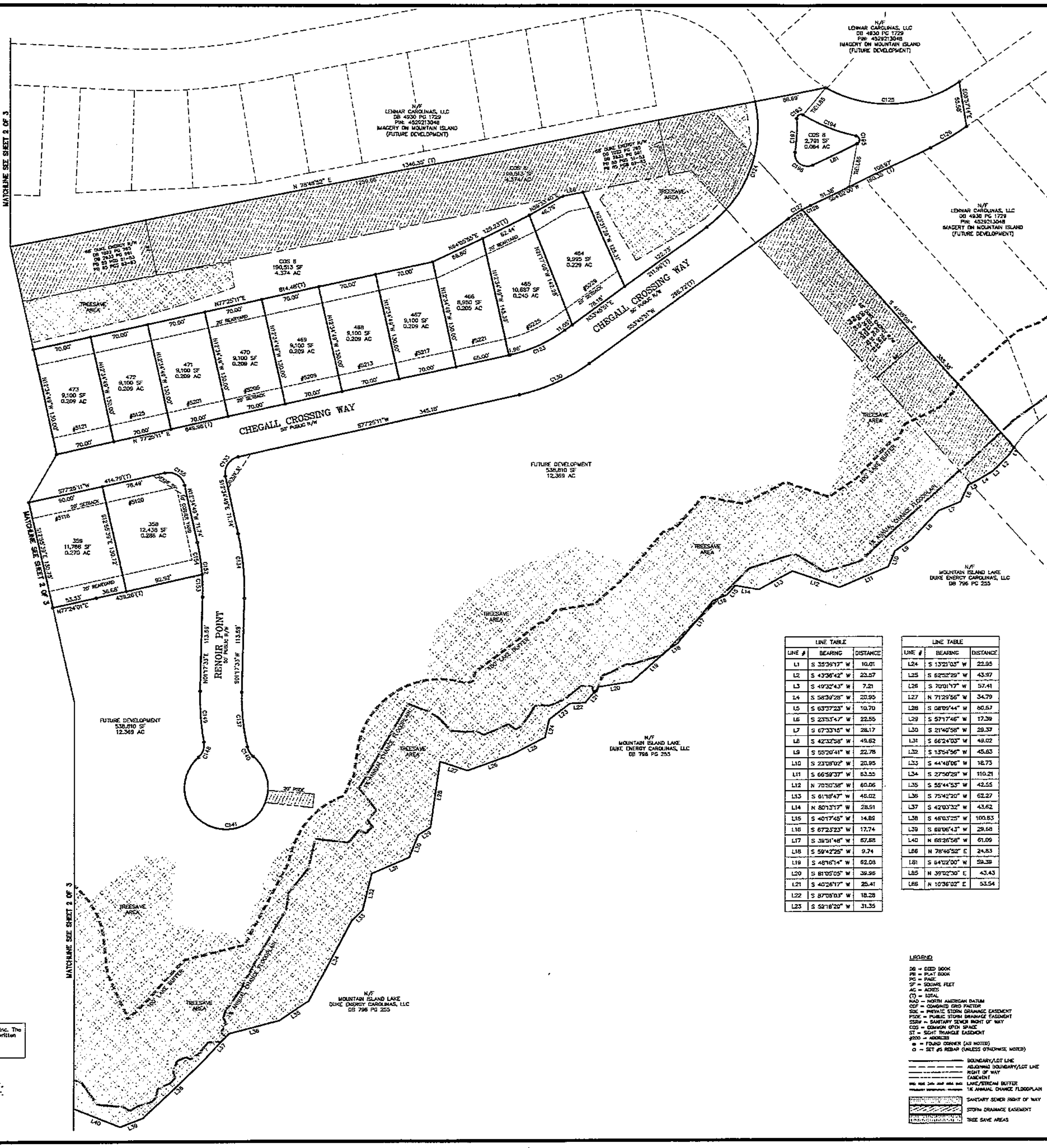
BAR SCALE 1"=60'
0 10 30 60 120

FINAL PLAT OF IMAGERY
ON MTN ISLAND
PHASE 2 MAP 2
OWNER: LENNAR CAROLINAS, LLC
LOCATED IN THE CITY OF MOUNT HOLLY
GASTON COUNTY
NORTH CAROLINA

OWNER/APPLICANT:
LENNAR CAROLINAS, LLC
6701 CARMEL ROAD – SUITE 425
CHARLOTTE, NC 28226
(704) 759-6000

PROJECT NO: F039.620.001
SCALE: 1"=60'
DATE: 02/24/2020
DRAWN BY: CBD
CHECKED BY: SLH
DATE SURVEYED: FEBRUARY, 2020
DRAWING NO: F039.820.RM. PH2.MAPS1-3.DWG
SHEET 2 OF 3

ESP Associates, Inc.
20484 Chartwell Center Dr.
Suite D
Cornelius, NC 28031
704-990-9428
www.espassociates.com



CURVE TABLE				
CURVE #	RADIUS	DISTANCE	BEARING	CHORD
C123	175.00	72.25	N 65°35'31" E	71.74
C124	150.77	172.71	N 20°40'16" E	163.42
C125	150.00	169.54	N 87°32'21" E	160.66
C126	325.00	50.33	N 59°35'48" E	50.28
C127	175.00	31.37	S 58°53'56" W	31.32
C128	175.00	11.50	S 62°09'04" W	11.50
C129	175.00	19.87	S 57°00'59" W	19.86
C130	225.00	92.80	N 65°35'31" E	92.24
C133	20.00	31.42	S 32°25'11" W	28.28
C134	325.00	78.69	N 05°38'38" W	78.50
C137	275.00	67.29	S 05°43'03" E	67.12
C140	20.00	13.07	S 31°28'53" E	12.84
C148	20.00	20.22	N 19°20'03" E	19.37
C149	325.00	61.92	S 04°09'57" E	61.83
C152	275.00	66.58	N 5°38'38" W	66.42
C153	275.00	27.51	N 1°34'23" W	27.50
C154	275.00	39.08	N 8°30'34" W	39.04
C155	20.00	31.42	N 57°34'49" W	28.28
C193	5.00	10.90	S 59°32'08" W	8.86
C194	193.00	69.07	S 68°17'19" E	68.70
C195	5.00	12.44	N 07°15'13" W	9.47
C196	15.00	32.69	S 53°32'31" E	26.59
C197	187.77	40.64	N 02°59'43" E	40.57

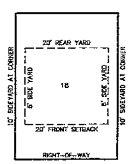
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 35°39'17" W	10.01
L2	S 43°36'42" W	23.57
L3	S 49°32'43" W	7.21
L4	S 58°39'28" W	20.95
L5	S 63°37'23" W	10.70
L6	S 23°53'47" W	22.55
L7	S 67°33'15" W	28.17
L8	S 42°32'58" W	49.62
L9	S 55°20'41" W	22.78
L10	S 23°08'02" W	20.95
L11	S 66°59'37" W	63.55
L12	N 70°50'38" W	60.06
L13	S 61°18'47" W	46.02
L14	N 80°13'17" W	28.91
L15	S 40°17'45" W	14.89
L16	S 67°23'23" W	17.74
L17	S 39°51'48" W	67.68
L18	S 59°42'25" W	9.74
L19	S 48°16'14" W	62.08
L20	S 81°05'05" W	39.96
L21	S 40°26'17" W	25.41
L22	S 87°08'03" W	18.28
L23	S 52°18'20" W	31.35

LINE TABLE		
LINE #	BEARING	DISTANCE
L24	S 13°21'03" W	22.95
L25	S 62°52'29" W	43.97
L26	S 70°01'17" W	57.41
L27	N 71°29'56" W	34.79
L28	S 08°09'44" W	60.57
L29	S 57°17'46" W	17.39
L30	S 21°40'58" W	29.37
L31	S 66°24'03" W	49.02
L32	S 13°54'56" W	45.63
L33	S 44°48'06" W	18.73
L34	S 27°50'29" W	110.21
L35	S 55°44'53" W	42.55
L36	S 75°42'20" W	62.27
L37	S 42°03'32" W	43.62
L38	S 46°03'25" W	100.63
L39	S 60°06'43" W	29.68
L40	N 68°26'58" W	61.09
L66	N 78°46'52" E	24.83
L81	S 54°02'00" W	59.39
L85	N 39°02'30" E	43.43
L86	N 10°36'02" E	53.54

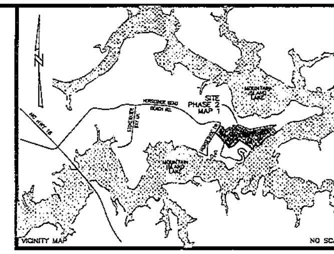
LEGEND

DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
SF = SQUARE FEET
AC = ACRES
(T) = TOTAL
NAD = NORTH AMERICAN DATUM
CGF = COMBINED GRID FACTOR
SDE = PRIVATE STORM DRAINAGE EASEMENT
PSDE = PUBLIC STORM DRAINAGE EASEMENT
SSRW = SANITARY SEWER RIGHT OF WAY
COS = COMMON OPEN SPACE
ST = SIGHT TRIANGLE EASEMENT
#200 = ADDRESS
● = FOUND CORNER (AS NOTED)
○ = SET #5 REBAR (UNLESS OTHERWISE NOTED)

BOUNDARY/LOT LINE
ADJOINING BOUNDARY/LOT LINE
RIGHT OF WAY
EASEMENT
LAKE/STREAM BUFFER
1% ANNUAL CHANCE FLOODPLAIN
SANITARY SEWER RIGHT OF WAY
STORM DRAINAGE EASEMENT
TREE SAVE AREAS



TYPICAL LOT SETBACK/YARDS



VICINITY MAP NO SCALE

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF GASTON

I, ______________________, REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

______________________ REVIEW OFFICER ______________ DATE

CERTIFICATE OF CITY COUNCIL APPROVAL

APPROVED FOR THE RECORDING BY CITY OF MOUNT HOLLY, NORTH CAROLINA CITY COUNCIL ON THE DAY OF ______________ 2020 PURSUANT TO AUTHORITY OF ARTICLE II OF THE SUBDIVISION ORDINANCE MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

______________________ CITY CLERK

CERTIFICATE OF ZONING APPROVAL

THIS PLAT MEETS ALL THE REQUIREMENTS OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA ZONING ORDINANCE, SIGNED THE _____ DAY OF ____________ 2020.

______________________ PLANNING AND DEVELOPMENT DIRECTOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

______________________ FOR LENNAR CAROLINAS, LLC (OWNER) ______________ DATE

ZONING CRITERIA:

SUBJECT PROPERTY ZONED: CITY OF MT HOLLY "CONDITIONAL DISTRICT: SINGLE FAMILY"

MINIMUM SETBACKS & YARDS:
FRONT SETBACK: 20 FEET (FROM R/W)
SIDE YARD: 5 FEET
CORNER SETBACK: 10 FEET (FROM R/W)
REAR YARD: 20 FEET INTERNAL, 35 FEET EXTERNAL
BUILDING HEIGHT: 40 FEET (MEASURED @ SETBACK)**

** IF BUILDING HEIGHT IS MORE THAN 35 FEET THEN FRONT AND SIDE YARD SETBACKS WILL HAVE TO BE INCREASED A MINIMUM OF 2.5 FEET FOR EVERY 1 FOOT VERTICAL ABOVE 35 FEET IN HEIGHT.

CERTIFICATE OF SURVEY AND ACCURACY
STATE OF NORTH CAROLINA, GASTON COUNTY

I, SCOTT L. HUNTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4930, PAGE 1729); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:50,125;

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND FURTHER, MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A. "THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND."

INFORMATION USED FOR THE GRID TIE:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07
TYPE OF GPS FIELD PROCEDURE: NCVRS
DATE OF SURVEY: 6/1/2017
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED-CONTROL USE: NCGS MONUMENT "CATAWBA"
GEOID MODEL: GEOID 12B
COMBINED GRID FACTOR(S): 0.99984567
UNITS: USFT

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF ____________, 2020.

______________________ SCOTT L. HUNTER, NCPLS L-3607

PRELIMINARY PLAT NOT FOR RECORDATION SALES OR CONVEYANCE

AREA TABLE	SQ FT	ACRES
LOTS (117)	1,118,620	25.680
RIGHT OF WAY (MOUNT HOLLY)	327,791	7.525
RIGHT OF WAY (NCDOT)	21,053	0.483
COMMON OPEN SPACE (COS)	961,418	22.071
FUTURE DEVELOPMENT	538,810	12.369
TOTAL AREA	2,967,692	68.128

BAR SCALE 1"=60'
0 10 30 60 120

FINAL PLAT OF IMAGERY
ON MTN ISLAND
PHASE 2 MAP 3
OWNER: LENNAR CAROLINAS, LLC
LOCATED IN THE CITY OF MOUNT HOLLY
GASTON COUNTY
NORTH CAROLINA

OWNER/APPLICANT:
LENNAR CAROLINAS, LLC
6701 CARMEL ROAD - SUITE 425
CHARLOTTE, NC 28226
(704) 759-6000

PROJECT NO: F039.820.001
SCALE: 1"=60'
DATE: 02/24/2020
DRAWN BY: CBD
CHECKED BY: SLH
DATE SURVEYED: FEBRUARY 2020
DRAWING NO: F039.820.RM.PH2.MAP51-3.DWG
SHEET 3 OF 3

ESP
ESP Associates, Inc.
20484 Chartwell Center Dr.
Suite D
Cornelius, NC 28031
704-990-9428
www.espassociates.com

City of Mount Holly
Action Agenda Item

To:	City Council	**Date:**	March 5, 2020
From:	Jonathan Wilson	**Meeting Date:**	March 9, 2020

Agenda Item to be considered: *Approval of River Park Phase 6 Final Plat.*

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request :

Smith Douglas Homes has requested that the City of Mount Holly approve Phase 6 of the River Park Subdivision Final Plat. This phase will consist of a total of 88 single family lots, zoned Conditional District Single Family. The Letter of Credit has been approved by the City Engineer and City Attorney and the Subdivision Agreement is in the process of being finalized.

Staff had the following comments regarding the plats for phase 6.
Show SDE on Lot 27 in accordance with Construction Documents.
Lots did not meet the minimum lot width and has since been revised.
Some lots are wider than the conditional zoning called for however, due to a note on the conditional zoning plan the builder/developer is allowed to increase the lot width which will decrease the number of lots in the subdivision as a whole.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	***$***		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation:

The Planning Commission recommended approval of the plat for Phase 6 of River Park Subdivision which is supported by Staff.

Result of City Council Decision:

Attachments:

1. Plat of Phase 6 of the River Park Subdivision.

NOTES

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

2. ALL AREAS HAVE BEEN COMPUTED BY THE COORDINATE GEOMETRY METHOD.

3. THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND MAY BE SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, AND OTHER MATTERS EITHER RECORDED OR IMPLIED.

4. THE COORDINATE SYSTEM FOR THIS PROJECT IS BASED ON N.C. N.A.D. 83 (N.S.R.S. 2011). THE INITIAL POSITIONS WERE DETERMINED WITH A REAL TIME KINEMATIC GPS UNIT USING THE NORTH CAROLINA GEODETIC SURVEY REAL TIME NETWORK, AND WERE TIED TO THE FOLLOWING N.G.S. MONUMENTS : "CLARIANT".

"CLARIANT"(NC PUBLISHED COORDINATES)
N: 569,478.12'
E: 1,405,574.13'
ELEV: 661.29' (N.A.V.D. 88)

5. THE INITIAL STATE PLANE POSITIONS FOR THIS PROJECT WERE SCALED FROM GRID TO HORIZONTAL GROUND USING THE INVERSE OF A COMBINED GRID FACTOR OF 0.99987292 AT THE LOCATION OF N(Y): 574,828.698' U.S. FT., E(X): 1,402,130.502' U.S. FT.

6. THIS PROPERTY IS A PORTION OF PIN# 4507259780

7. TOTAL NUMBER OF PLATTED LOTS: 88

8. TOTAL PLATTED AREA: 25.758 ACRES

THE PURPOSE OF THIS PLAT IS TO RECORD 88 LOTS AND DEDICATE RIGHT OF WAY AND PRIVATE STORM DRAINAGE EASEMENT

N.C. GRID NORTH
N.A.D. 83 (N.S.R.S. 2011)

CERTIFICATE OF ZONING APPROVAL

THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF MOUNT HOLLY ZONING ORDINANCE. SIGNED THE ____ DAY OF __________, 2020.

PLANNING AND DEVELOPMENT DIRECTOR

CERTIFICATE OF CITY COUNCIL APPROVAL

APPROVED FOR RECORDING BY THE CITY OF MOUNT HOLLY, NC CITY COUNCIL ON THE _____ DAY OF ______, 2020 PURSUANT TO AUTHORITY OF ARTICLE II OF THE SUBDIVISION ORDINANCE.MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

CITY CLERK

REVIEW OFFICER CERTIFICATION

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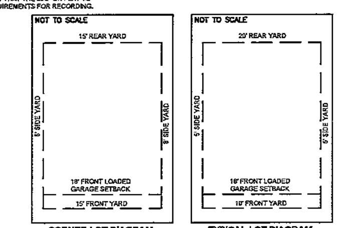
REVIEW OFFICER DATE

NOTE:

SETBACK REQUIREMENTS:

FRONT: 10'/18' FRONT LOADED GARAGE
SIDE: 5'
REAR: 20'
FRONT(CORNER): 15'/18' FRONT LOADED GARAGE
SIDE:5'/8'
REAR: 15'



CORNER LOT DIAGRAM

TYPICAL LOT DIAGRAM

SITE DEVELOPMENT DATA

JURISDICTION: CITY OF MOUNT HOLLY

ACREAGE: REZONING SITE PLAN AREA=±143 ACRES (OVERALL RIVER PARK SUBDIVISION= ±182 ACRES)

TAX PARCEL NUMBERS: #4507259780
ZONING: CONDITIONAL DISTRICT (12-08-2014)

EXISTING USES: SINGLE FAMILY RESIDENTIAL UNITS, DETACHED AND MULTI-FAMILY TOWN HOUSE, AND ACCESSORY USES

PROPOSED USES: SINGLE FAMILY RESIDENTIAL DETACHED AND ATTACHED UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CONDITIONAL DISTRICT ZONING, TOTAL NUMBER OF LOTS IS A MAXIMUM OF 300 UNITS.

WATERSHED: LAKE WYLIE WATERSHED

MTH WSIV PROTECTED AUG07: IMPERVIOUS LIMIT LOW DENSITY OPTION 24% AND HIGH DENSITY OPTION 70% MYH WSIV CRITICAL AUG07: IMPERVIOUS LIMIT LOW DENSITY OPTION 24% AND HIGH DENSITY OPTION 50%

OWNER CERIFICATION

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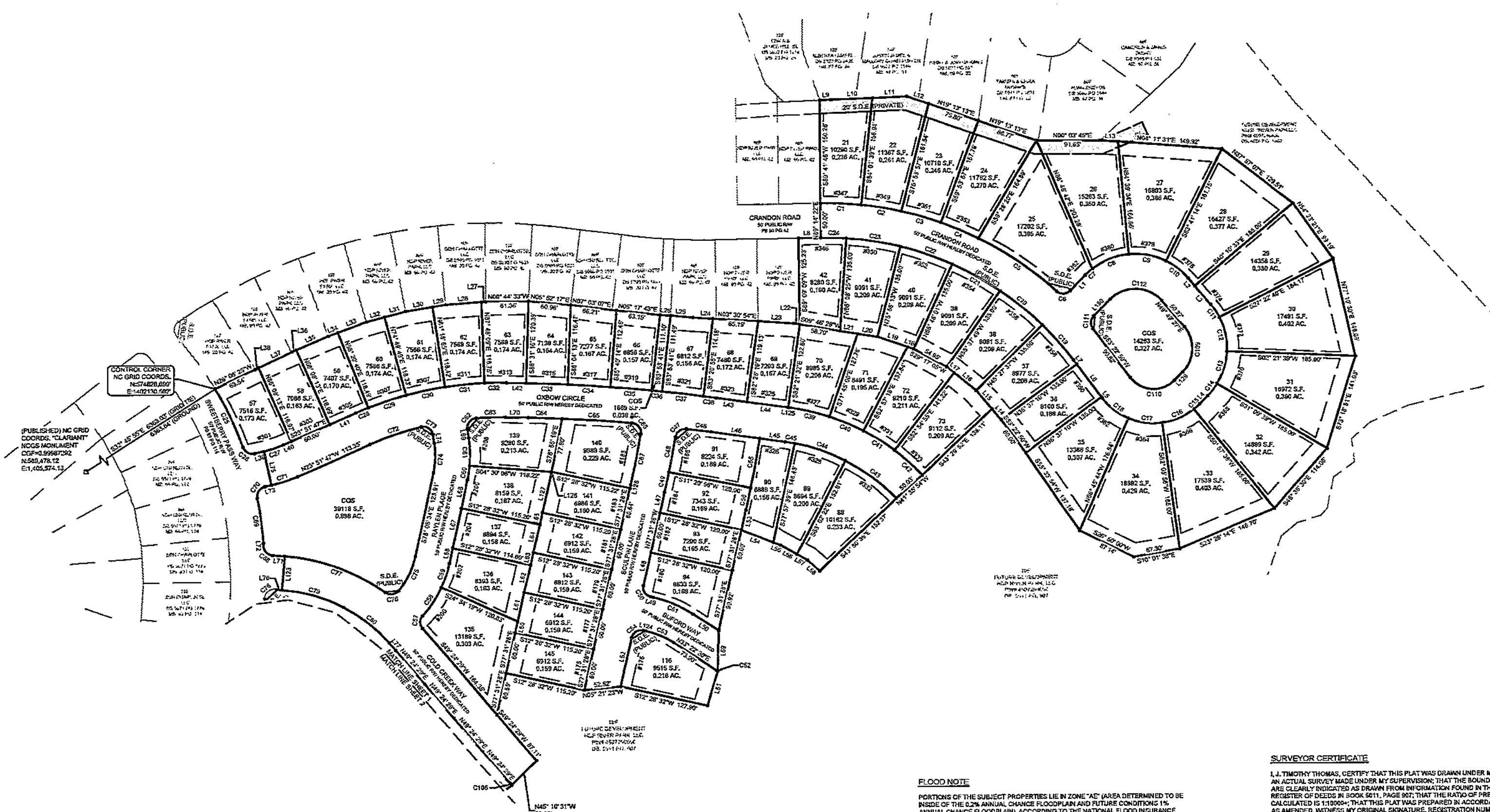
HDP RIVER PARK, LLC DATE
A DELAWARE LIMITED LIABILITY COMPANY
4297B NC HIGHWAY 24/27
MIDLAND, NC 28107
JAMES A. GASKINS, ITS MEMBER



FLOOD NOTE

PORTIONS OF THE SUBJECT PROPERTIES LIE IN ZONE "AE" (AREA DETERMINED TO BE INSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP NUMBER: 3710450700M, EFFECTIVE DATE: 9/2/2015

SURVEYOR CERTIFICATE

I, J. TIMOTHY THOMAS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE GASTON COUNTY REGISTER OF DEEDS IN BOOK 5011, PAGE 907; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 27TH DAY OF FEBRUARY, 2020

2/27/2020

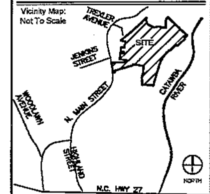
J. TIMOTHY THOMAS, N.C. P.L.S., L-4330

STEWART

101 NORTH TRYON STREET
SUITE 1400
CHARLOTTE, NC 28202
T 704-334-7925

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: X17049

Vicinity Map:
Not To Scale



LEGEND

EIR	EXISTING IRON ROD
●	SET IRON ROD
▲	COMPUTED POINT
	S.D.E. (STORM DRAIN EASEMENT)
CGF	COMBINED GRID FACTOR
S.S.R.W.	SANITARY SEWER RIGHT OF WAY
RW	RIGHT OF WAY
C.O.S.	COMMON OPEN SPACE
S.F.	SQUARE FOOT
AC.	ACRES

GRAPHIC SCALE
(IN FEET)
1 INCH = 80 FT.

Title:

FINAL SUBDIVISION PLAT FOR: RIVER PARK PHASE 6

RIVER BEND TOWNSHIP, CITY OF MT. HOLLY
GASTON COUNTY, NORTH CAROLINA
DATE: 1-30-20 SCALE: 1" = 80'

Revisions:

No.	Date	Description
1	2/27/20	REVISE SETBACKS ON LOTS 30-35 & LOT LINE FOR LOT 89 & 90

Seal:

NORTH CAROLINA PROFESSIONAL SEAL L-4330 LAND SURVEYOR JAMES TIMOTHY THOMAS

Project number: X17049
Date: 1-30-20
Drawn by: WSH
Checked by: KAG

Sheet: 1 OF 2

NOTES

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N.A.D. 83 (N.S.R.S. 2011)

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PLANNING AND DEVELOPMENT DIRECTOR

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REVIEW OFFICER DATE

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SIDE: 5'
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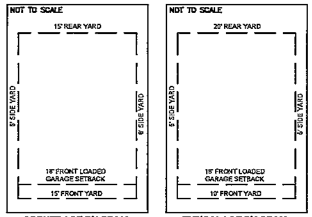

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TYPICAL LOT DIAGRAM

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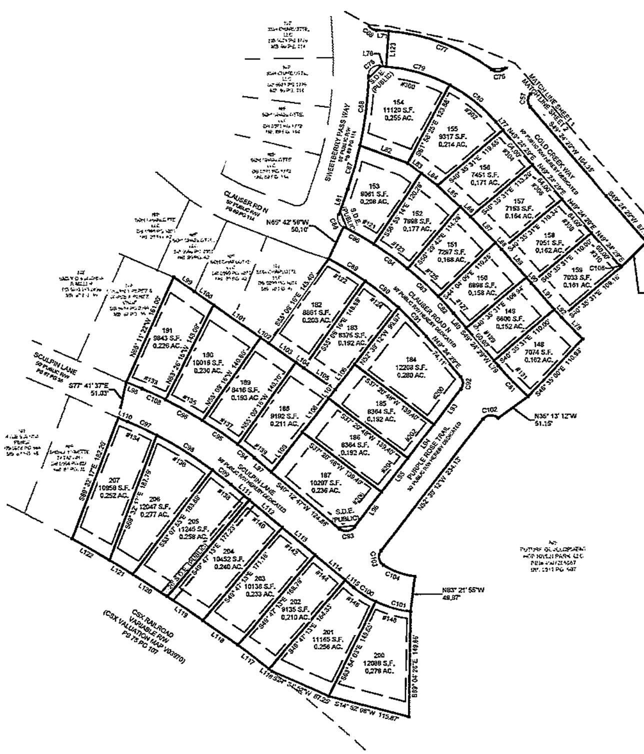
HDP RIVER PARK, LLC DATE
A DELAWARE LIMITED LIABILITY COMPANY
42978 NC HIGHWAY 24/27
MIDLAND, NC 28107
JAMES A. GASKINS, ITS MEMBER



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	58.95'	495.00'	6°49'25"	29.51'	58.92'	S02°34'23"W
C2	58.62'	495.00'	6°47'05"	29.34'	58.58'	S09°22'38"W
C3	59.07'	495.00'	6°50'16"	29.57'	59.04'	S16°11'19"W
C4	58.93'	495.00'	6°49'16"	29.50'	58.90'	S23°01'05"W
C5	136.98'	495.00'	15°51'20"	68.93'	136.55'	S34°21'23"W
C6	21.61'	14.00'	88°25'26"	13.62'	19.52'	S01°55'40"E
C7	13.93'	100.00'	7°58'48"	6.98'	13.92'	S42°08'59"E
C8	57.28'	100.00'	32°49'09"	29.45'	56.50'	S21°45'00"E
C9	55.25'	100.00'	31°39'12"	28.35'	54.55'	S10°29'10"W
C10	41.04'	100.00'	23°30'41"	20.81'	40.75'	S38°04'07"W
C11	22.34'	100.00'	12°47'53"	11.22'	22.29'	S56°13'24"W
C12	51.90'	100.00'	29°44'19"	26.55'	51.32'	S77°29'29"W
C13	50.00'	100.00'	28°39'00"	25.54'	49.48'	N73°18'51"W
C14	22.43'	100.00'	12°50'58"	11.26'	22.38'	N52°33'52"W
C15	11.40'	92.00'	7°05'59"	5.71'	11.39'	N42°35'24"W
C16	50.00'	92.00'	31°08'20"	25.63'	49.39'	N23°28'14"W
C17	50.00'	92.00'	31°08'20"	25.63'	49.39'	N07°40'06"E
C18	48.40'	92.00'	30°08'34"	24.77'	47.84'	N38°18'33"E
C19	68.66'	445.00'	8°50'27"	34.40'	68.60'	N48°57'37"E
C20	78.99'	445.00'	10°10'12"	39.60'	78.88'	N39°27'17"E
C21	78.98'	445.00'	10°10'12"	39.60'	78.88'	N29°17'05"E
C22	78.99'	445.00'	10°10'12"	39.60'	78.88'	N19°06'53"E
C23	78.99'	445.00'	10°10'12"	39.60'	78.88'	N08°56'41"E
C24	36.56'	445.00'	4°42'27"	18.29'	36.55'	N01°30'22"E
C25	94.02'	505.00'	10°40'01"	47.15'	93.88'	S64°37'30"W
C26	20.12'	14.00'	82°20'41"	12.24'	18.43'	S28°47'10"W
C27	29.04'	145.00'	11°28'36"	14.57'	29.00'	S18°07'20"E
C28	19.52'	505.00'	2°12'51"	9.76'	19.52'	S22°45'21"E
C29	57.13'	505.00'	6°28'54"	28.60'	57.10'	S18°24'28"E
C30	57.13'	505.00'	6°28'54"	28.59'	57.10'	S11°55'34"E
C31	57.13'	505.00'	6°28'54"	28.60'	57.10'	S05°26'40"E
C32	31.34'	505.00'	3°33'18"	15.67'	31.33'	S00°25'34"E
C33	59.87'	2425.00'	1°24'52"	29.94'	59.87'	S02°11'10"W
C34	61.27'	2425.00'	1°26'51"	30.64'	61.27'	S03°37'02"W
C35	59.68'	2425.00'	1°24'36"	29.84'	59.67'	S05°02'46"W
C36	15.00'	2425.00'	0°21'16"	7.50'	15.00'	S05°55'41"W
C37	60.01'	2425.00'	1°25'04"	30.00'	60.00'	S06°48'51"W
C38	18.22'	2425.00'	0°25'50"	9.11'	18.22'	S07°44'18"W
C39	58.40'	325.00'	10°17'47"	29.28'	58.33'	S13°06'07"W
C40	53.42'	325.00'	9°25'03"	26.77'	53.36'	S22°57'32"W
C41	53.42'	325.00'	9°25'03"	26.77'	53.36'	S32°22'34"W
C42	53.42'	325.00'	9°25'03"	26.77'	53.36'	S41°47'37"W
C43	92.13'	275.00'	19°11'46"	46.50'	91.70'	N36°33'31"E
C44	77.48'	256.66'	17°17'48"	39.04'	77.19'	N18°53'34"E
C45	13.78'	461.73'	1°42'36"	6.89'	13.78'	N09°23'22"E
C46	36.07'	2375.00'	0°52'12"	18.03'	36.06'	S07°31'07"W
C47	21.42'	14.00'	87°40'04"	13.44'	19.39'	N36°45'01"W
C48	51.45'	1525.00'	1°55'59"	25.73'	51.45'	S79°37'03"E
C49	29.98'	1525.00'	1°07'36"	15.00'	29.99'	N78°05'16"W
C50	21.91'	14.00'	89°39'30"	13.92'	19.74'	S57°38'48"W
C51	62.79'	175.00'	20°33'27"	31.74'	62.45'	S23°05'46"W
C52	1.81'	975.00'	0°06'23"	0.91'	1.81'	S33°25'42"W
C53	44.85'	125.00'	20°33'27"	22.67'	44.61'	N23°05'46"E
C54	22.08'	14.00'	90°20'36"	14.08'	19.86'	N32°21'13"W
C55	72.48'	1645.00'	2°31'26"	36.24'	72.47'	S79°54'48"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C56	32.35'	1645.00'	1°07'36"	16.18'	32.35'	S78°05'16"E
C57	19.98'	14.00'	81°45'22"	12.12'	18.32'	N88°42'50"W
C58	49.23'	170.00'	16°35'34"	24.79'	49.06'	N57°07'54"W
C59	37.58'	170.00'	12°39'53"	18.87'	37.50'	N71°45'38"W
C60	21.00'	170.00'	7°04'35"	10.51'	20.98'	N81°37'52"W
C61	39.64'	170.00'	13°21'31"	19.91'	39.55'	S88°09'05"W
C62	23.12'	14.00'	94°37'14"	15.18'	20.58'	N51°13'03"W
C63	41.76'	455.00'	5°15'32"	20.90'	41.75'	S01°16'40"E
C64	48.92'	2375.00'	1°10'48"	24.46'	48.92'	N01°58'30"E
C65	100.59'	2386.45'	2°24'54"	50.30'	100.59'	S03°44'42"W
C66	23.12'	14.00'	94°37'13"	15.18'	20.58'	N52°15'25"E
C67	74.88'	1475.00'	2°54'31"	37.45'	74.87'	S78°58'43"E
C68	19.98'	14.00'	81°46'02"	12.12'	18.33'	S45°13'25"W
C69	66.24'	505.00'	7°30'55"	33.17'	66.19'	S82°20'59"W
C70	21.76'	14.00'	89°01'17"	13.76'	19.63'	N56°53'50"W
C71	39.06'	195.00'	11°28'36"	19.60'	38.99'	N18°07'29"W
C72	77.89'	455.00'	9°48'29"	39.04'	77.79'	N18°57'32"W
C73	23.34'	14.00'	95°31'37"	15.42'	20.73'	N33°42'31"E
C74	42.80'	120.00'	20°26'06"	21.63'	42.57'	S88°18'37"E
C75	56.39'	120.00'	26°56'27"	28.73'	55.87'	S64°37'51"E
C76	21.50'	14.00'	88°00'31"	13.52'	19.45'	S07°09'52"E
C77	155.98'	275.00'	32°30'00"	80.16'	153.91'	S20°35'24"W
C78	22.56'	14.00'	92°19'42"	14.58'	20.20'	N41°49'27"W
C79	93.02'	225.00'	23°41'12"	47.18'	92.36'	N16°11'00"E
C80	83.97'	225.00'	21°22'54"	42.48'	83.48'	N38°43'03"E
C81	60.13'	575.00'	5°59'28"	30.09'	60.10'	S46°24'45"W
C82	31.86'	525.00'	3°28'38"	15.94'	31.86'	S47°40'10"W
C83	58.88'	525.00'	6°25'33"	29.47'	58.85'	S42°43'04"W
C84	58.88'	525.00'	6°25'33"	29.47'	58.85'	S36°17'32"W
C85	49.16'	525.00'	5°21'56"	24.60'	49.15'	S30°23'47"W
C86	19.73'	14.00'	80°43'42"	11.90'	18.13'	S68°04'40"W
C87	63.50'	565.00'	6°26'24"	31.79'	63.47'	N74°46'40"W
C88	98.52'	565.00'	9°59'26"	49.38'	98.39'	N82°59'35"W
C89	60.13'	475.00'	7°15'11"	30.11'	60.09'	N31°42'07"E
C90	60.20'	475.00'	7°15'39"	30.14'	60.15'	S38°57'32"W
C91	56.53'	475.00'	6°49'07"	28.30'	56.50'	N45°59'55"E
C92	19.04'	14.00'	77°56'20"	11.32'	17.61'	S88°22'30"W
C93	22.69'	14.00'	92°51'59"	14.72'	20.29'	S06°13'12"E
C94	29.56'	625.00'	2°42'34"	14.78'	29.55'	S36°51'30"W
C95	60.02'	625.00'	5°30'09"	30.03'	60.00'	S34°45'09"W
C96	59.33'	625.00'	5°26'20"	29.69'	59.31'	S29°16'54"W
C97	45.02'	575.01'	4°29'11"	22.52'	45.01'	S25°29'17"W
C98	91.69'	575.00'	9°08'13"	45.94'	91.60'	N32°17'58"E
C99	33.57'	575.00'	3°20'42"	16.79'	33.56'	N38°32'26"E
C100	36.95'	150.00'	14°06'51"	18.57'	36.86'	N33°09'22"E
C101	50.88'	150.00'	19°26'02"	25.69'	50.63'	N16°22'56"E
C102	23.72'	14.00'	97°03'32"	15.84'	20.98'	S04°07'26"E
C103	22.89'	14.00'	93°39'50"	14.93'	20.42'	N80°30'53"E
C104	47.21'	100.00'	27°02'54"	24.05'	46.77'	N20°09'31"E
C106	4.00'	145.00'	1°34'55"	2.00'	4.00'	N48°37'01"E
C108	36.19'	625.00'	3°19'03"	18.10'	36.18'	S24°54'13"W
C109	73.34'	50.00'	84°02'10"	45.05'	66.94'	S88°09'28"E
C110	72.95'	42.00'	99°31'13"	49.63'	64.12'	S03°37'13"W
C111	19.66'	14.00'	80°28'47"	11.85'	18.09'	N86°22'47"W
C112	83.74'	50.00'	95°57'50"	55.50'	74.29'	N01°50'32"E

LINE	BEARING	DISTANCE
L1	S40°09'23"E	30.78'
L2	S49°49'27"W	14.34'
L3	S49°49'27"W	35.93'
L4	N46°08'23"W	15.56'
L5	N53°22'50"E	2.23'
L6	N53°22'50"E	60.00'
L7	N53°22'50"E	7.52'
L8	N00°50'51"W	32.25'
L9	N02°18'52"W	16.41'
L10	N02°25'02"W	56.64'
L11	N02°25'02"W	48.21'
L12	N19°13'13"E	33.53'
L13	N04°11'31"E	25.61'
L14	S49°35'18"W	20.38'
L15	S49°35'18"W	35.30'
L16	S39°27'17"W	41.34'
L17	S39°27'17"W	13.63'
L18	S19°08'53"W	9.64'
L19	S19°08'53"W	45.31'
L20	S08°56'41"W	29.34'
L21	S08°56'41"W	25.62'
L22	N00°46'28"E	8.12'
L23	N03°30'54"E	51.13'
L24	N03°30'54"E	23.16'
L25	N04°25'28"E	31.86'
L26	N04°25'28"E	15.01'
L27	S04°18'54"E	6.05'
L28	N04°18'54"W	52.13'
L29	N09°39'24"W	18.45'
L30	N09°39'24"W	39.61'
L31	N15°00'33"W	30.56'
L32	N15°00'33"W	27.27'
L33	N20°19'50"W	43.39'
L34	N20°19'50"W	14.63'
L35	N23°47'07"W	45.56'
L36	N23°47'07"W	7.15'
L37	N26°03'33"W	62.88'
L38	N26°03'33"W	5.90'
L39	S12°23'11"E	14.20'
L40	S23°51'47"E	12.66'
L41	S23°51'47"E	48.45'
L42	S01°21'08"W	28.41'
L43	S07°57'13"W	44.99'
L44	S07°57'13"W	60.00'
L45	N07°57'13"E	37.21'
L46	N07°57'13"E	76.46'
L47	N77°31'28"W	36.62'
L48	N77°31'28"W	49.63'
L49	S12°49'03"W	3.43'
L50	S35°22'30"W	44.18'
L51	S73°19'42"E	50.82'
L52	N77°31'28"W	71.84'
L53	S77°31'28"E	33.62'
L54	S21°47'25"W	49.28'
L55	N21°47'25"E	11.76'
L56	N29°48'32"E	27.94'
L57	N29°48'32"W	16.91'
L58	S48°42'51"W	24.12'
L59	N88°51'46"W	59.11'
L60	S77°31'28"E	16.78'
L61	S77°31'28"E	43.22'
L62	S77°31'28"E	42.90'
L63	S77°31'28"E	18.06'
L64	S77°31'28"E	42.90'
L65	S77°31'28"E	18.60'

LINE	BEARING	DISTANCE
L66	N78°05'34"W	22.58'
L67	N78°05'34"W	60.00'
L68	N78°05'34"W	41.32'
L69	S81°28'20"W	13.14'
L70	N01°21'08"E	32.52'
L71	S04°28'24"W	17.41'
L72	S80°06'26"W	4.78'
L73	N12°23'11"W	9.85'
L74	N81°28'20"E	12.53'
L75	N77°36'49"E	56.06'
L76	N04°20'24"E	9.23'
L77	N49°24'29"E	14.47'
L78	N45°58'38"E	42.91'
L79	S49°24'29"W	8.45'
L80	S49°24'29"W	27.54'
L81	N71°33'29"W	38.56'
L82	N20°16'58"E	71.15'
L83	N37°06'49"E	23.93'
L84	N37°00'49"E	29.82'
L85	N43°28'04"E	43.74'
L86	N43°28'04"E	29.59'
L87	N46°50'43"E	59.56'
L88	N46°58'43"E	13.98'
L89	N49°06'29"E	53.00'
L90	N49°06'29"E	11.00'
L91	N48°24'29"E	48.00'
L92	N45°58'38"E	15.03'
L93	S52°39'12"E	62.00'
L94	S52°39'12"E	60.00'
L95	S52°39'12"E	60.00'
L96	S52°39'12"E	62.57'
L97	S40°12'47"W	31.59'
L98	S53°23'42"W	23.85'
L99	N35°14'26"E	36.90'
L100	N35°14'26"E	32.79'
L101	N34°50'44"E	80.36'
L102	N34°50'44"E	13.72'
L103	S34°50'44"W	46.25'
L104	S34°50'44"W	13.72'
L105	S34°50'44"W	53.89'
L106	N52°39'12"W	44.84'
L107	N52°39'12"W	15.18'
L108	N52°39'12"W	60.00'
L109	N52°39'12"W	70.71'
L110	N20°04'11"E	14.27'
L111	N40°12'47"E	33.50'
L112	N40°12'47"E	60.00'
L113	N40°12'47"E	60.00'
L114	N40°12'47"E	55.18'
L115	N40°12'47"E	15.77'
L116	S37°39'39"W	4.83'
L117	S37°39'39"W	55.23'
L118	S36°02'54"W	60.18'
L119	S34°25'56"W	60.31'
L120	S32°51'21"W	57.19'
L121	S31°34'24"W	38.43'
L122	S30°14'26"W	59.56'
L123	S65°39'36"E	56.06'
L124	N12°49'03"E	2.86'
L125	S07°57'13"W	2.88'
L126	S78°55'16"E	9.64'
L127	S77°31'28"E	56.32'
L128	S77°31'28"E	5.03'
L129	S46°09'23"E	16.36'
L130	N46°08'23"W	34.21'

FLOOD NOTE

PORTIONS OF THE SUBJECT PROPERTIES LIE IN ZONE "AE" (AREA DETERMINED TO BE INSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP NUMBER: 3710450700M, EFFECTIVE DATE: 8/2/2015

SURVEYOR CERTIFICATE

I, J. TIMOTHY THOMAS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE GASTON COUNTY REGISTER OF DEEDS IN BOOK 5011, PAGE 937; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 27TH DAY OF FEBRUARY, 2020

2/27/2020

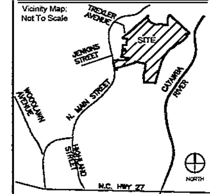
J. TIMOTHY THOMAS, N.C. P.L.S., L-4330

STEWART

101 NORTH TRYON STREET
SUITE 1400
CHARLOTTE, NC 28202
T 704-334-7925

FIRM LICENSE #: C-1051
PROJECT #: X17049

Vicinity Map:
Not To Scale



LEGEND

EIR	EXISTING IRON ROD
●	SET IRON ROD
▲	COMPUTED POINT
	S.D.E. (STORM DRAIN EASEMENT)
CGF	COMBINED GRID FACTOR
S.S.R/W.	SANITARY SEWER RIGHT OF WAY
R/W	RIGHT OF WAY
C.O.S.	COMMON OPEN SPACE
S.F.	SQUARE FOOT
AC.	ACRES

GRAPHIC SCALE

(IN FEET)
1 INCH = 80 FT.

Title:

FINAL SUBDIVISION PLAT FOR: RIVER PARK PHASE 6

RIVER BEND TOWNSHIP, CITY OF MT. HOLLY
GASTON COUNTY, NORTH CAROLINA
DATE: 1-30-20 SCALE 1" = 80'

Revisions:

No.	Date	Description
1	2/27/20	REVISE SETBACKS ON LOTS 35-55 & LOT LINE FOR LOT 89 & 90

Seal:

Project number: X17049
Date: 1-30-20
Drawn by: WSH
Checked by: KAG

Sheet:
2 OF 2

C:\Users\shamilton\AppData\Local\Temp\AcPublish_16404\17049 Plat-Base PH6-Rev-1.dwg Feb 27, 2020 - 12:31pm

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** 3-3-20
From: Brian DuPont	**Meeting Date:** 3-9-20

Agenda Item to be considered: Approval of the Traffic Control Request Policy and Fee

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request : On January 13, 2020 as part of the presentation concerning the Autumn Woods traffic calming proposal. A draft Traffic Control Request Policy was presented in the packet. Staff identified the need for the policy in order to establish a process for future requests by residents for amendments to traffic control devices. During the review of the Autumn Woods request, staff agreed that having a formal policy in place would provide improved response to the citizens.

The guidelines assist staff to determine the appropriate course of action and provide an outlined process for any future requests. It is also written as a tool for educating the public on what can and cannot be regulated by the City based on State and Federal guidelines.

The application associated with the Policy would also have a $100.00 fee to be added to the Fee Schedule under Chapter 3-2, Streets & Sanitation. This fee is very similar to other application fees and is to cover the staff time for review.

Fiscal Impact:

Will Item affect current budget	☐ YES	☒ NO	☐ N/A
Reviewed by Finance Director	☒ YES	☐ NO	☐ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	***$***		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation:
Approval of Traffic Control Request Policy and amendment to the Fee Schedule under Ch. 3-2 for Application Fee.

Result of City Council Decision:

Attachments:
1. **Draft Traffic Control Request Policy**
2. **Amended Fee Schedule**
3.

Chapter 3-2

Streets & Sanitation

	Current
Residential (up to 2 cans)	$6.50
Additional Can	
Purchase	No Cost
Service	$6.50
Recycling	
Residential (up to 2 cans)	$5.00
Business (up to 5 cans)	$5.00
Commercial Rollout (up to 5 cans)	$11.50
Additional Can	
Purchase	No Cost
Service	$11.50
Bulk Container	Contracted
Bulk Item	
Depend on Weight and or Size	$15.00
Appliances**	$25/ item
Tires	
Must be off rim	$5/ tire
Mattress	$20.00
Box Spring	$5.00
Mattress and Box Spring	$25.00
Traffic Control Application Fee	$100.00

** City does not pick up computer monitors and televisions.

Traffic Control Request Policy
City of Mount Holly

The purpose of this Policy is to establish a process that allows residents to request or amend traffic control devices in the City. The guidelines in this policy will assist City staff in determining an appropriate course of action upon receiving a request by a citizen.

The City of Mount Holly is required by law to review requests under the Manual for Uniform Transportation Control Devices (MUTCD). The MUTCD is published by the Federal Highway Administration (FHWA) and defines the standards used by road managers nationwide to install and maintain traffic control devices on all public streets, highways, bikeways and private roads open to public travel.

The MUTCD defines traffic control devices as all signs, signals, markings, and other devices used to regulate, warn, or guide traffic, place on, over, or adjacent to a street, highway, pedestrian facility, bikeway, or private road open to public travel by authority of a public agency or official having jurisdiction, or, in the case of a private road, by authority of the private owner or private official having jurisdiction.

The City of Mount Holly does not maintain any signalized intersections and the majority of the traffic control devices on City-maintained streets include signs and pavement markings.

Types of Requests

Additional Traffic Control Devices – When a request is received for additional traffic control devices such as an additional stop sign at an intersection. The request will be reviewed by the Streets and Solid Waste Department (Streets Department) to determine if the request is on a City-maintained street, the request is regulated under the MUTCD and what the appropriate action is required by the MUTCD.

If the Streets Department determines the request is on a City-maintained street and the requirement by the MUTCD is not being met, then the Street Department will coordinate to have the traffic control device installed. If the Streets Department determines the request is on a City-maintained street and the requirement is being met, then the Street Department will deny the request.

If the request triggers an engineer study of the situation, then the applicant will be required to pay the cost of the study before the study is initiated. The engineer study by the City will provide a recommendation based on the type of request made and the guidelines outlined in the MUTCD.

Speed Limit Reduction – When a request is received for a speed limit reduction, the Police Department will place the Radar Trailer in the area to document the motorists speed. Based on that report the Police Department will provide a recommendation.

Signs Not Installed by the City

Children at Play – The MUTCD does not include "CHILDREN AT PLAY" signs or any variation and are not recommended. However, this does not prevent a property owner from installing these signs on their private property in conformance with Article 9, Signs, of the Zoning Ordinance. The following are reasons that the City does not install these signs:

- They are typically designed to look like warning signs, with a black legend on a yellow background. Other warning signs provide information on specific locations of the hazard (intersection, pedestrian crossing, curve, etc.).
- "CHILDREN AT PLAY" signs merely inform a driver that children may be in or near the road.
- Motorists should expect children to be at play in all residential areas, and the lack of signing on some streets may indicate otherwise.
- These signs do not provide guidance to motorists as to a safe speed.
- "CHILDREN AT PLAY" signs could give a false sense of security in letting children play in the roads. In fact, no level of signage could ever protect a pedestrian when they are struck by a vehicle.
- Studies have shown that "CHILDREN AT PLAY" signs do not reduce the speed of traffic or make drivers more observant.
- When a jurisdiction installs signs not in conformance with the MUTCD, it is creating liability for your local agency.

Application and Fee

Any request as part of this policy requires an application to be completed by a resident of Mount Holly. The application will need to include a Fee in the amount of $100.00 for the initial review by City staff. However, if the request triggers the need for an engineer study an additional fee by the applicant will be required prior to initiating the study. The Application is in the Appendix of this Policy.

Public Notification Process

Any request that results in the amendment to an existing traffic control device or installation of a new traffic control device will go before the City Council at a public hearing for review to amend the City's Official Traffic Map.

Public notice will be met through posting of informational signage in the area where the proposed amendment or installation of a traffic control device is requested. If the area is within a neighborhood with a Homeowners Association (HOA), then mailed notice shall also be given to the HOA. Mailed notice by regular mail and posting shall be no less than 10 days nor greater than 25 days from the date of the public hearing before City Council.

Appeals

Any resident may appeal the decision by the City Council within ten (10) days of the date of the public hearing in writing to the City Clerk's Office.

Appendix 1

Application for Street Sign Request Policy

Primary point of contact:

Name: ______________________ Address ___________________________________

Day phone _________________________

Neighborhood _________________________ Today's date ____________________

What is the location(s) of the change you propose and the reason for your request? Attach pages if necessary.

____

____

____

____

____

Type of traffic condition change requested (e.g. parking, STOP sign, street striping or markings, traffic direction of flow, etc.):

____

____

____

____

____

For Office Use Only

Date Application Received _____________ Fee Paid (Yes/No)

City of Mount Holly
Mount Holly City Council Meeting
Monday, December 9, 2019
Council Chambers
7:00 pm

Call to Order
Mayor Bryan Hough called the meeting to order at 7:00 pm. The following were present:

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem Perry Toomey	Miles Braswell, Assistant City Manager
Councilwoman Carolyn Breyare	Ryan Baker, Fire Chief
Councilman Charles McCorkle	Tony Walker, Streets and Solid Waste Director
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilman David Moore	Don Roper, Chief of Police
Councilwoman Lauren Shoemaker	Greg Beal, Planning Director
Kemp Michael, City Attorney	Africa Otis, Finance Director

Invocation
Reverend Kendall Cameron, Pastor at the First Baptist Church in Mount Holly gave the invocation

Pledge of Allegiance
Boy Scout Troop 59 led attendees in the Pledge of Allegiance.

SET THE AGENDA
Mayor Hough advised that there are no changes to the agenda. Councilman Meadows made a motion to approve the agenda as presented. Councilwoman Shoemaker seconded the motion. All council members voted in favor. (Motion carried)

SPECIAL RECOGNITION
Mayor Bryan Hough gave special recognition to Councilwoman Carolyn Breyare and Councilman Perry Toomey. He thanked them for their service to the City and gave them the opportunity to speak.

SWEARING –IN CEREMONY
1. Oath of Office for Councilwoman Phyllis Harris
   Honorable David Phillips was present to administer the oath of office to the newly elected Councilwoman Phyllis Harris. Councilwoman Harris' husband assisted with the swearing in ceremony.
2. Oath of Office for Councilman Jeff Meadows
   Honorable David Phillips was present to administer the oath of office to incumbent Councilman Jeff Meadows. Councilman Meadows family assisted with the swearing in ceremony.
3. Oath of Office for Councilwoman Christina Pawlish
   Honorable David Phillips was present to administer the oath of office to newly elected Councilwoman Christina Pawlish. Councilwoman Pawlish's family assisted with the swearing in ceremony.
4. Oath of Office for Mayor Bryan Hough Honorable David Phillips
   Honorable David Phillips was present to administer the oath of office to Mayor Hough. The Mayor's wife Gina assisted with the swearing in ceremony.

CONSENT AGENDA
1. Approval of the 2020 Meeting Schedule
2. Approval of Recreation Commission Re-Appointments
3. Approval of Budget Amendment for Police Department Technology
4. Call for a Public Hearing for a text amendment to Article 6 and 7 of the Zoning Ordinance for a cigar bar and lounge

5. Call for a Public Hearing regarding a request by Eastwood Homes for a rezoning of Tax Parcel ID #'s 202122, 181227, 202690, 181214, 225889, 199246 and 180092 from R-1 and RS-12 Gaston County to Conditional District Residential

   Councilman Moore made a motion to approve the consent agenda. Councilman Meadows seconded the motion. All Council Members present voted in favor. (Motion carried)

PRESENTATIONS

1. New Employee Introductions

The City Department Heads took this opportunity to introduce any new employees to the Mayor and City Council.

2. Presentation of Employee Service Awards

At this time, Mayor Hough and the City Council presented City Employees with service awards that mark mile stones in their employment with the City. Mayor Hough recognized employees with 5, 10, 15, 20, 25 and 30 etc. years with the city.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilwoman Harris made the motion to adjourn the December 9, 2019 Council Meeting. Councilwoman Pawlish seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 7:50 p.m.