CITY of MOUNT HOLLY
INCORPORATED 1879
N.C.

February 13, 2017
Council Meeting

Mayor Bryan Hough
Mayor Pro-Tem David Moore
Councilman Jerry Bishop
Councilwoman Carolyn Breyare
Councilman Jim Hope
Councilman Jeff Meadows
Councilman Perry Toomey
Kemp Michael, City Attorney
Danny Jackson, City Manager

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL

February 13, 2017
7:00 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION

PLEDGE OF ALLEGIANCE
Boy Scout Troop 59

SET THE AGENDA

CONSENT AGENDA

1. Approval of Budget Amendment
    - Miles McClellan Preconstruction Activities
    - Linear Park
2. Approval of a Key to the City Policy
3. Approval of a Resolution to Advertise for Unpaid Taxes
4. Approval of a Chairperson for the Planning Commission Chairperson
5. Approval of Fee Schedule to include Fee for Golf Cart Registration
6. Call for public hearing, regarding a request by Samantha Adamson, for a text amendment to the Zoning Ordinance under Article 7, Note 28 Solar Energy Systems.
7. Call for public hearing for a text amendment to Article 6, Table of Permitted Uses and Special Uses for studio uses, Article 9, Signs for flying banners, and Article 10, Landscaping of the Zoning Ordinance.
8. Approval of the minutes of the January 9, 2017 Council Meeting
9. Approval of the minutes of the January 23, 2017 Council Work Session Meeting

PRESENTATIONS

1. Presentation of a Resolution Honoring Mike Gruno upon Retirement from the City — *Mayor Hough*
2. Swearing In of Fire Fighter Jason Jackson — *Mayor Hough*
3. Presentation of Award to Fire Fighter Ricky Brown for Achieving the Advanced Fire Fighter Certification — *Mayor Hough*
4. Presentation from the Mount Holly Community Foundation — *Carson Dean*

PUBLIC HEARING

1. Public hearing for a Conditional District rezoning of Gaston County Parcel ID #'s 220248, 220247, 202002, 202000, 202180, 208655, 208656 and 202179 from R-1 Gaston County to Single Family Conditional District. — *Jonathan Wilson*
2. Public Hearing on an Annexation request regarding Gaston County Tax Parcel #'s 220248, 220247, 202002, 202000, 202180, 208655, 208656 and 202179 — *Jonathan Wilson*
3. Public hearing for a text amendment to the Zoning Ordinance under Article 7, Note 14 Automobile Storage; automobile towing and storage; automobile wrecking or junk yards; salvage yards; scrap processing to increase the minimum area to 5 acres — *Jonathan Wilson*

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

NEW BUSINESS

1. Consideration and Approval of a Business Incentive Grant and Budget Amendment for 128 South Main Chophouse — *Greg Beal*

OTHER BUSINESS

CLOSED SESSION

ADJOURN

CONSENT AGENDA

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council	**Date:**	February 7, 2017
From:	Miles Braswell, Asst. City Manager	**Meeting Date:**	February 13, 2017

Agenda Item to be considered:

Budget Amendment: Fire Station and Public Works Facility – Construction Manager at Risk Preconstruction Phase Services

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request:

During the November 14, 2016 City Council Work Session, Miles McClellan Construction Company, Inc.'s contract fee was approved. Per the agreement, the Construction Manager at Risk is due compensation and payments for preconstruction phase services as follows:

- Fire Station: $15,000 plus any reimbursable expenses
- Public Works Facility: $35,000, plus any reimbursable expenses

Staff recommends a budget transfer from the General Fund Balance in the amount of $36,250.00 into the Streets and Solid Waste – Soft Cost account and an Enterprise Fund Balance transfer in the amount of $18,750.00 into the Utilities Enterprise Fund – Soft Cost account, as detailed below.

Description	Streets and Solid Waste	Utilities Enterprise Fund
Fire Station – Preconstruction	$17,500.00	$0
Public Works - Preconstruction	$18,750.00	$18,750.00
TOTAL	**$36,250.00**	**$18,750.00**

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:	$ 55,000.00		
Budget Code	10-30-4710-624/ 62-91-7900-624		
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation: Approval to transfer $55,000.00 from the General Fund and Enterprise Fund Balance to the Streets and Solid Waste and Utilities Enterprise Fund soft cost account to cover the Construction Manager at Risk preconstruction activities.

Result of City Council Decision: ______

Attachments: None

CITY OF MOUNT HOLLY
FY 16-17 Budget Amendment

Account Number	Description	Debit	Credit
10-30-4710-624	Construction Soft Cost	$ 36,250.00	
10-00-3991-000	Fund Balance Appropriated		36,250.00
62-91-7900-624	Construction Soft Cost	18,750.00	
62-91-3991-000	Fund Balance Appropriated		18,750.00
10-40-4910-550	Capital Outlay	105,000.00	
10-00-3991-000	Fund Balance Appropriated		105,000.00
	TOTAL	$ 160,000.00	$ 160,000.00

Date Submitted: 13-Feb-17

Finance Officer: ____________________

City Manager: ____________________

Department Comments:

To appropriate fund balance for Construction Soft Cost - CMR and completion of Linear Park Construction

City of Mount Holly
Action Agenda Item

To:	City Council	**Date:**	February 9, 2017
From:	Danny Jackson, City Manager	**Meeting Date:**	February 13, 2017

***Agenda Item to be considered:* Consent Agenda #2 – Approval of a Key to the City Policy**

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

***Background/Purpose of Request :* If you will recall, at last week's City Council Retreat there was a discussion regarding the establishment of a formal Key to the City Policy. The City Council reviewed such policies from other jurisdiction and decided to adopt a similar policy for Mount Holly. Attached is a copy of the proposed policy as discussed last week.**

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: Motion to adopt the submitted Key to the City Policy.

Result of City Council Decision:

Attachments: Copy of a proposed Key to the City Policy for the City of Mount Holly.

MOUNT HOLLY Connecting Community & Nature	**Policy Title: Guidelines for presentation of Keys to the City**
	Approved by:

Introduction: This policy is to establish guidelines for the presentation of Keys to the City.

- A Key to the City is the highest honor the Mayor can bestow. Keys to the City are given at the discretion of the Mayor and are only given on rare occasions. The following factors have been used to establish the protocol for presenting Keys to the City:
    - As a special gift to visiting dignitaries representing other government entities (cities, states or countries)
    - Upon the end of the career of an individual who has had a profound impact on the City of Salisbury

- In lieu of a Key to the City, City Council is pleased to honor individual citizens who have made significant contributions to the City at a City Council meeting and can provide a Proclamation or Resolution for the recognition.

- The Mayor's Office reserves the right to modify or deny any request for a Key to the City, Proclamation or Resolution.

A RESOLUTION OF THE CITY OF MOUNT HOLLY TO ADVERTISE FOR OUTSTANDING 2016 PROPERTY TAXES

WHEREAS, the City of Mount Holly Tax Collector has reported outstanding City of Mount Holly taxes of $ 329,790 which are a lien on real property for 2016; and

WHEREAS, the City of Mount Holly Mayor and City Council requests the tax collector to advertise the tax liens pursuant to General Statute 105-369 (a).

NOW THEREFORE BE IT RESOLVED BY THE CITY OF MOUNT HOLLY MAYOR AND CITY COUNCIL MEMBERS THAT the City of Mount Holly Tax Collector is hereby ordered to advertise the tax liens for the outstanding 2016 taxes pursuant to General Statute 105-369(a).

Adopted this 13th of February, 2017.

SIGNED:

____

Bryan Hough, Mayor

Attest:

____

Amy R. Miller, City Clerk

City of Mount Holly
Action Agenda Item

To:	City Council	**Date:**	2-8-17
From:	Brian DuPont	**Meeting Date:**	2-13-17

Agenda Item to be considered: Confirm Planning Commission Chair

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request : The Planning Commission unanimously recommended Myles Biggerstaff as Chair of the Planning Commission.

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:
Staff recommends confirming Myles Biggerstaff as Chair for the remainder of the 2017 calendar year.

Result of City Council Decision:

Attachments:
1.
2.
3.

City of Mount Holly
Fee Schedule
Effective July1, 2016
Revised February 13, 2017

Table of Contents

Chapter 1-0

Administrative

Tax Rate

The Tax rate for the City of Mount Holly is fifty three cents ($0.53) on each one hundred dollars ($100.00) valuation of taxable property situated and lying and being within the confines and limits of the City of Mount Holly and as listed for taxes as of January 1 2016.

Tag Fee

$5.00 per vehicle

Copies

$0.20 per copy

Late Payments (except Tax and Utility bills)

8% annual interest rate compounded monthly on any debt over 30 days overdue, with the exception of Tax and Utility bills.

Interest on Delinquent Taxes

2% the first month after January 6^{th}.
0.75% each month thereafter.

Penalty for Returned Check

$25.00 or 10%

Garnishment/Attachment Notice Fee

$30.00 per notice

Golf Cart Application and Registration Fee

$35.00 application fee for inspection

$5.00 registration display sticker

Chapter 1-1

Planning & Development Fees

	Current
Sign Permits	
Residential	$30.00
Commercial	$50.00
Zoning Permits	
Residential	
New	$100.00
Additions	$50.00
Renovations (no expansions)	$25.00
Miscellaneous (pools, decks, garages, etc.)	$50.00
Fences	$25.00
Home Occupations	$100.00
Commercial	
New	
Up to 1,000 sq. ft.	$150.00
1,000 sq. ft. to 5,000 sq. ft	$300.00
5,000 sq. ft. to 10,000 sq. ft.	$400.00
Greater than 10,000 sq. ft.	$500.00 (plus $50.00 per additional 10,000 sq. ft.)
Existing	
Renovations	$25.00
Additions	$50.00
Other	
Zoning Compliance (business)	$100.00
Miscellaneous (incidental items to main project)	$50.00
Applications	
Variance	
Residential	$250.00
Commercial	$350.00
Planned Unit Development (PUD)	$300.00
Appeals	$300.00
Text Amendment	$250.00
Subdivisions	$200.00 or $5.00 per lot whichever is greater
General Rezoning	
2 acres or less	$300.00
2-10 acres	$400.00
10 acres or more	$600.00
Conditional District Rezoning	
2 acres or less	$300.00
2-10 acres	$500.00
10 acres or more	$800.00

	Current
Special Use	
2 acres or less	$300.00
2-10 acres	$500.00
10 acres or more	$800.00
Reviews	
Construction Plans	
Major subdivision or commercial site plan	$750.00
Minor subdivision	$300.00
Re-submittal	$100.00
Financial guarantees (per written agreement)	$500.00
Final plat	
Major subdivision or commercial site plan	$750.00
Minor subdivision	$300.00
Re-submittal	$100.00
Engineer Fees	
Residential	
Less than 25 lots	$500.00
25-50 lots	$1,000.00
More than 50 lots	$2,000.00
Commercial*	
0-5 Acres	$500.00
More than 5 acres	$1,000.00
Watershed Review	
Less than 10 acres	$500.00
More than 10 acres	$40.00/acre
Driveway cut	
Residential	$25.00
Commercial	$50.00
Industrial	$100.00
Construction Inspection	
Water	$100.00
Sewer	$100.00
BMP	$100.00
Road	$100.00
Failed Inspection Re-Inspection	$50.00
Other	
PERC Test Application	$10.00
Zoning Verification Letter	$10.00
Demolition	$10.00
Manuals	
Zoning Ordinance	$15.00
Subdivision Ordinance	$15.00
Land Development Guidelines	$35.00
Compact Discs	$10.00
Maps	Size Dependent
Business Registration Fee	$10.00
Lost Zoning Permit Replacement	$5.00

*Engineer Fees for Commercial Projects are to include Civic, Institutional and Industrial

Chapter 1-2

Annexation Fees

< 10 acres	$2000.00
10-200 acres	$5000.00
> 200 acres	$8000.00

This fee may be waived at the City Council's discretion.

Chapter 1-3

Municipal Complex Rental Fees

	Current
Resident	
Full Hall	$1,200.00
North Half Hall	$650.00
Non Resident	
Full Hall	$1,700.00
North Half Hall	$650.00
Civic Group	
Inside City	$500.00
Outside City	$1500.00
Cleaning	
Full Hall	$200.00
North Half Hall	$150.00
Excess Hours – Past 11pm	$125.00/ Hr
Security	$200.00

Training Rooms

Resident	First Three Hours (3)	Each Additional Hour
A or B	$25.00	$25.00
A and B	$50.00	$50.00
Non Resident		
A or B	$50.00	$50.00
A and B	$100.00	$100.00

*Note – Upstairs space can be rented upon special approval by the City Manager for a fee of $1500.00 plus $200.00 cleaning fee.

Chapter 2-1

Recreation Fees

*Old Gym	Current
Resident	$50.00/hr
Non-Resident	$150.00/hr
Tournament – No Lights	
Resident	$100.00/day
Non-Resident	$200.00/day
Ball field	
Resident	$5.00/hr
Non-Resident	$15.00/hr
Ball field – Lights	
Resident	$10.00/hr
Non-Resident	$20.00/hr
Picnic Shelter – Small	
Resident	$25.00/3 hrs
Non-Resident	$50.00/3 hrs
Picnic Shelter - Large	
Resident	$50.00/4 hrs
Non-Resident	$100.00/4hrs
Fitness Center per month	
Resident	$10/ month
Non-Resident	$30.00/ month
Group Campsites at Mt. Island Park at Mt. Holly	
Resident	$25.00/day
Non-Resident	$50.00/day
Adult Athletics	
Softball & Basketball - Per Team	
Resident	$500.00
Non-Resident	$550.00
Softball & Basketball – Individual	
Resident	$55.00
Non-Resident	$60.00
Volleyball - Per Team	
Resident	$175.00
Non-Resident	$225.00
Volleyball - Individual	
Resident	$20.00
Non-Resident	$25.00
Soccer, Dodgeball & Kickball – Per Team	
Resident	$300.00
Non-Resident	$350.00
Soccer, Dodgeball & Kickball – Individual	
Resident	$35.00
Non-Resident	$40.00
Flag Football – Per Team	
Resident	$350.00
Non-Resident	$400.00

* Note – Old Gym cannot be rented for parties

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Chapter 2-2

Recreation Fees con't.

Youth Athletics – except indoor soccer and girls volleyball	Current
Resident	$50.00
Non-Resident	$75.00
Indoor Soccer & Girls Volleyball	
Resident	$30.00
Non-Resident	$55.00

Chapter 2-3

Recreation – Tuckaseege Rec Center Rental for Profit and Private Organizations

Use of Facility (3 hour minimum)	Current		Use of Facility - Tuckseege and Old Gym (use own equipment)	1-10 hrs	11+ hrs
Resident - For parties	$50.00/hr		Resident - For practices	$20.00/hr	$15/hr
Non-Resident-For parties	$150.00/hr		Non-Resident-For practices	$60/hr	$45/hr
Use of Storage	Not Allowed		Use of Storage	Not Allowed	Not Allowed
Use of PA System	Not Allowed		Use of PA System	Not Allowed	Not Allowed
Electrical Hookup	No Charge		Electrical Hookup	Not Allowed	Not Allowed
Kitchen	No Charge		Kitchen	Not Allowed	Not Allowed
Chairs & Tables	No Charge		Chairs & Tables	Not Allowed	Not Allowed

Recreation Department may also require a police officer for certain events.
$50.00 non refundable clean up fee.
$100.00 refundable damage fee.

Chapter 2-4

Special Event Vendor Fees

Arts & Crafts, Business selling items	$25.00
Business not selling anything	$17.50
Non-Profit food vendor	$45.00/10 ft.
Commercial food Vendor	$50.00/10 ft.
Rides & entertainment	$75.00/space
Civic or Church not selling anything	No Charge

Chapter 3-1

Water & Sewer

Water & Sewer	Current
Water (per 1,000 gallons)	
Residential	
Basic Tier (Under 2,000 gallons per month)	$3.35
1st Tier (2,001 – 6,000 gallons per month)	$3.35
2nd Tier (6,001 – 10,000 gallons per month)	$3.59
3rd Tier (10,000 plus gallons per month)	$3.83
Non-Residential	
Basic Tier (Under 2,000 gallons per month)	$4.19
1st Tier (2,001 – 6,000 gallons per month)	$4.19
2nd Tier (6,001 – 10,000 gallons per month)	$4.64
3rd Tier (10,000 – 9,999,999 gallons per month)	$5.09
4th Tier (10,000,000 plus gallons per month)	$5.70
Outside customers are double the inside rate	
Tap Fees	
¾" Inside city	$900.00
¾" Outside city	$1,800.00
1" Inside city	$1,100.00
1" Outside city	$2,200.00
1-1/2" Inside city	$2,000.00
1-1/2" Outside city	$4,000.00
2" Inside city	$3,000.00
2" Outside city	$6,000.00
Wet Tap on existing customer service line	$600.00
Sewer (per 1,000 gallon)	
Residential	
Basic Tier (Under 2,000 gallons per month)	$3.07
1st Tier (2,001 – 6,000 gallons per month)	$3.07
2nd Tier (6,001 – 10,000 gallons per month)	$3.41
3rd Tier (10,000 plus gallons per month)	$3.55
Non-Residential	
Basic Tier (Under 2,000 gallons per month)	$3.83
1st Tier (2,001 – 6,000 gallons per month)	$3.83
2nd Tier (6,001 – 10,000 gallons per month)	$4.28
3rd Tier (10,000 –9,999,999 gallons per month)	$4.74
4th Tier (10,000,000 plus gallons per month)	$3.00
Outside customers are double the inside rate	
Tap Fees	
4" Inside city	$850.00
4" Outside city	$1,700.00
Over 4" Inside city	Negotiable
Over 4" Outside city	Negotiable
Cleanout	$100.00
Minimum Bill	2,000 gallons
Pretreatment (See worksheet)	Actual Analytical Cost

Radio Read Meter	
¾"	$300.00
1"	$375.00
1 ½"	$520.00
2"	$700.00
Other Fees	
Service Deposit for owners & renters	
Inside City	$50.00
Outside City	$65.00
Late Fee (after 16th)	$15.00
Delinquent Penalty (after 26th)	$30.00
Lock Fee	$15.00
Broken Lock Replacement	$30.00
Returned Check Fee	$20.00
Meter Tampering Fee	$100.00
Irrigation cut off	$75.00
Irrigation reconnection	$75.00
Stormwater	$2.50/REU
Sewer Allocation Fee	
Initial amount per gallon per day good for up to two years	$2.50
Renewal Fee per gallon per day good for one additional year (can only be renewed twice)	$1.25

Chapter 3-1A

System Development Fee

Meter Size	Water	Wastewater	Total
¾"	$2,288	$2,309	$4,597
1"	$5,720	$5,772	$11,492
1 ½"	$11,440	$11,544	$22,984
2"	$18,304	$18,471	$36,775
3"	$36,609	$36,942	$73,551
4"	$57,201	$57,721	$114,922
6"	$114,402	$115,443	$229,845
8"	$183,043	$184,708	$367,751
10"	$263,124	$265,518	$528,642
12"	$354,645	$357,872	$712,517

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)	$3.00
Business (up to 5 cans)	$3.00
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

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

Chapter 4-1

Fire

	Current
Fire Plan Review	
Construction Cost < $100,000	$ 100.00
Construction Cost $100,000 to $500,000	$ 150.00
Construction Cost $500,001 to $1,000,000	$ 175.00
Construction Cost $1,000,001 to $5,000,000	$ 200.00
Construction Cost > $5,000,001	$ 225.00
Fire Alarm Shop Drawings Review	$100.00
Fire Sprinkler Shop Drawings	$100.00
Performance Test	
Hydrant Test other than requested flow	$125.00
Fire Pumps	$130.00
Sprinklers	$130.00
Fire Alarm (New Construction)	$150.00
Fire Alarm (up-fit)	$125.00
Standpipe Systems	$150.00
Auto Fire Existing System (Hood System)	$150.00
Miscellaneous Fees	
Construction Permit	$50.00
Hazardous Material Permit	$150.00
Hazardous material Permit Renewal	$100.00
Construction Warming Fire	$75.00
Spraying or Dipping of Flammable Finishes	$100.00
Blasting Permit	$100.00
Fireworks Permit	$75.00
Hydrant Flow Test	$75.00
Tank Removal Permit	$75.00
NC Mandatory Permits (Chapter 1)	$75.00
Tent Permit (larger than 400 square feet)	$75.00
ABC Inspection	$100.00
Fire Code Violations (based on days past 30)	$100.00 - $300.00 (based on type)
Foster Home Inspection	$25.00
Order to Remedy Violations	$100.00 - $300.00 (based on type)

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** 2-9-2017
From: Matt Kusak	**Meeting Date:** 2-13-2017

Agenda Item to be considered:

Recommendation to Call for a Public Hearing for a Text Amendment to Article 7, Note 28 Solar Energy Systems.

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

Background/Purpose of Request :

Staff received an application for a Text Amendment to the Zoning Ordinance from Samantha Adamson regarding Article 7, Note 28 Solar Energy Systems.

This item is only to "Call" for a Public Hearing and the topic will not be discussed at the February City Council meeting.

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 made a recommendation to City Council to "Call" for a public hearing regarding a text amendment to Article 7, Note 28 of the Zoning Ordinance. Staff supports this action.

Result of City Council Decision:

Attachments:

1. **Text Amendment Application submitted by Samantha Adamson.**

CITY of MOUNT HOLLY INCORPORATED 1879 N.C.

APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: 1-18-17 Application Number:

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

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: Article VII - Note 28 - C, 4c - Small Solar Energy Systems

2. The following statement best describes what you would like the text amendment to reflect: Number of solar panels that may be placed on a single dwelling will be subject to an engineers written approval, and installation can only be conducted by a licensed and insured solar panel installation company. Solar panels must not compromise the structural integrity of the dwelling, and may be placed upon any roof slope determined to be structurally sound by a trained professional installer.

3. Name: Samantha Adamson

Address: 142 Houston St. Mt. Holly NC 28120

(704) 891-2488
Phone Number

Samantha Adamson
Signature of Applicant

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **<u>$250.00</u> (See Fee Schedule)** at least 15 days prior to the Planning Commission meeting for initial consideration.

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** 2-8-17
From: Brian DuPont	**Meeting Date:** 2-13-17

Agenda Item to be considered: Call for a public hearing for a text amendment to Article 6, Table of Permitted Uses and Special Uses for studio uses, Article 9, Signs for flying banners, and Article 10, Landscaping of the Zoning Ordinance.

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request : Staff is recommending a call for a text amendment to these three Articles. Planning Commission unanimously recommended a call for public hearing.

This item is only to "Call" for a public hearing and the topic will not be discussed at the February City Council meeting.

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:
Staff recommends that the City Council to "Call" for a public hearing regarding a text amendment to Article 6, Article 9, and Article 10 of the Zoning Ordinance.

Result of City Council Decision:

Attachments:
1.
2.
3.

City of Mount Holly
Mount Holly City Council Meeting
Monday, January 9, 2017
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 David Moore	Greg Beal, Planning Director
Councilman Jerry Bishop	Ryan Baker, Fire Chief
Councilwoman Carolyn Breyare	Ray Clemmer, Assistant Director of Utilities
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilman Jim Hope	Don Roper, Chief of Police
Councilman Perry Toomey	Miles Braswell, Assistant City Manager
Kemp Michael, City Attorney	Africa Otis, Finance Officer

Invocation

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

Pledge of Allegiance

Councilman Jim Hope led attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Hough advised that Presentation #1 Resolution Honoring Mike Gruno upon Retirement from City needs to be removed from the agenda and a Closed Session for Attorney Client Privilege needs to be added. With no additional changes to the agenda Councilwoman Breyare made a motion to approve the agenda as presented. Councilman Toomey seconded the motion. All Council Members voted in favor. (Motion carried)

CONSENT AGENDA

1. Release of Maintenance Bond for the warranty period closeout for the 2015-2016 Powell Bill Street Paving Project posted by Red Clay Industries
2. Approval of the minutes of the December 12, 2016 Council Meeting

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

PRESENTATIONS

1. Presentation of Service Award to Captain David Stevens 20 years

   Mayor Hough and the City Council recognized David Stephens for his 20 years of service with the City of Mount Holly.
2. Swearing In of Fire Inspector Bob Nightingale and Fire Fighter U'Ryan Byers

   Mayor Hough administered the Oath of Office to Fire Inspector Bob Nightingale and Fire Fighter U'Ryan Byers. Chief Baker pinned Inspector Nightingale's badge and Fire Fighter Ryan had his father present to pin his badge.
3. Presentation of Award to Fire Fighter Ricky Brown for Achieving the Advanced Fire Fighter Certification

   Fire Fighter Ricky Brown was called out on a duty. Council will recognize him in January.
4. Presentation of a Resolution Recognizing Dr. Lee Beatty for 2016 Family Physician of the Year Award

Mayor Hough and the City Council recognized Dr. Lee Beatty for receiving the 2016 Physician of the Year Award given by the North Carolina Academy of Family Physicians.

5. Presentation of Gaston County CLT Airport Economic Positioning Strategy

   Mark Cramer with the GGDC came before the City Council to present their latest project which was described as a unique opportunity to position Gaston County as an extension of the Charlotte Airport. He advised that CLT is the 5th busiest airport in the United States and the 6th busiest in the nation. With Mount Holly being strategically placed in the vicinity to the airport the City could have lots of economic benefits come from the proposed project. Mr. Cramer advised that a steering committee will be formed with participants from the larger municipalities in Gaston County that agree to participate. The GGDC is requesting 50/50 public/private funding from the municipalities. Mr. Jackson advised that he would talk to the TDA in regard to partially funding Mount Holly's portion. It was consensus of the City Council to take this item under consideration at the next meeting and determine the funding.

PUBLIC COMMENT – Three (3) Minute Limit

Kristina Beatty
516 Belmont Mount Holly Road

Ms. Beatty came before the City Council to request the cart path right of way that goes by her house be withdrawn from the City maps. She advised that the cart path creates a nescience for her and her family and it does not meet the minimum requirement for a city street. Therefore if Council would agree to pull the cart path from the maps that would take care of the issue.

OLD BUSINESS

1. Extension of public hearing regarding a request by C2 Design Development for a rezoning and annexation of Tax Parcel ID #'s 202122, 202120 and 181214 from R-12 Single Family to Single Family Conditional District and Tax Parcel ID #'s 181227 and 202690 from R-1 Gaston County to Single Family Conditional District until the February 13, 2017 Council Meeting

   Mr. Beal advised that the applicant has requested the public hearing be postponed until February. Council Meadows made a motion to postpone the public hearing until the February 13th Council Meeting. Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried)

NEW BUSINESS

1. Consideration and Approval to Include Refunding Existing Debt into Bank RFP

   Ms. Otis advised that staff is requesting authorization to include old debt into the new debt. Councilman Bishop made the motion and Councilman Meadows seconded the motion. (Resolution # 010917A) All Council Members voted in favor. (Motion carried).

2. Consideration and Approval of Grass Mowing Bid and Contract Negotiations

   Mr. Braswell advised that Denver Landscape's contract expired December 31st. Staff put the contract out to bid and Allgreen Ground Management came in with the low bid at $105,306. All references and the background check came back positive. Councilwoman Breyare made a motion to award the grass mowing contract to Allgreen Ground Management. Councilman Toomey seconded the motion. All Council Members voted in favor. (Motion carried).

3. Consideration and Approval of CWRAR 2017 Grant Application

   Mr. Braswell requested approval for the 2017 CWRAR application process. He advised that this is the same grant funding that the City received for the receptacles that were placed downtown and at the parks. If the grant is awarded it would help with the cost of recycle roll out containers. Councilman Toomey made a motion to approve the CWRAR grant application. Mayor Pro Tem Moore seconded the motion. All Council Members voted in favor. Motion carried.

CLOSED SESSION

Closed Session - pursuant to N.C.G.S 143-318.11 (a)(3 and 6)

At this time Councilman Bishop made a motion to enter into closed session pursuant to NCGS 143-318.11 (a) (3and 6). Councilman Meadows seconded the motion. All Council members present voted in favor. (Motion carried)

Councilman Bishop made a motion to return to open session. Mayor Pro Tem Moore seconded the motion. All Council members voted in favor. (Motion carried)

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Bishop made the motion to adjourn the January 9, 2017 Council Meeting. Councilwoman Breyare seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned.

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL WORK SESSION
Location: Council Chambers

City of Mount Holly
Mount Holly City Council Work Session Meeting
Monday, January 23, 207
Council Chambers
6:30 pm

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

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem David Moore	Miles Braswell, Assistant City Manager
Councilman Jerry Bishop	David Johnson, City Engineer/ Director of Utilities
Councilman Jim Hope	Ryan Baker, Fire Chief
Councilman Perry Toomey	Mark Jusko, Recreation Supervisor
Councilman Jeff Meadows	
Councilwoman Carolyn Breyare	Don Roper, Police Chief
Attorney Kemp Michael	Greg Beal, Planning Director
	Africa Otis, Finance Officer

Invocation
Councilman Perry Toomey led the Council, staff and attendees in prayer.

SET THE AGENDA
With no changes to the agenda, Mayor Pro Tem Moore made a motion to approve the agenda as presented. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

CONSENT AGENDA
Consideration and Approval of a Resolution to Declare Surplus Property (Resolution# 12317A)
Councilman Toomey made a motion to approve the consent agenda. Councilwoman Breyare seconded the motion. All Council Members present voted in favor. (Motion carried)

AGENDA
1. Update on Cost Estimates for the Completion of the Linear Park
   Mr. Wilson presented the plans and cost estimates for the completion of the Linear Park. There was some discussion regarding the crosswalks and the lighting. However it was the consensus of the City Council to move forward with the project and keep everything uniform with the original leg of the Linear Park Project. Council also agreed to move forward with cost estimates for surveying the Dutchman's creek portion of the project.

2. Ms. Otis advised that the following resolutions need approval to move forward with the refunding process of the existing general obligation bonds.
   (a) Resolution making certain statements of facts – Mount Holly 2017 Refunding GO Bonds for savings. Councilman Meadows made a motion to approve. Mayor Pro Tem Moore seconded the motion (Resolution #12317B) Motion carried.
   (b) Introduction of Bond Order – Mount Holly – 2017 Refunding GO Bonds. Councilman Bishop made a motion to approve. Councilman Meadows seconded the motion (Resolution #12317C) Motion carried
   (c) Notice of Adoption – Mount Holly – 2017 Refunding GO Bonds. Councilman Bishop made a motion to approve. Mayor Pro Tem Moore seconded the motion (Resolution #12317D) Motion carried
3. Discussion of Short-term Rental Uses

Mr. DuPont advised that staff is seeking Council direction on regulating short-term rental uses in residential areas. This came to staff's attention once the city started receiving occupancy tax from these short-term rentals. He further advised that regulating this type use could be done through zoning. Council directed staff to pursue this issue further and bring back for discussion at a future meeting.

4. Consideration and Approval of Bids for Phase 1 of the Mount Holly River Front Greenway Project

Mr. Beal brought forward the bids for Phase I of the River Front Greenway Project. He advised that the low bid came in at $340,000 over the cost estimate that was presented to Council a few years ago. The justification for the overage was due to inflation and the boost in the economy since 2014. Mr. Beal gave the Council 2 options, one was to wipe out the bids and start over and the other was to approve the low bid and negotiate some cost and try to find the funds to cover the overage. Councilwoman Breyare voiced her concern that Council has been told several times the City would not have to provide any funding toward the greenway project. Mayor Hough responded that the greenway project started back in 2001 and since that time costs have increased. Mayor Pro Tem Moore made a motion to approve the lowest bid for the greenway project. Councilman Meadows seconded the motion. (Resolution #12317E) All Council Members voted in favor. (Motion carried)

5. Discussion of Chapter 17, Subdivision Ordinance of the City Code of Laws in regard to regulating private trails in developments

Chief Roper advised that this item was brought before Council a few months ago regarding private trail systems within subdivisions. At that time there was some concern regarding the maintenance of these trail systems. Since then staff has determined that the HOA can be made responsible for the up keep on the trail systems. Councilman Meadows made a motion to approve Chapter 17, Subdivision Ordinance of the City Code of Laws in regard to regulating private trails in developments. Councilman Hope seconded the motion. (Resolution #12317F). Motion carried.

6. Discussion of Proposed Options for a Golf Cart Ordinance

Chief Roper advised that staff was directed at the November Meeting to bring back two (2) options regarding the regulation of golf carts on city streets. The first option would allow golf carts on City streets that has a posted speed limit of 35mph and the second is a speed limit posted 25mph. Councilman Bishop made a motion to allow golf carts on city streets with a posted speed limit of 25mph or lower effective February 1st. Councilman Meadows seconded the motion. (Resolution #12317F). The motion carried with Councilwoman Breyare voting against the motion.

7. Consideration and Approval of the SAFER Grant Application

Chief Baker came before the Coucnil to seek approval for the SAFER Grant Appllication. Councilman Bishop made a motion to approve. Councilwoman Breyare seconded the motion. (Motion carried)

8. Consideration and Approval of the Minority Outreach Plan and Participation Goal

Councilman Toomey made a motion to approve the Minority Outreach Plan and Participation Goal. Mayor Pro Tem Moore seconded the motion. (Resolution #12317G) Motion carried.

9. Update on the South Gateway Monument Signage

Mr. Braswell advised that the footings are scheduled to begin the week of February 6th on the south gateway monument signage. There has been some misinformation regarding the right of way up fit that has caused some delays with the project.

10. Consideration and Approval of Prequalification Scoring for the Construction Manager at Risk Subcontractors

Councilman Hope made a motion to approve the amendment to the Policy for Prequalification of Bidders for Construction Projects. Councilman Toomey seconded the motion. (Resolution #12317H) (Motion carried)

Councilman Toomey made a motion to accept the minimum score of twenty six (26) to prequalify subcontractors on the North Fire Station and Public Works Facility projects. (Motion carried)

11. Discussion of Funding for the Gaston County CLT Airport Economic Positioning Strategy

Mr. Jackson advised that as a follow up from last meeting, the TDA has agreed to cost share the $17,500 requested to support the Gaston County CLT Airport Economic Positioning Strategy. The TDA will be responsible for $8750 and the city will be responsible for the same amount. Mayor Pro Tem Moore made a motion to support the Gaston County CLT Airport Economic Positioning Strategy with a 50/50 cost share with the TDA. Councilman Bishop seconded the motion. Motion carried with Councilwoman Breyare voting against the motion.

12. Closed Session - pursuant to N.C.G.S 143-318.11 (a)(3 and 6)

At this time Councilman Bishop made a motion to enter into closed session pursuant to NCGS 143-318.11 (a) (3and 6). Councilman Meadows seconded the motion. All Council members present voted in favor. (Motion carried)

Councilman Bishop made a motion to return to open session. Mayor Pro Tem Moore seconded the motion. All Council members voted in favor. (Motion carried)

13. Adjourn

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Bishop made the motion to adjourn the January 23, 2017 Council Work Session Meeting. Councilman Meadows seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 8:51 p.m.

PRESENTATIONS

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council	**Date:**	January 4, 2017
From:	Miles Braswell, Asst. City Manager	**Meeting Date:**	January 9, 2017

Agenda Item to be considered:

Resolution honoring the retirement of Mike Gruno

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request:

Mr. Mike Gruno has reached his retirement from the City of Mount Holly as the Information Technology Director after twelve (12) years of loyal and high performing service. The City Council will present a Resolution to Mr. Gruno honoring him for his 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:			
Budget Code			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation: *NA*

Result of City Council Decision: ____

Attachments: None

A PROCLAMATION HONORING MICHAEL D. GRUNO

UPON HIS RETIREMENT

FROM THE CITY OF MOUNT HOLLY

WHEREAS, Mike Gruno has been a faithful and dedicated employee for the City of Mount Holly for twelve years; and,

WHEREAS, Mike has taken personal pride, and justifiably so, in being the first full time City employee over information technology; and,

WHEREAS, Mike was responsible for the initial design and development of all technology in the Municipal Complex since the completion of renovations and occupancy; and,

WHEREAS, through his expertise, the City has benefited greatly in having a reliable and efficient computer systems, vital to all aspects of providing municipal services; and,

WHEREAS, a soft spoken and easy-going man, Mike has a propensity for wearing denim clothing and displays a genuine sense of humor, with a particular fondness for jokes; and,

WHEREAS, Mike has earned a long and satisfying retirement which will provide him more time to spend with his wife, Beverly, and his ever faithful canine companion.

NOW, THEREFORE, the City Council and Mayor recognize the valuable contribution that Mike has made to the City of Mount Holly and wish him a long and enjoyable retirement.

This the 9th day of January, 2017.

THE CITY OF MOUNT HOLLY, NC

By: ______________________________
Bryan M. Hough, Mayor

Attest: ______________________________
City Clerk

00039972

City of Mount Holly
Action Agenda Item

To: Mayor and City Council Ryan Baker, Fire Chief	**Date:** February 9, 2017 **Meeting Date:** February 13, 2017

Agenda Item to be considered:

Swearing in of Firefighter Jason Jackson

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

Background/Purpose of Request :

We would like to have a formal swearing in ceremony during the City Council Meeting for Jason Jackson. Jason has been employed with the City since July of 2007 and has never taken an oath.

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:

Result of City Council Decision:

Attachments: Oath of Office

Firefighter

I, (your name), do solemnly swear that I will support and defend the Constitution of the United States of America and the State of North Carolina against all enemies, both foreign and domestic, and I will faithfully and impartially discharge my duties as firefighter of the City of Mount Holly under the appointment of the City of Mount Holly according to the laws of the North Carolina to the best of my skills and abilities, so help me God.

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council Ryan Baker, Fire Chief	**Date:** **Meeting Date:**	February 9, 2017 February 13, 2017

Agenda Item to be considered:

Recognition of Ricky Brown for his Advanced Firefighter Certificate

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

Background/Purpose of Request :

We would like to acknowledge Firefighter Ricky Brown for receiving his Advanced Firefigher certificate during the City Council Meeting.

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:

Result of City Council Decision:

Attachments:

City of Mount Holly
Action Agenda Item

To:	City Council	**Date:**	February 9, 2017
From:	Danny Jackson, City Manager	**Meeting Date:**	February 13, 2017

***Agenda Item to be considered:* Presentations #4 – Presentation from the Mount Holly Community Development Foundation**

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

***Background/Purpose of Request :* Mr. Carson Dean, Executive Director of the Mount Holly Community Development Foundation, has requested to appear before the City Council to make a presentation.**

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: N/A

Result of City Council Decision:

Attachments:

PUBLIC HEARINGS

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** 2-8-2017
From: Jonathan Wilson	**Meeting Date:** 2-13-2017

Agenda Item to be considered: Public Hearing, regarding a request by Lennar Carolinas, LLC, for a rezoning and annexation of Tax Parcel ID #'s 220248, 220247,202002, 202000, 202180, 208655, 208656 and 202179 from R-1 Gaston County to Single Family Conditional District.

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

Background/Purpose of Request: City Staff has been working with Lennar Carolinas, LLC who submitted a rezoning request for the above parcels. All eight properties are located in Gaston County's zoning jurisdiction. All of the properties combined are approximately 298 acres in size. The applicant wishes to rezone the properties to a Conditional District zoning district to include Single Family Residential as detached homes and various types of amenities. The applicant will be requesting permission to develop up to 510 single family homes for active adults. The community will be restricted to those 55 years and better. Homesites would range between 55', 65', 75' and 100' in widths.

A Public Involvement Meeting was held on Tuesday, December 6, 2016 from 3:30 P.M. to 6:30 P.M. Notices of the public involvement meeting were mailed to thirty-eight (38) properties that are within two-hundred and fifty (250) feet of the properties and a newspaper ad was placed in the Gaston Gazette, notifying the public of the meeting. There were nine (9) persons who attended the public involvement meeting. Staff and the applicant received comments from those who attended the meeting regarding the potential traffic impact from the proposed development and concerns for the intersection of Highway 16 and Horseshoe Bend Beach Road.

The applicant is requesting the ability to develop up to 510 single family homes for active adults (55 years and older). The developed lots would range in size as noted below and on the site plan:

Lot Width:	Minimum Lot Size:	Proposed Lot Width Table:
55'	7,150 square feet	162 Lots
65'	8,450 square feet	153 Lots
75'	9,750 square feet	163 Lots
100'	15,000 square feet	32 Lots

The minimum setbacks for all four lot sizes are:
Front Yard: 20 feet from ROW
Side Yard: 5 feet
Corner Side Yard: 10 feet from ROW
Rear Yard: 20 feet (internal lots); 35 feet (external lots)
Building Height: 40 foot maximum *If building height is more than 35' then front and side yard setbacks will have to be increased a minimum of 2.5 feet for every 1' vertical above 35' in height.*

Additionally, the applicant is proposing to develop the property in four (4) phases. The lot breakdown for these phases will be: Phase 1 – 264 lots, Phase 2 – 32 lots, Phase 3 – 146 lots, Phase 4 – 68 lots.

The applicant is providing a minimum of 25.5 acres of usable common open space which was arrived at by the equation of the number of lots divided by 20 which equals 25.5. This calculation is required by the Strategic Vision Plan for those requesting residential annexation. The Subdivision and Land Development Ordinance requires that subdivisions provide (Number of lots or dwelling units) X (average person per dwelling unit) X (.20), (510 X 2 X .20) which equals 20.4 acres. The applicant is showing a greater amount of usable common open space than required by the City's Subdivision and Land Development Ordinance.

Additionally, the applicant is proposing the following amenities to be located in the common open space: six (6) waterfront common open space areas, one of which will have approximately 213 docks and parking area and another with a canoe/kayak launch ramp; the remaining four (4) waterfront common open space areas are planned to be passive recreation areas. There are three (3) main amenity areas which the applicant is proposing to locate a sit-down restaurant, short-term stay bed and breakfast, spa and salon and a bank atm kiosk. The three (3) main amenity areas are approximately 13 acres. Additionally, the applicant is proposing a trail system throughout the development which will be a combination of materials from 10' wide asphalt paved trail, and natural surface trail. The trail system will be marked according to the City's Trail Marking Ordinance, Section 3.12, Neighborhood Recreation Sites – Emergency Response Requirements for Trail System. The applicant is also wishing to have the ability to construct a fenced, pave-asphalt, etc. boat/rv storage facility on the property as shown on the plan. The location of this facility as shown on the plan would be at the western point of the property along Horseshoe Bend Beach Road. Staff recommends that the applicant also include under Conditional Note #5 that screening/landscaping for this facility shall comply with Article 10 of the Zoning Ordinance.

The applicant is proposing to include a mixture of architectural elements which include a mixture of front elevations incorporating porches, stoops and other City approved elements, a mixture of crawlspace, slab and basement foundations depending on topography, with the focus in minimal steps and elevation changes and mixed materials elevations including brick, stone, fiber-cement siding, vinyl windows, soffits and trim. No vinyl siding would be permitted as a primary material.

The Strategic Vision Plan has Design Guidelines for Voluntary Annexations which Staff believes should be incorporated into the Conditional District Zoning Site Plan. Under Key Point #1 it states that "New development should reflect Mount Holly's DNA" and lists three (3) items of architectural elements that should be incorporated into the homes. Number 1 states that each home should have occupiable front porches of a least fifty (50) square feet. The applicant has stated that they would like to have a mixture of front elevations incorporating porches, stoops and other elements. This would mean that this requirement may not be met to the fullest extent. Number 2 states that there should be a crawlspace foundation of at least 24 inches. The applicant has stated that they would like to have a mixture of crawlspace, slab and basement foundations depending on the topography and that active adult buyers prefer homes with minimal steps and elevation changes. Staff would suggest that the applicant create the appearance of a minimum of 24 inch crawlspace be on each home that is constructed on a slab. Number 3 states that homes should be sided with brick, stone, stucco, wood hardiplank, or wood shingles, the treatment of which shall be consistent among the front and side facades. Also, that aluminum or vinyl siding only be allowed as trim, windows, doors and overhangs. The applicant has agreed to this requirement as stated in Note 13 on the site plan.

The applicant is requesting under "Conditional Notes" #6 the ability to request for a "modification" for the required 5' sidewalk along the project frontage. Under the Subdivision and Land Development Ordinance an applicant my request a modification of the ordinance requirements from City Council. The Subdivision and Land Development Ordinance requires under Section 3.10 Sidewalk Improvements #1 the applicant must install sidewalk along the frontage of a road or street. <u>Staff is offering a compromise under this requirement if granted by City Council for the applicant to only be required to construct sidewalk along the frontage from Entrance #1 west to the edge of their property and from Entrance #3 southeast until the existing road veers away from the property.</u>

The applicant submitted a Traffic Impact Analysis which was conducted by Ramey Kemp & Associates who are Transportation Engineers. This T.I.A. was reviewed by Staff and the City's Transportation Planner has the following comments.

<u>Comments</u>

1. Study analyzed proposal of 527 home sites, which is greater than proposed in the annexation site plan of 510.
2. Study analyzed only 2 new site access drives to the development. Proposed annexation site plan shows 3 site access drives.
3. Page 4, Section 3.1.2 Study Area and Existing Traffic Volumes: Concern that the AM peak hour counts (6:45-9am) are not conducted in 2016, but instead November 10, 2015. Concern that the PM peak hour counts (4-6pm) were conducted on August 23, 2016, which was six (6) days before Mountain Island Charter School's first day of class on August 29, 2016. Also, that the PM peak hours are not expanded to include dismissal of students at 2:30 PM.
4. Page 5, Section 3.2.2 Anticipated or Approved Future Development: Concern that the Charter School has not constructed the second northbound left turn lane along NC 16 at the intersection of NC 16 and Horseshoe Bend Beach Road/Lucia Riverbend Highway as required by NCDOT.
5. Page 9, Section 5.3 Mitigation Guidelines: Concern that mitigation criteria have been met per Section 5.3 of the analysis of NC 16 and Horseshoe Bend Beach Road.
6. Page 9, Section 5.4.1 NC 16 and Horseshoe Bend Beach Road/Lucia Riverbend: The analysis in Table 5 shows that the AM peak Level of Service is an F for 2016 Existing, Build and No-Build scenarios. Also, the PM peak Level of Service drops from a C to a D in the 2019 Build scenario. Based on the analysis and mitigation criteria, 3 of the 4 criteria (overall intersection delay increases by 25% or more, LOS degrades by at least one level, LOS is F) were met to require mitigation by NCDOT as the development would be expected to impact the traffic operations. It is concerning however, on page 10 the study states, "No improvements are recommended by the developer".

Staff requested that the applicant provide written documentation from NC DOT regarding the Traffic Impact Analysis. Caleb Whitby, Assistant District Supervisor with Division 12, District 1 stated the following:

"After reviewing the Little Italy (now Imagery on Mountain Island) Traffic Impact Study (TIS) we have no problems with what you are recommending. No improvements to the intersection with NC 16 will be required by the development, and the driveways can be constructed as stated in the manual after we receive and approve a driveway permit."

Additionally, the Mount Holly Police Department has reviewed call reports and has stated that over the previous three (3) years the Mount Holly Police Department has investigated eight (8) accidents on Horseshoe Bend Beach Road and three (3) accidents on Lucia Riverbend Highway. The Mount Holly Police Department has an agreement with the North Carolina State Highway Patrol in which they respond to all accidents on Highway 16 and Mount Holly responds to all accidents on Lucia Riverbend Highway and Horseshoe Bend Beach Road.

The applicant is proposing to construct offsite traffic improvements and under Note 11 on the site plan the applicant has stated the following:
"The development shall be subject to any street improvement recommendations identified on the NCDOT's approved TIA. The petitioner shall provide the following voluntary measures. The construction of offsite improvement will be started after building certificate of occupancy are issued for the first 100 homes.
A. A left turn land at Horseshoe Bend Beach Rd. onto the proposed development, at project entrance #1, with 50' storage, 75' bay taper, and related approach/departure taper.
B. Realignment of the existing 90-degree turn at Horseshoe Bend Beach Rd. into a full T-intersection with a stopping condition on existing Horseshoe Bend Beach Rd. going north.
C. Improving/providing a right turn lane at Horseshoe Bend Beach Rd. going westward at HWY 16 intersection, with 100' additional full width storage and 100' taper.
D. Improving/providing a left turn land on HWY-16 going northward onto Horseshoe Bend Beach Rd. at the intersection, with 200' full width storage and 150' taper."

Staff believe that this schedule is not acceptable and is proposing the following schedule milestones to be amended on the site plan:

Item C shall be constructed prior to Final Plat approval for Phase 1 of the development. Item A shall be constructed when the 100th building certificate of occupancy is issued. Item B shall be constructed before the Final Plat approval for Phase 2 of the development. Item D shall be constructed prior to Final Plat approval for Phase 3 of the development. Staff would also recommend that these changes to the traffic improvement be reflected on the site plan in chronological order.

The applicant is also requesting permission to gate up to 25% of the lots in the community and build those roads as privately owned and maintained roads, as shown on the plan. The applicant has shown the proposed gate location on the plan however the portion of lots in the gated area of the development is approximately 13% of the total lot count. Staff feels that there is a large discrepancy between approximately 13% and 25% and would recommend for the developer to amend their request to allow for up to 15% of the community to be gated.

On Friday (2-3-17) the applicant submitted additional information in the form of a revised technical memorandum to their Traffic Impact Study as well as a revised site plan which is attached.

The revised site plan indicated that that the applicant has decided to make a small change to the timing of the offsite roadway improvements, Note #11. This change indicates the applicant would begin the offsite roadway improvements concurrently with the paving of the 1st phase of development. Staff would be in agreement with this schedule and forgo the previous recommended traffic improvement schedule.

The revised Traffic Impact Study – Technical Memorandum provided additional information and analysis for the development. This technical memorandum took new traffic counts at the intersection of NC 16 and Lucia Riverbend Highway/Horseshoe Bend Beach Road. These new traffic counts were obtained on January 4, 2017 during the peak hours (7:00-9:00 AM and 4:00-6:00 PM). In comparing the new traffic counts to the older traffic counts, some turn movements decreased in volume while others increased. The conclusion of the Traffic Impact Study – Technical Memorandum completed by Ramey Kemp & Associates, Inc. stated that "analysis based on the 2017 traffic counts showed similar results as the TIS. Minor increases in delay and queues are expected by the site traffic. No offsite roadway improvements are recommended." Staff has not received any information from NCDOT regarding the Traffic Impact Study – Technical Memorandum.

On Monday (2-6-17) staff received additional information from the applicant regarding the offsite roadway improvements. The applicant submitted a sketch plan of the proposed offsite roadway improvements at the Highway 16 and Lucia Riverbend Highway/Horseshoe Bend Beach Road intersection. The applicant also submitted a letter from NCDOT Division 12 which stated that NCDOT is in agreement with the proposed improvements that are exhibited in the sketch plan and as long as these improvements are made, NCDOT will be responsible for the signal revisions. Additionally, NCDOT stated that they will study the intersection to determine the best level of service for the signal revisions which could be a split street option or protected lefts. The applicant also submitted a letter from Mountain Island Charter School which claims that the school is working with Lennar and plans to continue to work with Lennar for offsite improvements. These three documents are included as back-up information in your packet.

At the Planning Commission meeting on February 3rd members of the Stonewater community and surrounding community in the County spoke at the public hearing. This group of citizens stated the following concerns:

-Stressed that the City verify what the applicant wants to construct and have it noted on the site plan
-Belief that the traffic study was inadequate and did not show the true traffic situation on Horseshoe Bend Beach Road and the Highway 16 intersection
-Traffic accidents in the area
-Horseshoe Bend Beach Road safety issues due to the narrowness of the road
-Potential environmental issues from the construction of the development
-The applicant's proposed intersection improvements are not enough to improve the safety of the Highway 16 & Horseshoe Bend Beach Road/Lucia Riverbend intersection.

Staff is planning to meet with the applicant on Friday, February 10th to discuss the comments presented at the Planning Commission meeting. Any new information presented to staff at this meeting will be relayed to Council at the meeting.

Additionally, the applicant is requesting annexation for all 8 properties in which the request will be heard by City Council.

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 made a recommendation to City Council to continue the Public Hearing so that more information can be gathered by Staff and to table a decision until March 6th and 13th. Staff supports the Planning Commission recommendation.

Result of City Council Decision:

——

Attachments:

1. **Rezoning Application**
2. **Conditional District Site Plan**
3. **Common Open Space Exhibit**
4. **Developers response to Strategic Vision Plan requirements for Voluntary Residential Annexation request**
5. **Additional traffic improvement information submitted by Applicant**

REZONING APPLICATION
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: 9-23-16 Application Number: 09152016A

The undersigned does (do) hereby respectfully make the application and request to the City of Mount Holly to amend the Zoning Map of Mount Holly as hereinafter requested and in support of this application the following facts are shown:

1. The real property, sought to be rezoned, is owned in fee simple by:

Little Italy, LLC; Mountain Island II, LLC and Mountain Island Lake Holdings, Inc.

Address: **601-703 Horseshoe Bend Beach Rd.**

as evidenced by Deed Book__ __ on Page__ m the Gaston County Registry. There are no restrictions or covenants of record appearing in the chain of title, which would prohibit the property from being put to the use specified in Paragraph five (5) of this application.
See attached Map for Deed Books & Page numbers.

2. The real property sought to be rezoned is located at/on **601-703 Horseshoe Bend Beach Rd.** on the **Left** side of the **Road**
(physical address) (circle one) (street)

between__________ and__________, and has a Tax
(street) (street)
Listing of: Tax Parcel #______ Said lot(s) has (have) a frontage of 3138 feet and is approximately 299.85 acres in size.
PINs: 4529411738, 4529218173, 529111261, 4529003670, 4519814957, 4519920718, 4529030144

3. A complete legal description of the boundaries of said realty (to be completed by an attorney) is attached to this application along with a survey or tax map of said realty.
See attached Exhibit for Legal Description.

4. It is desired and requested that the real property herein described be rezoned from

R-1 (Gaston) Zone to **Mt. Holly "Residential Conditional District"** Zone.

5. If Conditional Use rezoning is requested, a site specific plan (see Appendix) is hereby attached (check) X Yes or __ N/A.

6. If the. Conditional Use Rezoning is requested, it is proposed that the real property be put to the following use, with the following specific improvements including building sizes and proposed screening in accordance with the attached site plan as mentioned in Paragraph five (5).

Approximately 510 unit single family subdivision for active adults. The community will be restricted to those 55 years and better. Requesting annexation, appropriate zoning and utilities from Mt. Holly. Homesites to be 55', 67', 75' and 100' wide fronts with extensive trail system and other amenities.

7. Attached is a list of all the properties adjacent to the subject property including the owners' name(s) and address and tax book, map, and parcel number of each lot as shown on the Gaston County Tax Maps. Adjacent properties are considered all those immediately or diagonally adjacent to the subject property, including any properties immediately across any creeks, rivers, railroads, highways or other natural or man-made barriers.

Lennar Carolinas, LLC

Name of Applicant(s)

Interest of Applicant in Subject Realty:
(Must be the owner if requesting Conditional Use Rezoning)

Signature: See Attached Exhibit for Owners' Signatures

Applicant's Address: 11230 Carmel Commons Blvd. , Charlotte, NC 28226

David Nelson, david.nelson@lennar.com

Phone Number: 704-309-3288

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **$300.00 (See Fee Schedule)** at least 15 days prior to the Planning Commission meeting for initial consideration.

We, the undersigned, are the owners of the property which is the subject of rezoning application number 09152016A filed on September 23, 2016, and do hereby make and consent to such application and annexation into the City of Mount Holly, North Carolina.

Mountain Island II, LLC

By: Mountain Island I, LLC

By: ______________________

Robert S. Lilien, Manager

Mountain Island Lake Holdings, Inc.

By: ______________________

Robert S. Lilien, President

Little Italy LLC

By: ______________________

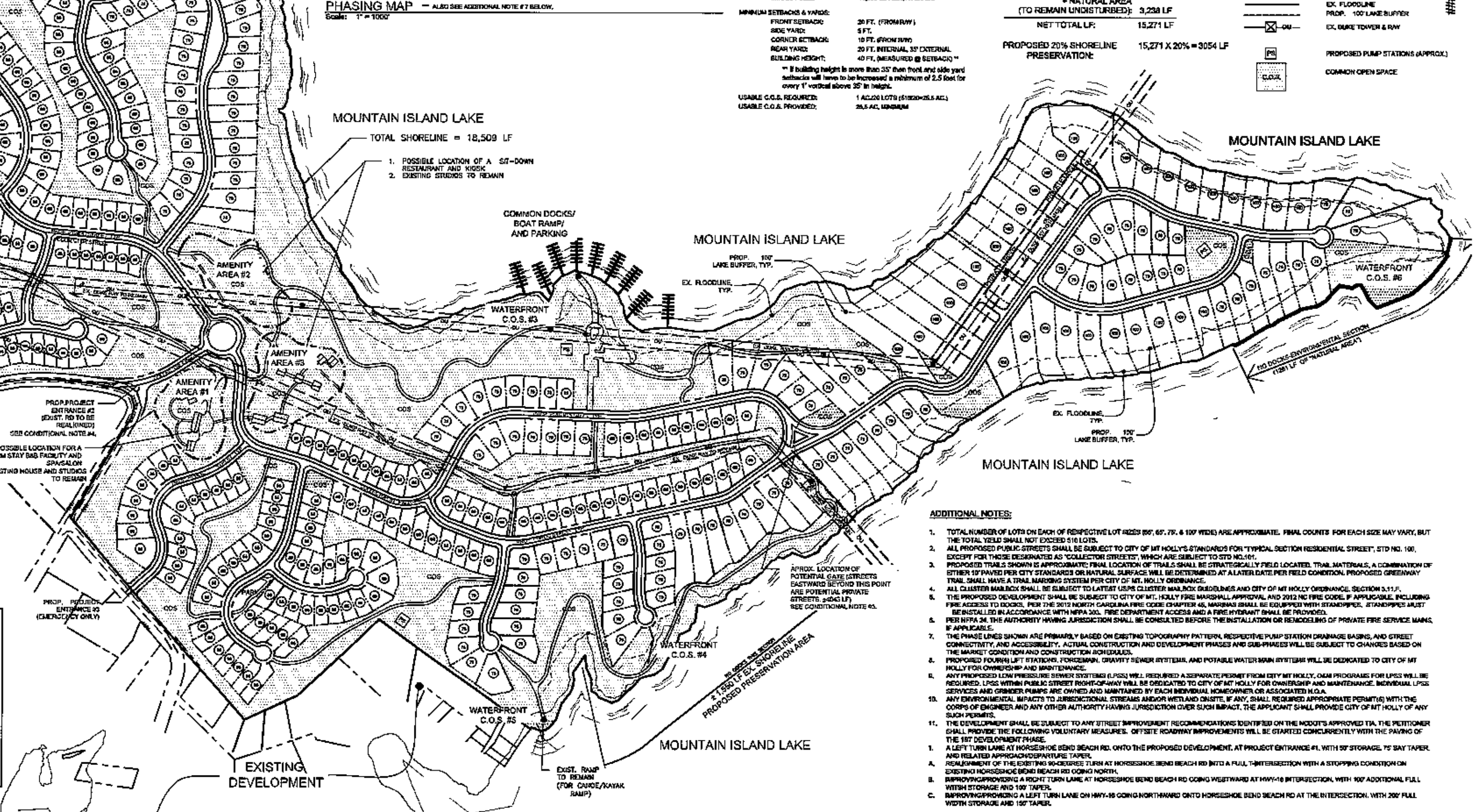
Robert S. Lilien, Manager

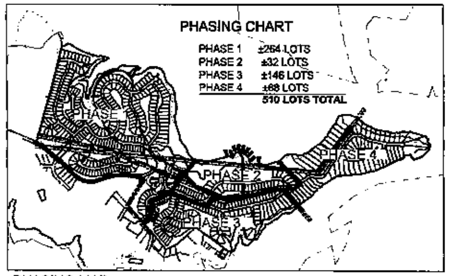
____

ANDREAS H. BECHTLER MEMBER

<u>Contact Information for Robert S. Lilien</u>:

Robinson Bradshaw & Hinson, P.A.
101 North Tryon Street, Suite 1900
Charlotte, North Carolina 28246
Direct Number: (704) 377-8378





PHASING CHART

PHASE 1	±264 LOTS
PHASE 2	±32 LOTS
PHASE 3	±146 LOTS
PHASE 4	±68 LOTS
	510 LOTS TOTAL

PHASING MAP — ALSO SEE ADDITIONAL NOTE #7 BELOW.
Scale: 1" = 1000'

SITE DATA

TAX PARCEL NO.:	220247, 220248 202002, 202000, 208655, 202180, 202179, 208658
TOTAL SITE AREA:	± 297.75 AC
ADDRESS:	601-703 HORSESHOE BEND BEACH RD, MT HOLLY
EXIST. ZONING:	R-1 (GASTON)
PROPOSED ZONING:	CITY OF MT HOLLY "RESIDENTIAL DISTRICT"

DEVELOPMENT STANDARDS

WATERSHED DISTRICT:	MT ISLAND LAKE, CRITICAL AREA
MAX OVERALL SITE BUA ALLOWED:	24% MAX
MAX OVERALL SITE BUA PROPOSED:	24% MAX, LOW DENSITY
PROPOSED ZONING:	CITY OF MT HOLLY "RESIDENTIAL DISTRICT"
TOTAL LOTS PROPOSED:	510
DENSITY PROPOSED:	1.71 LOTS / AC
MIN. LOT WIDTH:	55 FT. (MEASURED @ SETBACK LINE)
MIN. LOT SIZE:	7,150 S.F. MIN. AVERAGE
MIN. LOT WIDTH:	65 FT. (MEASURED @ SETBACK LINE)
MIN. LOT SIZE:	8,450 S.F. MIN. AVERAGE
MIN. LOT WIDTH:	75 FT. (MEASURED @ SETBACK LINE)
MIN. LOT SIZE:	9,750 S.F. MIN. AVERAGE
MIN. LOT WIDTH:	100 FT. (MEASURED @ SETBACK LINE)
MIN. LOT SIZE:	16,000 S.F. MIN. AVERAGE
MINIMUM SETBACKS & YARDS:	
FRONT SETBACK:	20 FT. (FROM R/W)
SIDE YARD:	5 FT.
CORNER SETBACK:	10 FT. (FROM R/W)
REAR YARD:	20 FT. INTERNAL, 35' EXTERNAL
BUILDING HEIGHT:	40 FT. (MEASURED @ SETBACK) **

** If building height is more than 35' then front and side yard setbacks will have to be increased a minimum of 2.5 feet for every 1' vertical above 35' in height.

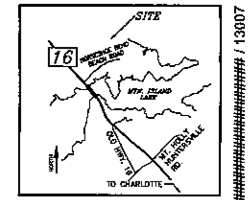
USABLE C.O.S. REQUIRED:	1 AC./20 LOTS (510/20=25.5 AC.)
USABLE C.O.S. PROVIDED:	25.5 AC. MINIMUM

PROPOSED LOT WIDTH TABLE

(55)	55 FT WIDE	162 LOTS
(65)	65 FT WIDE	153 LOTS
(75)	75 FT WIDE	163 LOTS
(100)	100 FT WIDE	32 LOTS
		510 LOTS TOTAL

SHORELINE MEASUREMENT

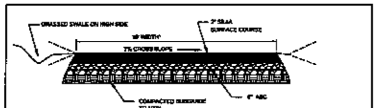
TOTAL SHORELINE LF:	18,509 LF
EXISTING ENVIRONMENT AREA + NATURAL AREA (TO REMAIN UNDISTURBED):	3,238 LF
NET TOTAL LF:	15,271 LF
PROPOSED 20% SHORELINE PRESERVATION:	15,271 X 20% = 3054 LF



VICINITY MAP - NTS

LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EX. FLOODLINE
- PROP. 100' LAKE BUFFER
- EX. DUKE TOWER & R/W
- PROPOSED PUMP STATIONS (APPROX.)
- C.O.S. COMMON OPEN SPACE



* NOTES:
1. 10' WIDE PAVED TRAIL, PER CITY STANDARDS, WILL BE USED WHERE USABLE COS IS CREDITED. A NARROWER PAVED TRAIL MAY BE USED AT DIFFERENT, VARIOUS LOCATIONS ON SITE. NATURAL SURFACE TRAIL WILL ALSO BE USED.
2. 4" OF CONCRETE MAYBE USED IN LIEU OF 6" ABC & 2" ASPHALT.

(1) TYP. GREENTRAIL DETAIL
NOT TO SCALE — MT HOLLY R-139

NOTES

1. BOUNDARY SURVEY WAS PREPARED BY LAND DESIGN SURVEYOR, DATED 8-21-15.
2. WETLANDS DETERMINATION AND STREAM ASSESSMENT WAS PROVIDED BY LEN RINDNER OF WEPG.

ADDITIONAL NOTES:

1. TOTAL NUMBER OF LOTS ON EACH OF RESPECTIVE LOT SIZES (55', 65', 75', & 100' WIDE) ARE APPROXIMATE. FINAL COUNTS FOR EACH SIZE MAY VARY, BUT THE TOTAL YIELD SHALL NOT EXCEED 510 LOTS.
2. ALL PROPOSED PUBLIC STREETS SHALL BE SUBJECT TO CITY OF MT HOLLY'S STANDARDS FOR "TYPICAL SECTION RESIDENTIAL STREET", STD NO. 100, EXCEPT FOR THOSE DESIGNATED AS "COLLECTOR STREETS", WHICH ARE SUBJECT TO STD NO.101.
3. PROPOSED TRAILS SHOWN IS APPROXIMATE; FINAL LOCATION OF TRAILS SHALL BE STRATEGICALLY FIELD LOCATED. TRAIL MATERIALS, A COMBINATION OF EITHER 10' PAVED PER CITY STANDARDS OR NATURAL SURFACE WILL BE DETERMINED AT A LATER DATE PER FIELD CONDITION. PROPOSED GREENWAY TRAIL SHALL HAVE A TRAIL MARKING SYSTEM PER CITY OF MT. HOLLY ORDINANCE.
4. ALL CLUSTER MAILBOX SHALL BE SUBJECT TO LATEST USPS CLUSTER MAILBOX GUIDELINES AND CITY OF MT HOLLY ORDINANCE, SECTION 5.11.F.
5. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO CITY OF MT. HOLLY FIRE MARSHALL APPROVAL AND 2012 NC FIRE CODE. IF APPLICABLE, INCLUDING FIRE ACCESS TO DOCKS. PER THE 2012 NORTH CAROLINA FIRE CODE CHAPTER 45, MARINAS SHALL BE EQUIPPED WITH STANDPIPES. STANDPIPES MUST BE INSTALLED IN ACCORDANCE WITH NFPA 303. FIRE DEPARTMENT ACCESS AND A FIRE HYDRANT SHALL BE PROVIDED.
6. PER NFPA 24, THE AUTHORITY HAVING JURISDICTION SHALL BE CONSULTED BEFORE THE INSTALLATION OR REMODELING OF PRIVATE FIRE SERVICE MAINS, IF APPLICABLE.
7. THE PHASE LINES SHOWN ARE PRIMARILY BASED ON EXISTING TOPOGRAPHY PATTERN, RESPECTIVE PUMP STATION DRAINAGE BASINS, AND STREET CONNECTIVITY, AND ACCESSIBILITY. ACTUAL CONSTRUCTION AND DEVELOPMENT PHASES AND SUB-PHASES WILL BE SUBJECT TO CHANGES BASED ON THE MARKET CONDITION AND CONSTRUCTION SCHEDULES.
8. PROPOSED FOUR(4) LIFT STATIONS, FORCEMAIN, GRAVITY SEWER SYSTEMS, AND POTABLE WATER MAIN SYSTEMS WILL BE DEDICATED TO CITY OF MT HOLLY FOR OWNERSHIP AND MAINTENANCE.
9. ANY PROPOSED LOW PRESSURE SEWER SYSTEMS (LPSS) WILL REQUIRED A SEPARATE PERMIT FROM CITY MT HOLLY, O&M PROGRAMS FOR LPSS WILL BE REQUIRED. LPSS WITHIN PUBLIC STREET RIGHT-OF-WAY WILL BE DEDICATED TO CITY OF MT HOLLY FOR OWNERSHIP AND MAINTENANCE. INDIVIDUAL LPSS SERVICES AND GRINDER PUMPS ARE OWNED AND MAINTAINED BY EACH INDIVIDUAL HOMEOWNER OR ASSOCIATED H.O.A.
10. ANY ENVIRONMENTAL IMPACTS TO JURISDICTIONAL STREAMS AND/OR WETLAND ONSITE, IF ANY, SHALL REQUIRED APPROPRIATE PERMIT(S) WITH THE CORPS OF ENGINEER AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER SUCH IMPACT. THE APPLICANT SHALL PROVIDE CITY OF MT HOLLY OF ANY SUCH PERMITS.
11. THE DEVELOPMENT SHALL BE SUBJECT TO ANY STREET IMPROVEMENT RECOMMENDATIONS IDENTIFIED ON THE NCDOT'S APPROVED TIA. THE PETITIONER SHALL PROVIDE THE FOLLOWING VOLUNTARY MEASURES. OFFSITE ROADWAY IMPROVEMENTS WILL BE STARTED CONCURRENTLY WITH THE PAVING OF THE 1ST DEVELOPMENT PHASE.
1. A LEFT TURN LANE AT HORSESHOE BEND BEACH RD. ONTO THE PROPOSED DEVELOPMENT, AT PROJECT ENTRANCE #1, WITH 50' STORAGE, 75' BAY TAPER, AND RELATED APPROACH/DEPARTURE TAPER.
A. REALIGNMENT OF THE EXISTING 90-DEGREE TURN AT HORSESHOE BEND BEACH RD INTO A FULL T-INTERSECTION WITH A STOPPING CONDITION ON EXISTING HORSESHOE BEND BEACH RD GOING NORTH.
B. IMPROVING/PROVIDING A RIGHT TURN LANE AT HORSESHOE BEND BEACH RD GOING WESTWARD AT HWY-16 INTERSECTION, WITH 100' ADDITIONAL FULL WITSH STORAGE AND 100' TAPER.
C. IMPROVING/PROVIDING A LEFT TURN LANE ON HWY-16 GOING NORTHWARD ONTO HORSESHOE BEND BEACH RD AT THE INTERSECTION, WITH 200' FULL WIDTH STORAGE AND 150' TAPER.
12. LOT LINES SHALL BE SUBJECT TO LATEST CITY MT HOLLY'S LAND DEVELOPMENT DESIGN GUIDELINES AND ORDINANCES.
13. THE DEVELOPMENT SHALL BE A RESTRICTED COMMUNITY TO ADULTS 55 YEARS AND BETTER. ARCHITECTURAL ELEMENTS TO INCLUDE A MIXTURE OF FRONT ELEVATIONS INCORPORATING PORCHES, STOOPS AND OTHER CITY APPROVED ELEMENTS. MIXTURE OF CRAWLSPACE, SLAB AND BASEMENT FOUNDATIONS DEPENDING ON TOPOGRAPHY, WITH THE FOCUS IN MINIMAL STEPS AND ELEVATION CHANGES, AND MIXED MATERIAL ELEVATIONS INCLUDING BRICK, STONE, FIBER-CEMENT SIDING VINYL WINDOWS, SOFFITS AND TRIM.
14. FOR THE PORTION OF POTENTIAL GATED COMMUNITY, PETITIONER AND/OR HOA WILL WORK WITH MHPD REGARDING A PROCEDURE THAT ALLOWS ACCESS TO MHPD OFFICERS FOR ROUTINE PATROL AND EMERGENCY RESPONSE. IF THE GATE WILL BE ACTIVATED BY A NUMERIC CODE, A DEDICATED OVERRIDE CODE WILL BE PROVIDED TO THE PD SO THAT WOULD BE PUT IN THE COMPUTER AIDED DISPATCH (CAD) SYSTEM. DIFFERENT SOLUTION MAYBE NEEDED IF A DIFFERENT TYPE OF GATE WILL BE USED.
15. MAXIMUM ALLOWED # OF DOCKS ALLOWED FOR THIS DEVELOPMENT IS 213, BASED ON CURRENT PROPOSED SHORELINE PRESERVATION. FINAL COUNT WILL BE SUBJECT TO DUKE SHORELINE DESIGN GUIDELINES AND DUKE APPROVAL.
16. FOR THE PORTION OF POTENTIAL GATED COMMUNITY, PETITIONER AND/OR HOA WILL WORK WITH THE FIRE DEPARTMENT REGARDING AN APPROVABLE EMERGENCY ACCESS MEDIUM TO ALLOW FOR RESPONDING VEHICLES TO GAIN ENTRY TO THE GATED AREAS.
17. PER LAND DEVELOPMENT GUIDELINES, THE FINAL ASPHALT SURFACE SHALL NOT BE PLACED FOR STREETS THAT WILL BE USED TO ACCESS FUTURE PHASES OF THE DEVELOPMENT.
18. ANY TECHNICAL ISSUES NOT ADDRESSED WITH THE ZONING SITE PLAN SHALL BE SUBJECT TO CONSTRUCTION DOCUMENT APPROVAL AND COMPLIANCE WITH THE CITY'S SUBDIVISION AND LAND DEVELOPMENT STANDARDS.

CONDITIONAL NOTES:

THE PETITIONER REQUESTS THE FOLLOWING:

1. ABILITY TO INCLUDE A SIT-DOWN RESTAURANT, SHORT-TERM STAY BED & BREAKFAST FACILITY AND SPA/SALON WITHIN THE AMENITIES AREA OF THE COMMUNITY, AT THE THREE (3) MAIN AMENITY AREAS (+/- 13.0 AC).
2. ABILITY TO INCLUDE A BANK ATM KIOSK WITHIN THE AMENITIES AREA OF THE COMMUNITY.
3. ABILITY TO GATE UP TO 25% OF THE LOTS IN THE COMMUNITY AND BUILD THOSE ROADS AS PRIVATELY OWNED AND MAINTAINED ROADS, AS SHOWN ON PLAN.
4. ABILITY TO OBTAIN A RIGHT OF WAY ENCROACHMENT ON PUBLIC ROADS DEDICATED TO THE CITY OF MT. HOLLY FOR AN INFORMATION HOUSE THAT RESEMBLES A GATE HOUSE (WITH NO GATE) AT THE TWO (2) MAIN ENTRANCES ON HORSESHOE BEND BEACH ROAD.
5. ABILITY TO BUILD A FENCED, PAVED-ASPHALT, ETC. BOAT/RV STORAGE FACILITY(IES) ON THE PROPERTY, AS SHOWN ON PLAN.
6. ABILITY TO REQUEST A "MODIFICATION" FOR THE REQUIRED 5' SIDEWALK ALONG THE PROJECT FRONTAGE.

ANNEXATION & REZONING PLAN

MT HOLLY CASE #: XXX

IMAGERY

ON MTN ISLAND

MT. HOLLY, GASTON COUNTY, NORTH CAROLINA

FOR

LENNAR

PETITIONER:
LENNAR CAROLINAS, LLC
ADDRESS: 11230 CARMEL COMMONS BLVD
CHARLOTTE, NC
ATTN: MR. DAVID NELSON
EMAIL: DAVID.NELSON@LENNAR.COM
PHONE: 704-309-3288

DPR landscape architecture civil engineering planning
DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
phone 704. 332. 1204 • fax 704. 332. 1210 • www.dprassociates.net

Project Manager: HN
Drawn By: RJ/LM/DL
Checked By: HN
Date: 10-14-15, REV 1: 12-22-16, REV 2: 2-2-17
Project Number: 13007

Scale: 1" = 200'
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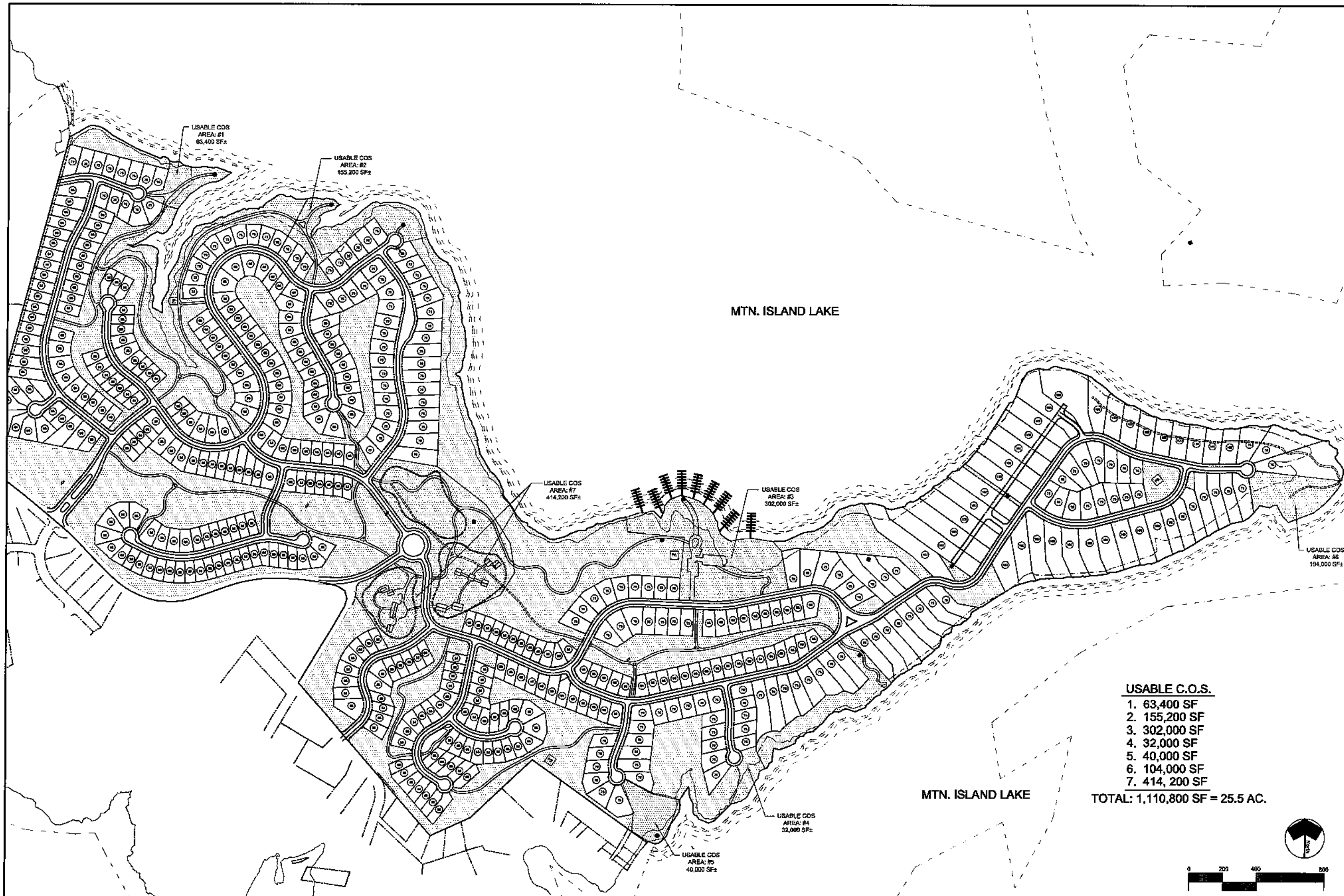
Sheet Number: SK-1
Sheet 1 of 1

/ 13007



USABLE C.O.S.

1. 63,400 SF
2. 155,200 SF
3. 302,000 SF
4. 32,000 SF
5. 40,000 SF
6. 104,000 SF
7. 414, 200 SF

TOTAL: 1,110,800 SF = 25.5 AC.

Project Manager	HN
Drawn By	TAC
Checked By	HN
Date	2-2-2017
Project Number	13007

REVISIONS: No.	Date	By	Description

DPR landscape architecture civil engineering planning

DPR Associates, Inc. ■ 420 Hawthorne Lane ■ Charlotte, NC 28204 phone 704. 332. 1204 ■ fax 704. 332. 1210 ■ www.dprassociates.net

USABLE COMMON OPEN SPACE

IMAGERY ON MTN ISLAND

MT. HOLLY, GASTON COUNTY, NORTH CAROLINA

LENNAR CAROLINAS LLC.

Scale: 1" = 200'

Sheet Number

EXH-1

SHEET 1 OF XX TOTAL

The City of Mount Holly Strategic Vision Plan has Design Guidelines for Voluntary Annexations which have been addressed below by the applicant.

Key Point #1 – New development should reflect Mount Holly's DNA

1. Occupiable front porch of at least 50 square feet.
Applicant Response: A mixture of front elevations incorporating porches, stoops and other elements will be constructed.

2. Crawlspace foundation of at least 24" high.
Applicant Response: Mixture of crawlspace, slab and basement foundations depending on topography. Active adult buyers prefer homes with minimal steps and elevation changes.

3. Siding of brick, stone, stucco, wood hardiplank, or wood shingles, the treatment of which shall be consistent among the front and side facades. Aluminum or vinyl siding allowed as trim, windows, doors and overhangs.
Applicant Response: Mixed material elevations including brick, stone, fiber-cement siding with vinyl windows, soffits and trim will be constructed.

Key Point #2 – New development should protect and preserve Mount Holly's natural amenities while also providing usable open space

1. One acre usable open space for every 20 homes.
Applicant Response: 25.5 acres are required under this calculation. Approximately 110 acres of common open space (37% of the site) with approximately 5 miles of trails, six waterfront parks and extensive natural areas are incorporated.

2. 100' undisturbed buffer strip along both sides of all creeks, rivers and lakes.
Applicant Response: 100' undisturbed lakefront buffer, most within common open space will be protected. Up to 200' undisturbed buffer in certain locations. More than 10% of the site is undisturbed.

3. Retain 10% of the entire site in pre-construction condition.
Applicant Response: More than 10% of the site will remain undisturbed.

4. Preserve at least a third of the large, maturing trees (those having a caliber of 18" or greater).
Applicant Response: Large undisturbed areas with special attention paid to heritage tree locations will be preserved where possible.

5. No clear cutting or massive site grading will be allowed. Only site grading needed to construct streets, sidewalks, utilities, building pads, and a 30 foot clear zone around the foundation will be allowed.

Applicant Response: Site will be developed under the low-density option with built upon area of less than 24%. High hazard double row silt fencing and other intensive sedimentation and erosion devices to be used to protect water quality.

Key Point #3 – New development should be built around great streets.

1. Minimum 5' sidewalks on both sides of the street.
Applicant Response: 5' sidewalks on both sides of all streets will be constructed.

2. Minimum 6' wide planted strip between the sidewalk and the road on both sides of the street.
Applicant Response: 6' wide planted strip between the sidewalk and the road on both sides of the street.

3. 3" caliper street trees every 40' OC on both sides of the street.
Applicant Response: 3" caliper street trees every 40' OC on both sides of the street.

4. Low level decorative lighting located at a minimum every 200'.
Applicant Response: Low level decorative lighting located at a minimum every 200'.

5. No more than 20% of the garage doors facing the street.
Applicant Response: Garage doors with windows and decorative trim elements will be incorporated. Active adult buyers prefer front loading garages for ease of access and perceived safety.

6. Maximum driveway width of 12' within 20' of the street.
Applicant Response: Maximum driveway width of 12' within street right-of-way.

Key Point #4 – New development should connect with Mount Holly's existing street and trail network.

1. Stub and pave streets to the adjacent parcel line if undeveloped.
Applicant Response: Streets will be stubbed to adjacent parcels.

2. Whenever possible, all new annexations should have more than one vehicular entry and exit point.
Applicant Response: 3 entry/exit points. Reworked hard/dangerous curve on Horseshoe Bend Beach Road into safer T intersection with roundabout into Imagery community.

3. All entry/exits must contain at least 2 exit lanes in addition to an entry lane.
Applicant Response: All entry/exits will contain at least 2 exit lanes in addition to an entry lane. Voluntary Highway 16 intersection improvements and voluntary left turn lane into community northern entrance.

Applicants Additional Considerations:
Community restricted to adults 55 years and better
Active adults create lower impact on schools, roads and public infrastructure
Community focused on environmental sensitivity to site and Mountain Island Lake
Extensive open space including >5 miles of trails and 6 waterfront parks
Preserved Little Italy buildings incorporated into amenity village with emphasis on art theme
More than 3 miles of shoreline with minimum of 100' undisturbed buffer, many areas have larger buffer
Enhanced sedimentation and erosion control measures to reduce runoff and dissipate storm water discharge
Site development in smaller phases with street construction and lot development done separately to reduce impacts

Project Manager	HVN
Drawn By	TAC
Checked By	HVN
Date	01/06/17
Project Number	13007

REVISIONS:

No.	Date	By	Description

DPR
landscape architecture
civil engineering
planning
DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
phone 704. 332. 1204 • fax 704. 332. 1210 • www.dprassociates.net

VOLUNTARY ROAD IMPROVEMENTS - NC 16 AT HORSESHOE BEND BEACH ROAD

IMAGERY ON MTN ISLAND

MOUNT HOLLY, GASTON COUNTY, NORTH CAROLINA
FOR
LENNAR HOMES, CHARLOTTE, NORTH CAROLINA

Scale: 1" = 50'

Sheet Number
EXH-1
SHEET 1 OF 1 TOTAL

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/

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

February 6, 2017

Tom Waters
Provident Land Services, Inc.
6707 Fairview Road, Ste. B
Charlotte, NC 28150

Subject: Hwy 16, Horseshoe Bend, and Lucia / Riverbend Road Improvements

Dear Mr. Waters,

In response to your February 2, 2017 e-mail titled "Hwy 16 Exhibit 1-6-17", and your request for NCDOT's concurrence to proposed road improvements shown in the exhibits. Also, as part of that you asked for conformation that NCDOT would be responsible for the signal revisions.

This is to advise that NCDOT is in agreement proposed improvements that are exhibited in the February 2, 2017 e-mail, and as long as these improvements are made, NCDOT will be responsible for the signal revisions. NCDOT will study the intersection to determine the best level of service for the signal revisions. That could be a split street option or could be protected lefts. Whichever is determined to the best overall operation for the intersection.

I you have any other questions, please let me know.

Sincerely,

G. R. Spangler
District Supervisor

GRS

Cc: Mr. M. E. Stafford, PE
Mr. Byron Engle, PE
File

MOUNTAIN ISLAND Charter School

A K-12 Tuition Free Charter School Community

February 2, 2017

To Whom It May Concern:

I am writing this letter in support of Lennar Carolinas, LLC and their upcoming plans to construct of a senior living development on Horseshoe Bend Beach Road. Specifically, the school is strongly in favor of both the additional amenities potentially provided to our larger Mountain Island Lake/ MT Holly community, as well as continued roadway improvements to the intersection of North Carolina Highway 16 and Horseshoe Bend Beach Road/Lucia Riverbend Highway. To that end, the school and Lennar Carolinas, LLC have begun coordinated efforts to share their respective plans for roadway improvements to this intersection. We believe that this concerted effort will not only meet and/or exceed all current NCDOT requirements, but will also significantly improve the overall driver experience associated with this intersection, particularly for those vehicles travelling to and from our respective locations as well as those who live nearby. The school expects to continue this joint effort with Lennar Carolinas, LLC as we finalize our plans for onsite and offsite improvements for our next phase of construction, beginning in the spring of 2017 and completing in the summer of 2018. If I can be of any further assistance in this matter, please do not hesitate to contact me directly.

Respectfully Submitted,

Justin H. Matthews, M.Ed.
Executive Director
Mountain Island Charter School

City of Mount Holly
Action Agenda Item

To: City Council **From:** Jonathan Wilson	**Date:** 2-8-17 **Meeting Date:** 2-13-17

Agenda Item to be considered: Annexation request regarding Gaston County Tax Parcel #'s 220248, 220247,202002, 202000, 202180, 208655, 208656 and 202179.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: The applicant for Imagery on Mountain Island Conditional District zoning has also petitioned the City for annexation of the properties that would make up this development.

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:
Staff recommends a motion to postpone the annexation public hearing until March 13, 2017 when a decision for the Conditional District Zoning request is expected.

Result of City Council Decision:

Attachments: Annexation Petition

PETITION REQUESTING ANNEXATION

Date: 9-23-16

To the City Council of the City of Mount Holly:
(name of governing body)

1. We the Undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mount Holly.

2. The area to be annexed X is contiguous or ______ is not contiguous (check one) to the City of Mount Holly and the boundaries of such territory are as follows:

See attached Survey Exhibit- Less and except the two parcels of land containing 5,167 square feet and 2,127 square feet, conveyed by Mountain Island II LLC to Jimmy Johnson Furr and wife, Betty P. Furr, by deed dated September 29, 1999, and recorded on October 20, 1999, in Book 3003, Page 848, in the Gaston County Public Registry.

***INSERT METES AND BOUNDS DESCRIPTION**

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

NAME	ADDRESS	VESTED RIGHTS DECLARED? (YES OR NO)	SIGNATURE

* The City of Mount Holly may wish to require a meets and bounds description and/or map.

** This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

ADDITIONAL ATTACHMENTS MAY BE USED
A fee will be accessed as part of this Annexation Application.
See Fee Schedule for amount.

See Attached Boundary Survey
See Attached Owner's Signature Exhibit
Project ID : 09152016A

We, the undersigned, are the owners of the property which is the subject of rezoning application number 09152016A filed on September 23, 2016, and do hereby make and consent to such application and annexation into the City of Mount Holly, North Carolina.

LITTLE ITALY, LLC, a South Carolina limited liability company

By: Andreas H. Bechtler

Andreas H. Bechtler, its manager

MOUNTAIN ISLAND II LLC, a South Carolina limited liability company

By: Mountain Island I, LLC, a South Carolina limited liability company, its member/manager

By: Robert S. Lilien

Robert S. Lilien, its manager

MOUNTAIN ISLAND LAKE HOLDINGS, INC., a North Carolina corporation

By: Robert S. Lilien

Robert S. Lilien, its president

LITTLE ITALY, LLC
MOUNTAIN ISLAND II, LLC
MOUNTAIN ISLAND LAKE HOLDINGS, INC.
Attn: Robert S. Lilien
101 North Tryon Street, Suite 1900
Charlotte, North Carolina 28246

Bob Lilien is acting in his capacity as a principal in the two Mountain Island entities; and all three entities are using this firm's address as its own.

City of Mount Holly
Action Agenda Item

To:	City Council	**Date:**	2-8-2017
From:	Jonathan Wilson	**Meeting Date:**	2-13-2017

Agenda Item to be considered:

Public hearing for a text amendment to Article 7, Note 14 Automobile Storage; Automobile Towing and Storage; Automobile Wrecking or Junk Yards; Salvage Yards; Scrap Processing.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request :

Staff has recognized the need for a specific use to regulated differently than it currently is in the Zoning Ordinance. The goal of this amendment is to be proactive in dealing with applicants who are wishing to operate this use. Currently the use is only allowed in the Heavy Industrial (H-1) zoning district and Staff recommends that the City only allow this use to operate in this district. Although Note 14 does place requirements on this use the requirements do still allow this use to be operated in areas of the City where Staff feels would be inappropriate, such as properties that are in very close proximity to parks and residential areas.

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 made a recommendation to City Council to approve the proposed amendments to Article 7, Note 14 of the Zoning Ordinance. Staff supports the Planning Commission's recommendation.

Result of City Council Decision:

Attachments:

1. **Proposed Amendment to Article 7, Note 14.**

Note 14 **Automobile Storage; Automobile Towing and Storage; Automobile Wrecking or Junk Yards; Salvage Yards; Scrap Processing**

A. Outdoor storage associated with the above uses shall be completely screened by a screening device as set forth in Article X.

B. Automobile wrecking or junk yards; salvage yards and scrap processing uses shall require a minimum area of ~~three (3)~~ five (5) acres. Any area covered by six hundred (600) square feet or more of scrap material shall qualify as a use of this category.

C. Uses subject to this note shall be separated in such a manner as to prevent dust and tracking of mud and debris onto adjoining streets.

D. Uses subject to this note shall be located a minimum of 100' from any street right-of-way and 200' from any residential zoned property.

E. If any of the uses subject to this note are located within 300' from any residentially zoned property then such use shall require a Special Use Permit as outlined in Section 12.6 of this Ordinance.

OLD BUSINESS

NEW BUSINESS

City of Mount Holly
Action Agenda Item

To:	City Council	**Date:**	February 9, 2017
From:	Greg Beal, Planning Director	**Meeting Date:**	February 13, 2017

Agenda Item to be considered: **Consideration and Approval of Business Incentive Grant Application and Budget Amendment for 128 South Main Chophouse**

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request: **The Incentive Review Committee, comprised of, Angela Saunders, Chair of the Mount Holly EDC, James Allen, EDC member and Mount Holly Chamber Board Member, and I, toured the proposed 128 South Main Chophouse restaurant, located at 128 South Main Street, the former City Café location, on Thursday, February 9th. Subsequently, we have worked through the grant application and discussed its merits on several occasions, including Thursday afternoon with Mr. Scott Durham of the restaurant ownership. As you know, this request for funding has been submitted in a variety of formats previously, dating back to last summer. During the first submittal, the Incentive Review Committee ruled the application incomplete; there was simply not enough information on the proposed business or a floor plan detailing the proposed work. We suggested that the restaurant ownership work through Gaston County Building Inspections and the Mount Holly Fire Marshal to insure that the proposed work was feasible and that it could be properly permitted. The process was finally completed through the final inspection, issued by the County on November 29, 2017. At that time, the Incentive Review Committee instructed the applicant, Mr. Ryan Grady, to obtain a certificate of occupancy for the proposed restaurant, as this would be required in order to award funding regardless. On January 24th, Gaston County Building Inspections issued a certificate of occupancy for 128 South Main Chophouse.**

As the applicant supplied all the items required, as well as a business description and project scope summary in the attached paid-in-full invoices, the Incentive Review Committee is unanimously recommending that the City award the grant maximum of $15,000 to 128 South Main Chophouse, for interior and exterior upgrades, comprising 1) HVAC improvements, 2) new ingress/egress doors and 3) plumbing upgrades. Additional newly-installed features, such as painting, decorative fencing, new flooring and new furniture and fixtures were noted by the committee, but were ruled as part of the leveraging funds and not necessarily eligible for grant reimbursement. Regardless, the owners listed nearly $70,000 in upgrades to the building. Additionally, $15,000 worth of upgrades were made to the parking lot. The IRC outlined the following considerations when discussing the Business Incentive Grant for 128 South Main Chophouse:

- **When the Business Incentive Grant, to attract small businesses to Mount Holly and encourage business expansion, was adopted by Council in June 2011, a main goal or focus was getting unusable space brought up to Code through building improvements. There was a notable decline in the HVAC system since the closure of City Café; there were also roof leaks that were present throughout the building; the plumbing system needed some upfitting as well. This forced the ownership group to replace and/or repair the HVAC units, holes in the roof, parts of the plumbing, and add exit doors to confirm with Fire Code.**

- **The former City Café building has been vacant since December 2013; and as a result of the efforts of Mr. George Mantis, Mr. Ryan Grady and Mr. Scott Durham, the intended menu will help raise the bar from previous offerings, which should help to increase foot traffic in downtown.**
- **The Incentive Review Committee is more comfortable now in its recommendation to award grant funding, considering that Gaston County has issued a Certificate of Occupancy and Final Inspection Approval. The C.O. and final approvals were based on Gaston County Health Department and Mount Holly Fire Marshal approval.**
- **At one time, the ownership group sought $30,000 in total grant funding, $15,000 for each side of the proposed restaurant for 128 South Main Chophouse and the Tavern @ 128 South Main. However, the grant guidelines state that a maximum of one $15,000 grant per business can be issued per calendar year, and since these locales are one-in-the-same (i.e. operating under the same ownership and books), the maximum grant should be $15,000.**
- **Also, the north side (bar side) of the building will open later, once the restaurant concept gains traction and provides cash flow to fund additional enhancements.**

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		
Budget Code	10-40-4910-601		
Reviewed by City Attorney (Grant Program)	☒ YES	☐ NO	☐ N/A

It is important to note that if this grant is approved by Council, a subsequent budget amendment to allocate funds, from the $100,000 earmarked for Business Incentive Grants by Council to the appropriate account, is needed, since the work has already been completed and inspected by Gaston County Building Inspections.

Manager/Staff Recommendation: **The Incentive Review Committee voted unanimously to recommend that City Council approve the Business Incentive Grant application in the amount requested, $15,000 for 128 South Main Chophouse, as outlined in the background section of this document.**

Attachments:

1. ***Business Incentive Grant Guidelines***
2. ***Business Incentive Grant Application for 128 South Main Chophouse***
3. ***Certificate of Occupancy and Final Inspection Approval***

City of Mount Holly Business Incentive Grant Application
Life-safety Needs, Building Renovations, Façade improvements, which encourage economic development in Mount Holly

Business Incentive Grant Program

Purpose

The purpose of the Business Incentive Grant program is to create quality employment opportunities and expand the tax base by offering new or expanding small businesses cash grants to partially defray the cost associated with start-up improvements or expansion projects, thereby freeing business capital at a time when it is most urgently needed. This program will benefit the City of Mount Holly with increased tax base, expanded job opportunities, and increase payroll in our community.

The citizens of Mount Holly have described their future vision for the City in the Strategic Vision Plan. The vision states:

"Mount Holly is a neighborly place where we seek to preserve and enrich our community's distinctive small town character, historic downtown, and unique setting along the Catawba River. We welcome development that practices sound environmental stewardship, and creates good jobs and good neighborhoods. As we grow, we will develop a safe and expanded transportation network while promoting active living through walking, biking, and other recreational opportunities."

The Business Incentive Grant program will be an economic development activity that supports the goals and objectives of the City of Mount Holly Strategic Vision Plan. The following set of guidelines shall govern the Business Incentive Grant program. This set of guidelines shall be subject to periodic review and revision. Funding for the program may be discontinued at any time at the discretion of City.

Guidelines

1. A completed business plan must be submitted with application.
2. A personal financial statement or proof from a lending source must accompany application.
3. Applicants must adhere to applicable City of Mount Holly Ordinances and code requirements, such as building codes, Downtown Development Guidelines, zoning regulations (including signage), etc.
4. Grants are provided to help with life-safety needs, building renovations and façade improvements. Only one grant will be provided to a business. However, the business may also apply for a waiver of system development fees when applicable. <u>Funds are not for inventory, furnishings or non-fixed items.</u>
5. The applicant must secure a two-year lease, if leasing.
6. Cash Grants shall be awarded up to $15,000, but the City may not award the total amount requested.

7. Funding for the Business Incentive Grant program shall be made available from funds set aside for such purposes by City Council.
8. Each application shall be treated on a case-by-case basis
9. Since each application will be different, and reviewed on a case-by-case basis, the applicant may be required to submit additional information.
10. The Business Incentive Grant program is not intended to provide financial assistance to fiscally unsound businesses.
11. Business Incentive Grant program applications will be reviewed by a committee designated by Council with final consideration and approval given on each grant application by City Council.
12. Business Incentive Grant program approval shall be made at the sole discretion of the City Council and will depend on the availability of funds.
13. Business Incentive Grant program preferences may be given to the types of preferred businesses that include, but are not limited to a: restaurant, grocery store, gift shop, specialty store, antique store, coffee shop, men's/women clothing store, wine/cheese store, house wares store, health food store, museum, art gallery, book store
14. The intent of the Business Incentive Grant program application process is not to burden the applicant business with extensive research, but to provide the EDC and City Council with information to make appropriate recommendations and decisions.
15. The offer of business assistance from the grant program shall require the applicant to enter into a performance agreement to document the use and impact of Business Incentive Grant program financial assistance.
16. Only one Business Incentive Grant may be awarded to an individual business per calendar year. The business, receiving such grant, must wait 365 days before applying for another Business Incentive Grant through this program.

Business Incentive Grant program applications will be evaluated on each of the following factors. The application should be developed according to the following criteria for each factor:

Business/Organization/Business Plan Description (15%): Does the application describe the business/organization history or business plan? Does the application describe the nature of the business conducted in the City of Mount Holly? Does the application provide previous year business financial information and cash flow? Does the application clearly demonstrate sound and sustainable business financing? Does the application describe the value of resources other than labor purchased in the City of Mount Holly? Does the application describe the percentage of goods and services performed in the City of Mount Holly? Does the application describe the number of fulltime and part-time workers employed by the business/organization? Does the application describe the benefits provided to employees?

Project Description (30%): Does the application clearly describe the project? Does the application clearly delineate the project's expected costs and revenues? Does the application clearly describe the project's timeline? Does the application clearly describe the project's management? Does the application describe how the project is sustainable over a period of time? Does the application describe the project's direct and measurable results with full economic impact within three years? Does the application describe project risks and mitigation plans?

Scope of Impact (20%): Does the application clearly describe how the project supports the economic development goals and objectives of the City of Mount Holly Business Incentive

Grant program? Does the application describe how the project supports increased economic activity in the City of Mount Holly? Does the application project the economic impact to the City of Mount Holly over three years? Does the application describe how Mount Holly residents will benefit from this project?

Leveraging Resources (20%): Since projects that leverage additional sources of support will be given preference in the Business Incentive Grant program, does the application describe any and all additional sources of cash and in-kind support for the project? Does the application clearly indicate matching/leveraged resources in the project budget? Does the application describe how Business Incentive Grant program funds will be applied?

Accountability (15%): Does the application describe predicted results that will be reported to the EDC and City Council annually over three years? Does the application clearly describe how predicted results are easily measured, reported, and verified? Does the application describe how predicted results link to project goals, objectives, and activities?

Contact:

Greg Beal, Planning & Development Director

Department of Planning & Development

400 East Central Avenue

Mount Holly, NC 28120

(704) 951-3012

City of Mount Holly Business Incentive Grant Application
Life-safety Needs, Building Renovations, Façade improvements, which encourage economic development in Mount Holly

DATE: 10/19/2016

NAME OF APPLICANT: 128 S. Main

BUSINESS NAME: 128 S. Main and Tavern@128 S. Main

ADDRESS: 128 S. Main St.
Mount Holly, NC 28120

TELEPHONE: 704-533-0439

If Property Owner differs from Business Owner

PROPERTY OWNER NAME: Filos LLC

ADDRESS: 130 W. Charlotte Ave.
Mount Holly, NC 28120

TELEPHONE: 980-298-8683

PROJECT ADDRESS: 128 S. Main St.
Mount Holly, NC 28120

ATTACHMENTS REQUIRED *(incomplete applications shall be disqualified)*

1. Provide an itemized estimate of all materials, supplies and labor costs of this project. Proposed budget and licensed contractors cost estimates. Please provide a copy of their NC Contractors license number. ***(Attach to application)***

2. Provide a sketch or scaled drawing of the proposed renovation work. ***(Attach to application)***

3. Provide a current photograph of (1) the building itself and (2) within the context of the streetscape clearly showing the existing conditions of the proposed area of improvement. ***(Attach to application)***

4. Written plans for future improvements to the building and proposed time frame for such work. ***(Attach to application)***

5. Samples of all paint colors and awning fabrics to be used ***(if applicable).***

6. Provide anticipated start date and a proposed schedule of completion for the proposed improvements. These dates must conform to the 90-day time line following Notification of Approval to Proceed.

START DATE: 05/01/2016

ANTICIPATED COMPLETION: 12/31/2016

Waiver of System Development Fee

If the applicant seeks to waive the system development fee for installation of a water meter (fees are not charged for sprinkler systems), please list the proposed size of the water meter and corresponding system development fee to be waived.

Meter Size: **System Development Fee:**

I have consulted with the Mount Holly Economic Development Committee, and/or________________________, Architectural Consultant about this proposed project. **I have read and fully understand the requirements and guidelines of the City of Mount Holly Business Incentive Grant Program and agree to comply with all its requirements in full.**

____

Signature of Applicant

PROPERTY OWNER CONSENT

If property owner differs from the business owner, I ____________________ Owner of the aforementioned property, consent to the proposed work being undertaken by ____________________, the business owner. I as the property owner have read and fully understand the requirements of the City of Mount Holly Business Incentive Grant Program and agree with all the requirements set forth by the Grant Application and Guidelines.

____

Signature of Property Owner (if different from business owner)

Office Use Only

Date Received: ________________________

Comments: ________________________

Business/Organization/Business Plan

George Mantis, owner of the building and partner of 128 S. Main / Tavern @ 128 S. Main in Mount Holly formerly known as City Café has been in the restaurant business for nearly 40 years. He came to the US in 1977 and opened his first restaurant with his brother Nick, it was called Airport Diner. It was very successful up until it was bought by Charlotte Douglas Airport. It was part of the international expansion. From there, George opened his next location at 2334 South Blvd in Charlotte with his brother Bill Mantis. This one remained open for the next 25 years. After the South Blvd location had been bought out by the city for the South-End expansion George decided to go back to Greece but returned to the US in 2012. Immediately, George got back into the restaurant business and included his daughter and opened what is known as the Mount Holly Chicken King.

Scott Durham started out with the knowledge acquired through his father and began a small, honest little grill called Scottie's Snack Bar in 1983 inside Byrum's Food Mart in Charlotte. In 1985 Scott felt an obligation to family and decided to help his father with managing his restaurant known as Town and Country BBQ in Kings Mountain NC. Scott has received quite the experience through the years in the restaurant business. He and his father soon moved on to owning the Pancake House, Heritage House and in most recent years, Scott has been the sole owner of "Little Village" restaurant in McAdenville , NC.

Ryan Grady has sales, customer service and management skills that will be beneficial in this new venture as well. After being a Sole Proprietor for the past 20 years, Ryan has decided to partner with George Mantis and Scott Durham and we are all very excited to provide a great restaurant with a great atmosphere for the people of Mount Holly and surrounding areas.

Our vision for 128 S. Main is to provide a wonderful rustic atmosphere surrounded by nostalgia. We will have ample staff on hand to provide excellent service throughout ones dining experience. Our menu will reflect that we specialize in items from the grill. This will include steaks, chops, chicken, and seafood. In addition to our dining room, there will also be a tavern. In the tavern you will experience a livelier atmosphere surrounded by numerous televisions to watch a game and enjoy a large… selection of domestic, imported, and craft beers along with ones choice of spirits from the bar. Along with our dining room menu, in the tavern there will be additional options of a lighter fair (Sample of menus attached). Both, the restaurant and tavern will be considered separate businesses but share one address. All the partners of the corporation will have a managing role in both businesses. At the tavern, a bar manager will be in place.

We expect to serve our guest at 128 S. Main weekly until around 9pm, with later weekend hours.

Project Description

Quite a few changes have taken place at 128 S. Main. Below is a list of some of the work/projects and their associated costs that we hope the grant will assist us with. The front of the building will be revitalized as best we can as to not disqualify the buildings Historic status. We have plans to add a large sign above the awning in the center of the building. More ideas are to add decorative string lighting, beautiful "Handmade", wooden double door entry to the front and also to the back entrances. On the rear (main) entrance of the building, we have removed the canvas awning and attached a more permanent cover. We have had a metal, mounted canopy installed. Two gas pack HVAC units have been replaced and approximately 97 ft. of railing/fencing has been installed to the patio. Also new luxury vinyl plank flooring has been installed in the dining room and decorative corrugated metal has been installed throughout the building. Other modifications consist of resurfacing the parking lot and new tile has been installed to the entire kitchen. Also included, are a few other project/work expenses.

- Handmade wooden doors - $6,500.00
- Rear metal canopy - $2,110.00
- Two gas pack units - $17,152.00
- 97 ft. of railing/fencing - $4,000.00
- Luxury vinyl plank flooring - $8,435.27
- Decorative corrugated metal - $5,700.0
- Kitchen tile - $11,500.00
- Two HVAC compressor replacements - $4,480.00
- Back Flow Preventer- $1,500.00
- Paint, patch and repair sheetrock - $6,000.00

$67,377.27

Scope of Impact

We, at 128 S. Main are very excited in being the ones that get the downtown City Of Mount Holly "Life After Dark". We believe that once we are open others will follow which will allow the city to have a thriving "Downtown". Our restaurant will be a place where families, as well as friends and co-workers can gather which in turn will lead to shoppers and other entertainment. All of this is how the city supports itself, by getting people in and to have a reason to stay around after dark. We look forward to supporting the community and local farmers at the farmers market as well. We are all about "OUR" community.

Leveraging Resources

Between the three partners that make up 128 S. Main, Ryan, George and Scott, there has been over $50,000.00 invested in just the building and getting prepared to open. There will need to be additional monies invested for computer systems, POS system, small-wares, inventory, etc, all prior to opening. There will also be a continual investment on maintenance and future upgrades.

Accountability

We are anxiously anticipating a Grand opening in November of 2016. Our hopes for the community is to provide them with a wonderful place to come together, sit down as family, friends or colleagues and enjoy a grilled steak, seafood, chicken or pork chops from our restaurant with our community in mind. We are committed to our community and we appreciate our community being committed to us.

If there is more information needed from 128 S. Main/Tavern @ 128 S. Main, for obtaining the "City of Mount Holly Business Incentive Grant", please don't hesitate contacting:

Ryan Grady: 704-533-0439 or ryanLgrady@gmail.com

Scott Durham: 704-718-1933

George Mantis: 980-298-8683

P.O.BOX 1578
GASTONIA NC 28053

CERTIFICATE OF OCCUPANCY

PERMANENT

Issue Date 1/24/17

Parcel Number 03 011 024.00 000
Property Address . . . 128 S MAIN ST
MOUNT HOLLY NC 28120 03
Subdivision Name . . .
Legal Description . . .
Property Zoning . . . . BUSINESS RESIDENTIAL

Owner. . . . . CITY CAFE REALTY, LLC

Contractor . . . . RANDY GRADY
704 533-0439

Application number . . 16-00005124 000 000
Description of Work . . NON-RESIDENTIAL REMODELS
Construction type . . . TYPE II B
Occupancy type . . . . ASSEMBLY
Flood Zone . . . . . .

Approved . . . . approved per Brian Suba
Building Official
1/24/17
McDowell

VOID UNLESS SIGNED BY BUILDING OFFICIAL

Gaston County
Building Inspections

S 128 MAIN ST
MOUNT HOLLY
Date:
11/29/2016
Inspection:
BUILDING FINAL
Result:
APPROVED
Permit Number:
1600004634
Inspection ID:
BFIN02
Inspected By:
JAIMIE JONES

CORNETTE IRON WORKS

Established
1965
www.cornetteironwork.com

Mailing Address: 3442 Oakdale Rd.
Charlotte, NC 28216

Phone: 704-392-0254
E-Mail: cornettemm@gmail.com

Invoice

October 29, 2015

George Mantis

Chicken King Restaurant
130 W. Charlotte Ave.
Mt Holly, NC

Job Description and Information: 97 feet of fencing/railing finished black and installed

Total:	4,000.00
Deposit paid 10/14/15	2,000.00
Balance due	2,000.00

11-2-15 Pd CAsh $1000^{00}

BAll Due $1000^{00} - Pd CAsh 11-12-15

Thank You

Serving Charlotte and the surrounding area for 50 years.

Milton Cornette

Cornette Iron Works

Pd in full 11-12-15

JS CONSTRCUTION

INVOICE

7515 Bondhaven Dr.
Charlotte NC 28215
(704) 777-9103

INVOICE #
DATE:

Paid In Full
10/17/16

TO:
Name
Street Address
City, ST ZIP Code
Telephone

FOR:
Project or Lot #:

DESCRIPTION	HOURS	RATE	AMOUNT
Install Luxury vinyl Plank flooring in Dining Room only.			8,435.27
* Includes all Materials and Labor *			

TOTAL 8435.27

Make all checks payable to JS CONSTRCUTION

THANK YOU FOR YOUR BUSINESS!

JS CONSTRCUTION

INVOICE

7515 Bondhaven Dr.
Charlotte NC 28215
(704) 777-9103

INVOICE #
DATE:

Paid in Full
8/26/16

TO:
Name
Street Address
City, ST ZIP Code
Telephone

FOR:
Project or Lot #:

S.S.

Remove and DESCRIPTION	HOURS	RATE	AMOUNT
Install Kitchen Tile			11,500.00
Clean Kitchen equipment and Kitchen			500.00
Install decorative corrugated metal on walls and dividers			5,700.00
Paint, Patch and Repair sheet Rock			6,000.00
* includes all materials + labor *			
		TOTAL	23,700.00

Make all checks payable to JS CONSTRCUTION

THANK YOU FOR YOUR BUSINESS!

Dwight Skidmore dba **All About Air**

301 W. Virginia Ave · Bessemer City, NC 28016
704.648.1846

☐ ESTIMATE (Valid for 30 days)

DATE 8 /14 /16	☑ SERVICE ☐ WILL CALL ☐ INSTALL ☐ DELIVER	PHONE
NAME 128 - South main Cafe		MAKE
ADDRESS 1/11 " "		MODEL
MT-Holly NC		SERIAL
ITEM TO BE SERVICED	NATURE OF SERVICE REQUEST	

QTY.	PART #	DESCRIPTION OF PARTS OR MATERIALS	PRICE	AMOUNT
1		New Compressor		
		And Condenser motor		
		5 TON - 3-PHASE		
		Kitchen UNIT		2240 00
1		New Compressor And		
		Condenser motor		
		For Vesibule Area		2240 00
		5 TON 3-PHASE		

LABOR PERFORMED

PAID IN FULL
8-16-2016

Dwight Skidmore

TOTAL MATERIALS	
TAX	
TOTAL LABOR	
TOTAL AMOUNT ▶	4480 00

DATE WANTED	DEPOSIT	RECEIVED BY
/ /	$	

ESTIMATES ARE FOR LABOR ONLY, MATERIAL ADDITIONAL. WE WILL NOT BE RESPONSIBLE FOR LOSS OR DAMAGE CAUSED BY FIRE, THEFT, TESTING, OR ANY OTHER CAUSES BEYOND OUR CONTROL

AUTHORIZED BY: Scott Dal

STANLEY ENVIRONMENTAL SOLUTIONS INC.

Invoice

stanley environmental solutions

P.O. Box 184
Stanley, NC 28164
Phone: 704-263-8186 Fax: 704-263-1477

Bill To	Service Address
Chicken King 128 S Main St Mt Holly, NC 28120-1619	Chicken King 128 S Main St Mt Holly, NC 28120-1619

Customer PO #		Customer Phone	(980) 298-8683

Date	Invoice #	Due Date	Customer WO#	Clerk	Terms
7/28/2016	36453072716	8/7/2016		AW	Net 10

Description	Qty	U/M	Rate	Serviced	Amount
Installed and Tested BFP	1	hr	1,500.00	7/27/2016	1,500.00

Pay your invoice online at www.stanleyenviro.com-Contact Us page

PAY AN INVOICE

PayPal

Please detach here and return the bottom portion with your payment.

When you provide a check as payment, you authorize us to use information from the check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction. You authorize us to collect a fee as indicated below (plus a bank fee charged to the merchant if allowed by your state law) through electronic fund transfer from your account IF YOUR PAYMENT IS RETURNED UNPAID.

From: **Chicken King**
128 S Main St
Mt Holly, NC 28120-1619

Invoice #	36453072716
Total	$1,500.00
Payments/Credits	$0.00
Balance Due	**$1,500.00**

To: ***STANLEY ENVIRONMENTAL SOLUTIONS INC.***
P.O. BOX 184
STANLEY, NC 28164

BBB ACCREDITED BUSINESS

* 1 1/2% Monthly service charge added to all past due accounts

* There will be a $25 charge for all returned checks

Commercial Mechanical

1001 Honeybee
SC 29715

Sales Receipt

Date	Sale No.
10/10/2016	1

Sold To
George Manthis 128 S Main street Mount Holly NC US

Check No.	Payment Method	Project

Description	Qty	Rate	Amount
5 Ton Gaspack 208 230 Volt 3 PH	2	5,356.00	10,712.00
Curb Adapter	2	1,180.00	2,360.00
Crane Boom Truck	2	340.00	680.00
Labor	2	1,700.00	3,400.00

Total $17,152.00

WOOD CREATIONS OF NC, INC.
2223 PLASTICS DR.
GASTONIA, N.C. 28054
704-865-1822

QUOTE-- # 5701
DATE: 5-26-16
NAME: Ryan Grady
ADDRESS: 128 S. Main Street Mt. Holly, N.C.
PHONE: 704-533-0439 Email-- ryanlgrady@gmail.com

Front Double Entry Door unit with side lites and transom to have insulated tempered glass. Door to have bark and insulated trempered glass.

Back Double Entry Door unit with insulated tempered glass and bark.

Stained finished and installed- $6,500.00

Thank you for allowing us to bid your work.
Ron Huneycutt

CHARLOTTE AWNINGS UNLIMITED
2502 HICKORY GROVE RD
GASTONIA NC 28056
Phone: 704-824-1144 CELL:704-678-4729

PROPOSAL/CONTRACT

PROPOSAL #: 20669

FROM: John Mullis e-mail: john@charlotteawningsunlimited.com DATE: 9/1/2516

TO: GEROGE
NEW RESTURAUNT IN MT HOLLY

FOR:PAN SYSYTEM

Phone:

QUANTITY	DESCRIPTION			EACH	AMOUNT
1	16' PROJECTION X 7' WIDE BRONZE ENTRANCE CANOPY FLAT PAN BEAM 2 POST AND DOWN SPOUTS SURFACE MOUNTED				$2,110.00
	Labor & Materials are split to	LABOR	$738.50		
	calculate sales tax on materials.	MATERIAL	$1,371.50	SUBTOTAL	$2,110.00
				TAX ON MATERIAL	
				TOTAL	$2,110.00

THE CONDITIONS OF THIS CONTRACT ARE:

1. Charlotte Awnings Unlimited shall herein be referred to as **"the company"**.
2. This **PROPOSAL** shall become a valid **CONTRACT** upon signature of both parties involved.
2. This contract is not subject to cancellation after it is accepted by the company.
3. No agreement or stipulation either verbal or implied save those mentioned on this contract will be recognized except those included as part of a customer's (contractor) contract. This contract shall be accepted as an addendum to any such contract provided by customer.
4. Should a door, sign, light fixture or any other addition be made or erected after this contract is signed by the customer, which will interfere with the installation or proper working of the awning(s) described herein, any necessary change or alterations in the said awning(s) will be made at the expense of the customer.
5. That said awning(s) and merchandise shall remain the property of the company until purchase price thereof has been fully paid. The company reserves the right to reposes said awning(s) and merchandise and may at their discretion add charges for take down and reinstallation.
6. This contract shall not bind the company until signed and accepted by its duly authorized officer.
7. Receipt of customer's Purchase Order, Check, Credit Card information or Cash will be binding as acceptance of all terms of this contract.
8. Balance due is payable upon completion of installation.
9. Interest will be charged on past due accounts at a rate to be determined by the company.
10. Warranties are for the original purchaser only and are not transferable.

50% DUE AT TIME OF ORDER
$1,055.00

BALANCE DUE
$1,055.00
UPON COMPLETION OF INSTALLATION

Make all checks payable to: Charlotte Awnings Unlimited

Mail to above address.

If you have any questions, please call 704-824-1144

Customer Signature: ______________________ DATE: __________

Charlotte Awnings Signature: ______________________ DATE: __________

OTHER BUSINESS

REPORTS

Mount Holly Parks & Recreation

Monthly Report

Sole Patrol- The Sole Patrol met 20 days during the month of January. The total attendance was 614, with 63 different members attending. They met for luncheons, monthly birthday party, and exercise.

Fitness Center- The Fitness Center was open 23 days during the month of January. The total attendance was 210 people, with 45 different members attending. Of the 45, 23 were seniors, 18 were paying residents, and 4 were city employees.

Athletics- Youth Basketball games were in full swing throughout the month of January. We have 27 teams playing ranging in ages from 3-15. Practices and games are held at the Old Gym and Tuckaseege Community Center.

Free play at the Old Gym and Tuckaseege Community Center have been well attended we have been averaging around 24 people per session.

News & Notes- The Sole Patrol Valentine's Day Party will be Tuesday February 14 at 11am at the Massey building.

The registration deadline for spring sports is February 20 or until teams are filled. The spring sports we offer are girls' volleyball, baseball, and spring soccer. Practices will begin the beginning of March, with the games beginning around April 1.

Parks & Recreation Commission will meet on Tuesday February 28 at 630pm.

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(01/01/2017 - 01/31/2017)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
0510 - Burglary - Forcible Entry	1	0	0	0	0	0	0	0	2	2	1
0630 - Larceny - Shoplifting	0	1	0	0	0	0	0	0	2	2	0
0640 - Larceny - From Motor Vehicle	0	0	0	0	0	0	0	1	11	10	8
0690 - Larceny - All Other Larceny	1	0	0	0	1	0	0	0	7	7	5
0710 - Motor Vehicle Theft - Automobile	0	0	0	0	0	0	0	0	1	1	1
0790 - Motor Vehicle Theft - All Other Motor Vehicles	0	1	0	0	0	0	0	0	1	1	0
0810 - Simple Physical Assault	4	2	0	1	0	0	0	1	9	8	1
0890 - Simple Assault- All Other Simple Assault	0	0	0	0	0	0	0	1	1	0	0
0900 - Arson	0	0	0	0	0	0	0	0	1	1	1
1015 - Forgery - Using/Uttering	0	0	0	0	0	0	0	0	1	1	1
1120 - Fraud - Obtaining Money/Property by False Pretense	0	0	0	0	1	0	0	0	5	5	4
1170 - Fraud - Impersonation	0	0	0	0	0	0	0	0	2	2	2
1190 - Fraud - All Other Fraud	0	0	0	0	0	0	0	0	1	1	1
1330 - Possessing/Concealing Stolen Property	1	0	0	0	0	0	0	0	1	1	0
1400 - Criminal Damage to Property (Vandalism)	0	0	0	0	0	0	0	1	27	26	18
1810 - Drug Violations	6	0	0	0	0	0	0	0	14	14	8
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	1	0	0	0	0	0	0	0	2	2	1
1890 - Drug Violations - All Other Drug Violations	0	0	0	0	0	0	0	0	5	5	5
2100 - DWI - Alcohol and/or Drugs	1	0	0	0	0	0	0	0	1	1	0
2620 - Kidnapping	0	1	0	0	0	0	0	0	1	1	0
2650 - Escape From Custody or Resist Arrest	3	0	0	0	0	0	0	0	3	3	0
2670 - Trespassing	1	0	0	0	0	0	0	0	1	1	0

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(01/01/2017 - 01/31/2017)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
2690 - All Other Offenses	2	0	0	0	0	0	0	0	6	6	3
4010 - All Traffic (except DWI)	6	0	0	0	0	0	0	0	7	7	0
4020 - Suicide	0	0	0	0	0	0	0	1	1	0	0
4040 - Non-Criminal Detainment (Involuntary Commitment)	0	0	0	0	0	0	0	1	1	0	0
8010 - Missing Persons	0	0	0	0	0	0	1	0	1	1	0
9910 - Calls for Service	1	0	0	0	1	0	0	0	8	8	2
Totals:	**28**	**5**	**0**	**1**	**3**	**0**	**1**	**6**	**123**	**117**	**62**

Arrest Status/Disposition Totals by Offense

MOUNT HOLLY POLICE

(01/01/2017 - 01/31/2017)

Offense:	Further Invest.:	Inactive:	Closed/ Cleared:	Arrest/No Supp.:	Arrest/No Invest.:	Felony:	Misd.:	Juvenile:	Adult:	Offense:
0410 - Aggravated Assault	0	0	1	1	0	1	0	0	1	1
0510 - Burglary - Forcible Entry	0	0	2	2	0	1	1	0	2	2
0600 - Larceny	0	0	1	1	0	0	1	0	1	1
0690 - Larceny - All Other Larceny	0	0	3	3	0	1	2	0	3	3
0810 - Simple Physical Assault	0	0	6	5	1	0	6	0	6	6
1400 - Criminal Damage to Property (Vandalism)	0	0	1	1	0	0	1	0	1	1
1810 - Drug Violations	0	0	3	3	0	2	1	0	3	3
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	0	0	4	4	0	0	4	0	4	4
2100 - DWI - Alcohol and/or Drugs	0	0	1	1	0	0	1	0	1	1
2640 - Contempt of Court, Perjury, Court Violations	0	0	19	16	3	7	12	0	19	19
2650 - Escape From Custody or Resist Arrest	0	0	3	3	0	0	3	0	3	3
2670 - Trespassing	0	0	2	1	1	0	2	0	2	2
2690 - All Other Offenses	0	0	1	0	1	0	1	0	1	1
4010 - All Traffic (except DWI)	0	0	6	6	0	1	5	0	6	6
Totals:	**0**	**0**	**53**	**47**	**6**	**13**	**40**	**0**	**53**	**53**

Citation Totals by Charge

MOUNT HOLLY POLICE

(01/01/2017 - 01/31/2017)

Charge:	Number of Charges:
Speeding (Misdemeanor)	1
Speeding (Infraction)	18
No Operator License	5
Driving While License Revoked	6
Expired Registration	7
Inspection	1
Unsafe Movement	2
Failure To Stop (Stop Sign/Flashing Red Light)	2
Running Red Light	2
No Insurance	4
Failure To Reduce Speed	1
Other (Misdemeanor)	1
Other (Infraction)	7
Other (2nd Charge - Misdemeanor)	4
Other (2nd Charge - Infraction)	23
Total:	**84**

Mt Holly PD
400 E CENTRAL AV MT HOLLY , NC 28120
CFS By Department - Select Department By Date
For MOUNT HOLLY POLICE 1/1/2017 - 1/31/2017

MOUNT HOLLY POLICE	Count Per Type	Type Percent for Dept
ALARM B	29	1.79%
ALARM R	40	2.47%
ANIMAL COMPLAINT	4	0.25%
ARSON	1	0.06%
ASSAULT AL OCC	7	0.43%
ASSIST CITY DEPARTMENT	2	0.12%
ASSIST FD/EMS	22	1.36%
ASSIST LE AGENCY	28	1.73%
ASSIST OTHER	12	0.74%
ATTEMPTED B & E	2	0.12%
B & E BUSINESS AL OCC	1	0.06%
B & E RES AL OCC	4	0.25%
B & E TO VEHICLE ALR OCC	18	1.11%
BANK ESCORT	4	0.25%
CHECK ROADWAY	14	0.86%
CHECK THE WELFARE	14	0.86%
CHILD CUSTODY	4	0.25%
CIVIL DISPUTE	16	0.99%
COMM SERV SPECIAL EVENT	4	0.25%
COMMUNICATING THREATS	11	0.68%
COURT	12	0.74%
DAMAGE TO PROPERTY	9	0.55%
DIRECT TRAFFIC	2	0.12%
DISCHARGE FIREARM	5	0.31%
DISTURBANCE NATURE UNK	3	0.18%
DOMESTIC ARGUMENT	19	1.17%
DOMESTIC ASSAULT	7	0.43%
DOMESTIC ESCORT	2	0.12%
DRUGS	4	0.25%
FIGHT MULTIPLE SUBJ	2	0.12%
FOLLOW UP INVESTIGATION	36	2.22%
FOOT PATROL	2	0.12%
FOUND PROPERTY	7	0.43%
FRAUD	10	0.62%
FUNERAL ESCORT	6	0.37%
HANGUP 911	9	0.55%
HARRASSMENT	4	0.25%
HIT & RUN PD	4	0.25%
IDENTITY THEFT	2	0.12%
ILLEGAL DUMPING	1	0.06%
INFORMATION ONLY	32	1.97%
INTOXICATED DRIVER	1	0.06%

MOUNT HOLLY POLICE	Count Per Type	Type Percent for Dept
INTOXICATED PEDESTRIAN	2	0.12%
JUVENILE	9	0.55%
K9 DEPLOYMENT	8	0.49%
LARCENY AL OCC	14	0.86%
LARCENY IN PROG	2	0.12%
LOST PROPERTY	1	0.06%
MENTAL COMMITMENT	1	0.06%
MISC CALL	5	0.31%
MISSING PERSON ADULT	1	0.06%
MISSING PERSON JUVENILE	5	0.31%
MV COLLISION PD	38	2.34%
MV COLLISION PI	6	0.37%
NOISE VIOLATION	10	0.62%
OBTAINING WARRANT	5	0.31%
PARKING VIOL	6	0.37%
PERSONAL ESCORT	8	0.49%
PROWLER	18	1.11%
PUBLIC NUISANCE BIKES/SKATEBOARDS/ATV/DIRT BIKES	10	0.62%
RADAR/TRAFFIC ENFORCEMENT	1	0.06%
RECOVER STOLEN PROPERTY	1	0.06%
SCHOOL RES OFFICER	46	2.84%
SCHOOL TRAFFIC	4	0.25%
SERVE WARRANT	8	0.49%
SEX OFFENSE/RAPE AL OCC	2	0.12%
SOLICITATION	2	0.12%
SPEC ASSIGNMENT TRAFFIC	1	0.06%
SPECIAL ASSIGNMENT	33	2.03%
SPECIAL CHECK	593	36.56%
STALKING	1	0.06%
STOLEN VEHICLE AL OCC	5	0.31%
STRANDED MOTORIST	35	2.16%
SUBJECT WITH A GUN/WEAPON	1	0.06%
SUSPICIOUS PERSON	54	3.33%
SUSPICIOUS VEH OCCUP	52	3.21%
SUSPICIOUS VEH UNOCCUP	59	3.64%
TRAFFIC OTHER	9	0.55%
TRAFFIC STOP	126	7.77%
TRESPASS	7	0.43%
UNAUTHORIZED USE OF CONVEYANCE	1	0.06%
VANDALISM AL OCC	1	0.06%
VANDALISM IN PROG	1	0.06%
VERBAL ARGUMENT	14	0.86%
Total Records For MOUNT HOLLY POLICE	**1622**	Dept Calls/Total Calls **100.00%**

Total Records **1622**

PUBLIC WORKS REPORT

DECEMBER	2016	2015	2014
Water			
Daily Average (mgd)	2.444	2.459	2.344
Daily Maximum (mgd)	2.968	2.902	2.780
Daily Minimum (mgd)	2.064	2.132	1.854
Monthly Total (mg)	75.754	76.217	72.658
Customers			
Inside City Limits	5887	5764	5608
Outside City Limits	486	478	495
TOTAL	6373	6242	6103
Wastewater			
Daily Average (mgd)	1.751	3.224	2.071
Daily Maximum (mgd)	2.395	7.662	2.795
Daily Minimum (mgd)	0.957	1.467	1.334
Monthly Total Flow (mg)	58.289	99.956	64.207
American & Efird Total Flow (mg)	9.559	15.644	15.615
Customers			
Inside City Limits	5502	5376	5230
Outside City Limits	55	55	59
TOTAL	5557	5431	5289
Sanitation			
Number of Customers			
Residential	5150	5035	4904
Commercial / Industrial	145	148	149
Recycling	5252	5143	4984
Garbage Collected (tons)	455.80	443.57	406.94
General Yardwaste (tons)	52.70	47.84	39.90
Chipping (tons)	0.00	0.00	0.00
Leaves (tons)	136.00	158.63	266.76
Total Yardwaste (tons)	188.70	206.47	306.66
White Goods (tons)	0.00	0.00	0.00
Recycling (tons)	48.50	79.19	98.10

FOR YOUR INFORMATION

Bank RFP Process and Summary of Bids Received

- To obtain financing for the potential refunding of the Series 2005A General Obligation Bonds, First Tryon drafted and distributed a Request for Proposals ("RFP") on January 19th to approximately 30 local, regional, and national banks.
- After the RFP was distributed, First Tryon followed up directly with many of the banks and fielded questions on the City and the structure of the refunding bonds.
- On February 7th, 10 banks submitted proposals with a summary of the responses provided below:

Bank	Rate	Legal Fees	NPV Savings ($)	NPV Savings (%)	Prepayment	Additional Terms
Carter Bank & Trust	1.950%	$0	$133,958	6.30%	Anytime @ 100%	Provide annual audited financials
Whitney Bank	2.080%	$3,000	$123,966	5.83%	5/1/24 @ 100%	Provide annual financials within 210 days of FYE
Key Bank	2.190%	$0	$116,894	5.50%	Year 1 @ 101.25%; descends annually to 100% in year 5	Subject to final credit approval Default rate = interest rate + 3.00% "Customary" event of taxability / gross-up language Provide annual financials within 180 days of FYE; budget within 60 days of FYE
BB&T	2.180%	$4,900	$112,907	5.31%	Anytime @ 101%	Change (or proposed change) in law prior to closing could affect pricing
Pinnacle	2.360%	$5,000	n/a	n/a	5/1/21 @ 100%	Provide annual financials (and potentially other info) within 210 days of FYE Subject to final credit approval Taxable gross up provision to 3.63% (due to actions or omissions by the Borrower)
Regions Bank	2.530%	$5,000	n/a	n/a	Years 1-3 @ 103%; years 4-7 @ 102%; 101% thereafter	Taxable gross up provision Provide annual financials within 210 days of FYE Default rate = interest rate + 4.00%
PNC Bank	2.540%	$3,500	n/a	n/a	Yield maintenance	"Customary" information requested from time to time Default rate = PNC Base Rate[1] + 3.00% "Standard and customary" event of default conditions Subject to completion of due diligence
Capital One	2.550%	$0	n/a	n/a	5/1/20 @ 100%	Provide annual financials within 270 days of FYE Subject to final credit approval
Park Sterling Bank	2.650%	$0	n/a	n/a	Yield maintenance	Required to maintain primary operating account with Park Sterling Debt service coverage covenant of 1.25x Subject to final credit approval Provide annual financials and budget
Sterling National Bank	2.91%[2]	$0	n/a	n/a	5/1/20 @ 101%	Purchaser reserves right to to obtain rating on the loan Subject to formal credit approval

1. The PNC Base Rate equals the greatest of (i) the PNC Prime Rate; (ii) the Federal Funds Open Rate plus 0.5%; (iii) the Daily LIBOR Rate plus 1.00%
2. Rate valid only for a closing date within 14 days of the proposal; otherwise subject to adjustment 5 days prior to closing

Series 2005A General Obligation Refunding Summary

Overview

- Based on the following factors (detailed on the previous page), the City has concluded that Carter Bank and Trust ("CB&T") has provided the most favorable proposal.
  - Lowest interest rate (1.95%)
  - Greatest prepayment flexibility (anytime at par)
  - No legal fees paid to the CB&T
  - Minimal other terms and conditions
  - No restrictive covenants
- This rate would be held firm until the closing date of March 15, 2017.

Results

- Using the rate from CB&T's proposal, the resulting savings would be as follows:
  - Net PV Savings ($): $133,958
  - Net PV Savings (%): 6.30%
  - Annual Savings ($): $15,656

Refunded Bonds	Series 2005A
Par Amount	2,125,000
Maturities	5/1/17 - 26
Interest Rate	3.92%
Optional Redemption	Anytime @ 100%

Refunding Bonds	
Par Amount	1,938,000
Interest Rate	1.95%

Savings Results	
Net PV Savings ($)	**133,958**
Net PV Savings (%)	**6.30%**
Cash Flow Savings	15,656

Fiscal Year	Cash Flow Savings
2017	5,572
2018	15,509
2019	16,074
2020	15,449
2021	15,652
2022	15,665
2023	15,375
2024	15,782
2025	16,092
2026	15,304
Total	146,473

Assumptions

3/15/2017 dated/delivery date

COI: $37,500

Level annual savings