



February 10, 2014 Council Meeting

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

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL



February 10, 2014

7:00 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION

Reverend Angela Hollar, United Methodist Church

Ebenezer

PLEDGE OF ALLEGIANCE

Boy Scout Troop 59

SET THE AGENDA - PT 1st Dm 2nd

*Jim Hope + Carolyn +
Kemp absent.*

CONSENT AGENDA

1. Approval of Kings of Cash Jewelry and Pawn located at 799 West Charlotte Avenue
2. Approval of Shamrockin on Rankin 5K
3. Approval of an Amendment to the Sign Ordinance
4. Approval of the minutes of the December 9, 2013 Council Meeting

JB 1st DM 2nd PI 1st JB 2nd

PRESENTATIONS

1. Presentation to Detective Derek Terry for Achieving his Advanced Certificate

Chief Don Roper

August 2004 2006 Troop 1st Unit.

PUBLIC HEARING

2006 Manor Assoc. Regen 2012.

PUBLIC COMMENT - Three (3) Minute Limit

Western Carolina Univ. CS degree.

OLD BUSINESS

NEW BUSINESS

1. Consideration and Approval of a Business Incentive Grant for Jolie Botique
2. Consideration and Approval of a Business Incentive Grant for Salon and Spa on Main
3. Consideration and Approval of a Business Incentive Grant for RTR Renovations

Greg Beal

Greg Beal

Greg Beal

OTHER BUSINESS

CLOSED SESSION

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 2-10-13 Meeting Date: 2-10-14
Agenda Item to be considered: Approval of Pawn Shop at 799 West Charlotte Avenue	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Staff is requesting Council to approve the operation of a pawn shop, Kings of Cash Jewelry & Pawn, at 799 West Charlotte Avenue. The property is zoned B-3 and pawn shops are a permitted use in B-3 Zoning Districts. However, staff is bringing this application to Council as required under Section 10-6, Part J of the City Code of Laws requiring City Council approval of this and other similar businesses. Staff recommends approval of the pawn shop, which will occupy a vacant store front in the Creekside Shopping Center. The business owner has indicated that they will <u>not</u> operate a gun pawn at this location.	
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: Request that City Council approve the application for a pawn shop at 799 W. Charlotte Avenue.	
Result of City Council Decision: _____	
Attachments: 1. Ordinance 2. Zoning Map 3. Zoning Compliance Application	



**ZONING COMPLIANCE APPLICATION
CITY OF MOUNT HOLLY, NORTH CAROLINA**

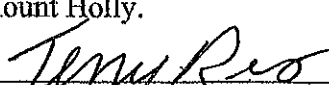
Date: 1/10/14

Parcel ID Number: 124892

BUSINESS INFORMATION	
Name of Business	Kings of Cash Jewelry & Pawn
Business Type (Retail, Manufacturing, etc)	Retail (pawn shop)
Location of Business	7199 W. Charlotte Ave, Mt Holly, NC 28120

BUSINESS OWNER INFORMATION	
Name	Jeffrey Jones
Current Address	2287 Armenia Rd Chester, SC 29706
Telephone	(704) 458-9969

PROPERTY OWNER INFORMATION	
Name	NCJS James H. Pyler
Address	Po Box 6090 Charlotte, NC 28207
Telephone	(704) 332-1193

FIRE INSPECTOR APPROVAL	
The City of Mount Holly Fire Inspector requires that all commercial business operations submit a completed Zoning Permit Application and plans addressing relative fire and safety issues prior to the issuance of any Zoning Permit and Business License within the City of Mount Holly Zoning Jurisdiction. Inquiries can be made at (704) 822-2927 or 433 Killian Ave., Mt. Holly, NC 28120. I have hereby completed the review of the business operation listed above and have determined that said business meets all fire and safety codes enforced by the City of Mount Holly.  Fire Inspector's Signature <u>1-27-2014</u> Date	

Continued on Back

- (b) All persons conducting a public dance shall first obtain from the City Manager's office a permit, which permit shall show on its face the date of the dance, and shall also state thereon that no dance shall last beyond 11 P. M., Monday through Thursday, and shall not continue beyond 12 midnight on Friday and Saturday. The fee for such permit shall be such amount as the City Council may set from time to time. (6-9-80)

Sec. 10-6. Applicants required to appear and testify before the city council.

Any person desiring to engage in any business, trade or vocation, or do anything hereinafter mentioned in this section, or subsequent sections, shall be required to appear in person before the city council before receiving a license, stating the place at which it is proposed to conduct the business, the name of the owner of the business, or if the owner be a corporation, the names of the officers, including the manager, and the city council shall also have the right to require the owner, proprietor, manager or any other person interested in which such business has been, or is to be conducted, as well as any other facts which the council may deem necessary. This section shall apply to any license requested, at the option of the council, and specifically to the following:

- (a) Owners and drivers of for-hire vehicles and public conveyances.
- (b) Bowling alleys or alleys of like or similar kind.
- (c) Billiards or pool tables or parlors.
- (d) Cane boards, jingle boards, knife racks, penny arcades, etc.
- (e) Merry-go-rounds, ferris wheels, switchbacks, etc.
- (f) Any kind of table, stand, place or game to be kept in a house or rooms used or connected with a hotel, cafe, etc.
- (g) Carnivals, theaters, motion picture shows, vaudeville shows, dance halls, roof gardens, menageries or circuses, etc.
- (h) Fortunetellers, mind readers, phrenologists, palmists, gypsy bands, medicine shows or any thing of like or similar kind.
- (i) Street stands of any kind.
- * (j) Pawnbrokers, secondhand dealers, etc. *
- (k) Traveling theatrical companies.
- (l) Fireworks, weapons of any kind.



Gaston County, NC

Office of the Director of Revenue, GIS Division

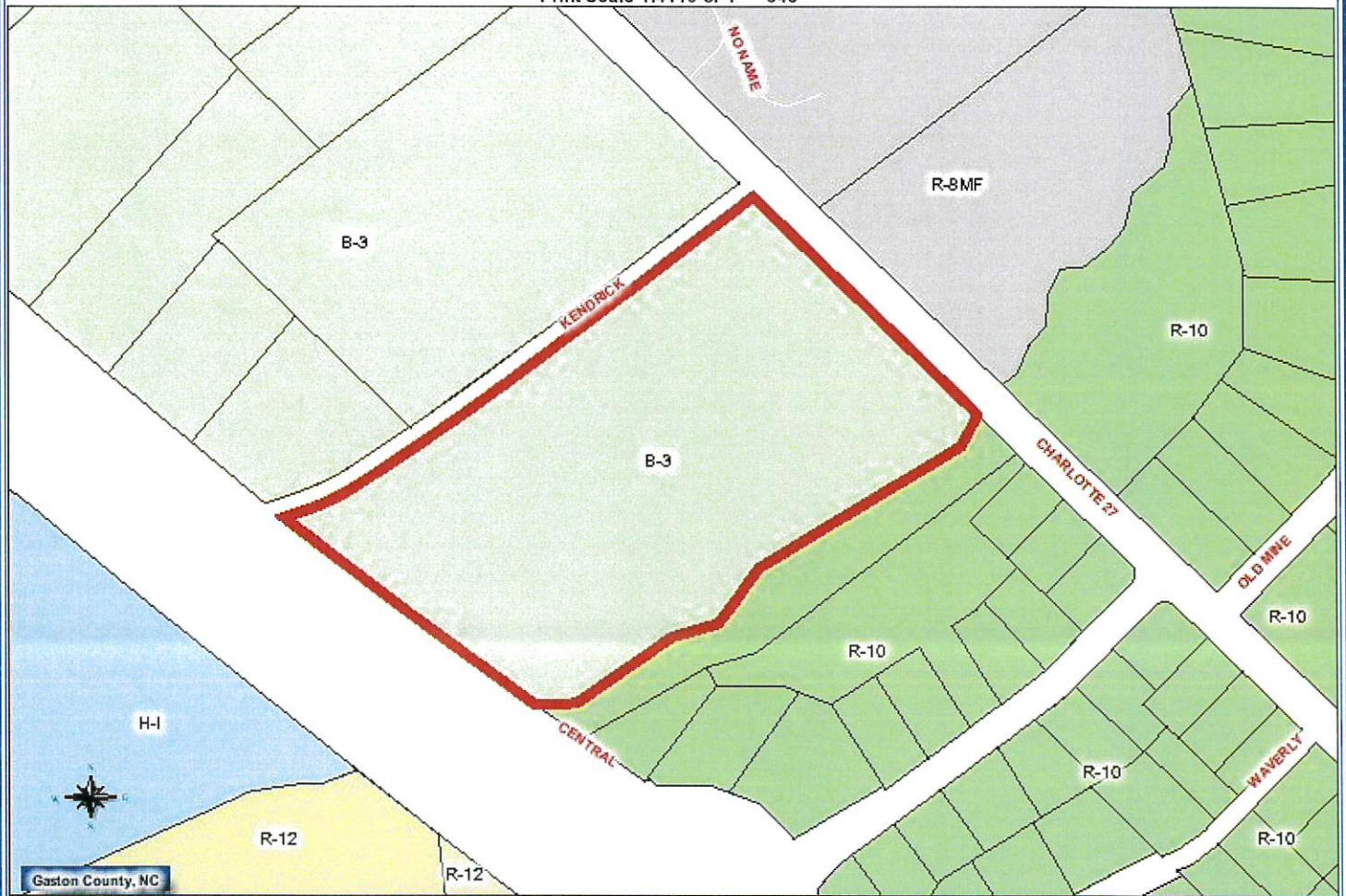
Disclaimer: The information provided is not to be considered as a Legal Document or Description. The Map and Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy.

Values based on last general reappraisal - 2007

Print Date: 2/4/14



Print Scale 1:4119 or 1" = 343'



PARCEL INFORMATION

PID #: 124892

PIN #: 3597416498

NEIGH. HOOD #: MH004

NEIGH. HOOD NAME: CHARLOTTE AVE/HWY 27

WEST

OWNER ID #: 1414002

CURRENT OWNER 1: NCJS LLC

CURRENT OWNER 2:

MAILING ADDRESS 1: PO BOX 6090

MAILING ADDRESS 2:

CITY: CHARLOTTE

STATE: NC

ZIP CODE: 28207-0000

JAN1 OWNER 1: NCJS LLC

JAN1 OWNER 2:

PROPERTY ADDRESS: 715 W CHARLOTTE AVE

DEED BOOK: 3948

DEED PAGE: 0320

DEED TYPE: NW

SALES AMOUNT: 0

DEED RECORDING DATE: 03/09/2004

PLAT BOOK:

PLAT PAGE:

LEGAL DESC 1: .

LEGAL DESC 2:

STRUCTURE CODE #: SHOP1

STRUCTURE TYPE: NEIGHBORHOOD SHOPPING

YEAR BUILT: 1987

SQ FT: 50463

BASEMENT: NO

BEDROOMS: 0

BATHS: 0

MULTI-STRUCTURES: NO

ACREAGE: 8.95

TAX DISTRICT: MOUNT HOLLY CITY

TOWNSHIP CODE: 14

TOWNSHIP DESC: RIVER BEND TOWNSHIP

VOLUNTARY AG DIST: No

LAND VALUE: \$248,750

IMPV. VALUE: \$977,653

TOTAL VALUE: \$1,226,403

PRESENT USE VALUE ASSESSMENT: NO

Retail Trade Uses (continued)

Use Types	N o t e	S I C	R- A	R- 20	R- 12	R- 10	R- 8 SF	R- 8 MF	R D	M H M U	O & I	B- 1	B- 2	B- 3	L- 1	H- 1
newsstands		5994								X		X	X	X		
office supply store		5040								X		X	X	X		
optical goods sale		5995								X		X	X	X		
paint, glass & wallpaper stores		5231								X		X	X	X		
* pawn shop		5932											X	X		
pet stores		5999								X			X	X		
radio & television, stores & repairs		5731								X		X	X	X		
record stores (cd's)		5735								X		X	X	X		
recreation vehicles sales & service		5571												X	X	
restaurant		5812								X		X	X	X	X	
restaurant (w/ drive-thru)		5812										X		X	X	
restaurant (within other facilities; as long as principal use is permitted)		5812								X		X	X	X	X	X
service stations (gasoline)		5541											X	X		
shoe sales and/or repair		7251								X		X	X	X		
shopping centers & malls		5600								X		X	X	X		
sporting goods stores		5941								X		X	X	X		
tire dealers & service		5531												X		
tobacco stores		5993								X		X	X	X		
truck stops		5541												X		
video tape (dvd) rental & sales		7841								X		X	X	X		
woodworking shops (retail)		3553								X		X	X	X		



City of Mount Holly Action Agenda Item

To: City Council	Date: February 7, 2014
From: Danny Jackson, City Manager	Meeting Date: February 10, 2014
<u>Agenda Item to be considered:</u> <i>Consent Agenda #2 – Approval of Shamrockin on Rankin 5K</i>	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> <i>Ms. Keri Henley of the Ida Rankin Elementary School PTA, has petitioned the City of Mount Holly to allow for a 5K race for fundraising purposes. Please see the enclosed application and map submitted by the applicant. Staff will have to work with the applicant to ensure that there are not any outstanding public safety issues.</i>	
<u>Fiscal Impact:</u>	
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
<u>Manager/Staff Recommendation:</u> <i>Motion to approve the request contingent upon staff approval of the needed route for the race.</i>	
<u>Result of City Council Decision:</u> _____	
<u>Attachments:</u> <i>Special Activities Permit and submitted map</i>	

Shamrockin for Rankin 5K Run

Purpose: It is a fundraiser for the PTA at Ida Rankin Elementary School.

Event Contact Person: Keri Henley – 704-649-3489

Date of Event: Saturday, March 8, 2014

Time of Event: 08:00 – 09:00

Course: Turn by Turn directions are attached (**Attachment A**)

Map of the Course is also attached (**Attachment B**)

******The course will not be closed during the event. Volunteers and Police Officers will be stationed at various locations to temporarily stop traffic as runners approach the intersections.

******Runners will be required to utilize the sidewalks at all times during the event.

Police Responsibilities:

1. To ensure a safe and efficient flow of traffic during the event
2. To ensure the safe crossing of runners across primary Roads/Highways.

Event Planner will provide 4 off duty Police Officers to staff the event.

The Officers will be stationed at the following locations:

- North Hawthorne @ Madison Dr
- North Hawthorne @ Norton Rd
- HWY 27 @ Main St
- S. Main @ Central Ave

Event Volunteers:

There are 20 Volunteers that have committed to assisting with the Fundraiser. Their primary responsibility is to provide the runners with course directions.

An aid station will be available at the City Swimming Pool on Ashley St which will provide water for the runners.

There will be 2 volunteers assigned to and standing by at each turn in the course. (See attachment A)



124 S Hawthorne St, Mt Holly, NC 28120

1. Head north on S Hawthorne St toward W Central Ave

go 377 ft
total 377 ft2. Take the 1st right onto W Central Ave
About 1 mingo 0.4 mi
total 0.4 mi3. Take the 2nd left onto N Main St
About 1 mingo 0.2 mi
total 0.7 mi4. Take the 2nd left onto Woodlawn Ave
About 1 mingo 0.5 mi
total 1.2 mi

5. Turn left onto N Hawthorne St

go 0.2 mi
total 1.4 mi6. Turn right onto Madison Dr
About 1 mingo 0.4 mi
total 1.8 mi7. Take the 2nd left onto Norton Rd
About 2 minsgo 0.4 mi
total 2.2 mi

8. Turn right onto Madison Dr

go 315 ft
total 2.2 mi

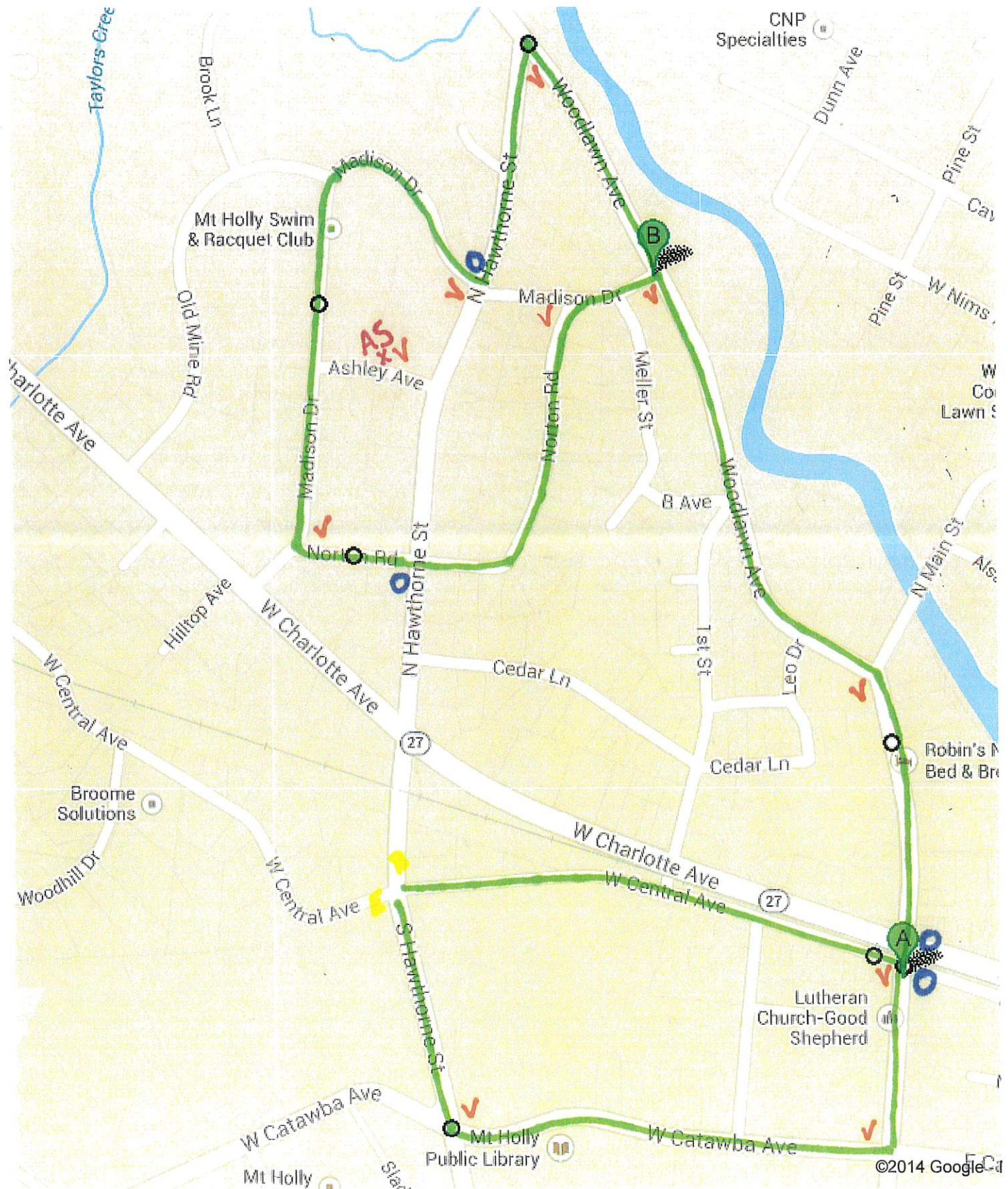
1. Head southeast on Woodlawn Ave toward B Ave

go 0.3 mi
total 0.3 mi2. Turn right onto N Main St
About 1 mingo 0.3 mi
total 0.7 mi3. Take the 3rd right onto W Catawba Ave
About 45 secsgo 0.3 mi
total 1.0 mi4. Turn right onto S Hawthorne St
Destination will be on the leftgo 0.1 mi
total 1.1 mi

124 S Hawthorne St, Mt Holly, NC 28120



Directions to Madison Dr
2.8 mi – about 9 mins



/O=FIRST ORGANIZATION/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=SHARRIS

From: kbhenley3@carolina.rr.com
Sent: Tuesday, January 28, 2014 6:29 AM
To: shannonharris@mtholly.us
Subject: Re: 5k run

Hey Shannon,

Below is the list volunteers and intersections. I just want to make sure that we are talking about doing street closures like we discussed in our last meeting. I applied for the permit with Amy and also e-mailed Jeff Lowery to let him know. Let me know what I need to do from here. Thanks!

Volunteers:

Mark Henley
Angelia Black
Chris Casciani
Jennifer Stafford
Missi Fortsh
Mary Pridgeon
Tami Rose
Jennie Manyvong
Brandi Collier
Angela Blanton
Crystal Blanton
Kristen Broome
Micha Little
Bill Henley
Ashley Harris
Laura Clawson
Paula Wright
Samantha Miller
Suzie Washam
Angel Dutton

Intersections:

27 & Main
Woodlawn & Hawthorn
Madison & Hawthorn
Norton & Hawthorn
Madison & Woodlawn
Woodlawn & Main
Main & Catawba
Catawba & Hawthorn



SPECIAL ACTIVITIES PERMIT

Date: 12-21-13

Permit No. _____

The City of Mount Holly Governing Council or its designee may, in its sole discretion, from time to time grant permission by way of a Special Activities Permit upon written application, duly filed, to such persons, associations, partnerships, or corporations who apply for the right to conduct activities of a business, commercial, educational, or civic nature and which activity entails, or might reasonably be expected to entail. Permits shall be issued in accordance with procedure established by the City of Mount Holly Council.

To the City of Mount Holly:

I, the undersigned, so hereby make application to and petition the City Council to grant a special activities permit. In support of this application, the following information is provided:

Applicant Name: KERI HENLEY

Organization Name (if applicable): PTA - IDA RANKIN

Mailing Address: 16235 Mt. Holly Rd CHARLOTTE NC 28214

Telephone No.: 704-644-3489 Fax No: 704-525-8199 Email: KBHENLEY3@CAROLINA.RR.COM

Event Location: IDA RANKIN

Description of Event (include justification as "civic" event as defined above): 5K - FUNDRAISER FOR SCHOOL

List of needs from the City: (i.e. street closings, police and fire protection, streets and maintenance, etc)
STREET CLOSING, POLICE

Event Date(s): 3-08-14 Event Times: 8:00 - 9:00

(If this is a recurring event, please list all dates for which the permit is sought.)

Will there be alcoholic beverages sold or consumed yes ☒ no ☐

(If yes a separate ABC permitted will need to be obtained through the Police Department)

Contact Person During Event (required) KERI HENLEY

Contact Number During Event (required) 704-644-3489

The undersigned states that he/she is of legal age and has read and understands all applicable ordinances, terms and conditions. The undersigned further states that he/she understands that failure to comply with all applicable ordinances, terms and conditions of this permit may result in immediate revocation of permit. A copy of the approved permit must be posted at the event(s).

Applicant Signature: Keri Henley Date: 12-21-13





City of Mount Holly Action Agenda Item

To: City Council	Date: February 7, 2014
From: Greg Beal, Planning Director	Meeting Date: February 9, 2014
<u>Agenda Item to be considered: Consideration and approval of text amendments to Article 9 Signs of the Zoning Ordinance</u>	
<i>Will this require a public hearing?</i> ☐ YES ☒ NO	
Background/Purpose of Request: <u>Per the direction given by the Mayor and City Council at the Council Retreat, staff is proposing that the three text amendments discussed at the Council meeting on November 25, 2013 be approved. It is important to note that the Planning Commission has already made a unanimous recommendation to approve these text amendments at their November 4th public hearing. Council held their public hearing, closed the public hearing and took no action. There is nothing in the Statutes that requires that an immediate decision on a Zoning Ordinance text amendment be made. Therefore, the three text amendments discussed at the November public hearing may be incorporated into the Zoning Ordinance, once the consent agenda is approved. For information on each of the text amendments, please refer to the Staff recommendation below.</u>	
<i>Fiscal Impact:</i>	
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 unanimous recommendation to Council that they approve the text amendment for multitenant signs for shopping centers over 25,000 sq ft be amended to allow 12 feet of height and 100 square feet of sign area for the monument yard sign. This would be found in Section 9.19(C) General Business Signs to read, "In the event of a shopping center, in which the building is over 25,000 square feet, the monument sign shall not exceed 100 square feet and 12 feet in height."

The Planning Commission also recommended that Section 9.13 N be amended to allow one, professionally-made banner, 32 square feet in size for commercial purposes, located on the interior of the commercially-zoned property on a structure, which is defined as a fence or wall. The Planning Commission recommended that flying banners, wing banners and banners on self-supporting poles be prohibited, per Section 9.13 (N).

The City Attorney has done extensive research on vehicular signs for the sole purpose of being parked on the property to serve as additional signage. This would not affect personal vehicles, such as Mr. Jones' vehicle for Farm Supply. This text

amendment was encouraged by Rich Ducker of the School of Government because he stated that if the town had no way of addressing the box truck with banners at McDonald's or any other business utilizing a vehicle for the sole purpose of signage in our Zoning Ordinance, we would have a difficult enforcing this measure. After his research, Mr. Michael sent Mr. Jackson and me the following wording, which should be incorporated as a text amendment in Section 9.13 Prohibited Signs (O):

"Vehicular Sign": Any sign painted, affixed, attached or placed in or upon a parked Vehicle and visible from a public street or right-of-way, if the primary or sole purpose of the Vehicle is to display signs, banners, or other advertisements promoting products, services, or directions to any business or activity. The term "Vehicle" as used in this section is deemed to include trailers and other conveyances designed to be self-propelled or towed. Nothing in this section shall be deemed to prohibit signs, business logos, identification, or advertising on Vehicles primarily used for purposes other than advertisement, unless otherwise prohibited in Article 9 Signs of the Zoning Ordinance.

Staff will continue to research electronic message board signs and civic use signs and bring those separate text amendments, which have not been previously discussed with Council, to you for further review and discussion.

Result of City Council Decision:

Attachments: Article 9 Signs, Three proposed amendments

Section 9.13 Prohibited Signs

- A. Off-Premise Advertising Sign (Billboard). Any sign which is not located on the premises that it identifies or advertises. Not to be confused with an off-premise directional sign which is defined in Section 3.26.2.
- B. Flashing Signs. Any sign, includes scrolling message board signs, which displays intermittent or flashing illumination of lights, except a sign indicating time and/or temperature with changes alternating.
- C. Simulated Traffic or Public Safety Signs. Signs which contain lights, words, and other devices not erected by a public authority which may be erroneously construed as government signs, traffic signals, or emergency warning signs. An example of this is a sign, which contains a picture of a traffic sign plus the word "Stop", "Yield", etc.
- D. Obsolete or Abandoned Signs. ~~Non-conforming~~ Signs which advertise or pertain to a business, product, service, commodity, event, activity or purpose which either no longer exists, has been discontinued or has not been in use for one hundred eighty days or more shall be deemed to be an abandoned sign and shall be removed upon notice by the Zoning Administrator. This does not include removal of non-conforming signs after the termination of a business, as described in Section 9.8 herein.
- E. Right-of way Infringement. Signs within or over any public road right-of-way or signs placed on bridges, utility poles, street signs, fire hydrants, parking meter poles, etc., unless otherwise approved by the City of Mount Holly or NCDOT.
- F. Motorist Safety. Any sign which the Zoning Administrator determines obstructs the view of bicyclists or motorists using any street, approach to any street intersections, or which interferes with the effectiveness of or obscures any traffic sign, device, or signal shall be prohibited.
- G. Ingress/Egress. Any sign which interferes with free passage of any fire escape, window, downspout, stairway, ladder, door or opening intended as a means of ingress or egress or providing light or air. This also includes a-frame, sandwich board or easel signs that do not provide more than five (5) feet of clearance on any sidewalk or public walkway.
- H. Obscenity. Signs which contain obscene words or words and pictures which offend the public.
- I. Home Occupation. Any sign in a residential zone that promotes a home occupation.

- J. Portable Signs. Any sign that is intended to be portable or any sign that was initially constructed and designed to be placed on and/or transported on wheels or legs regardless if said sign face is removed from its base and placed on or in the ground so as to otherwise classify said sign as a "free-standing" sign as herein defined. It shall be noted that the property owner has until December 31, 2013, to remove any and all portable signs from said property as classified herein. Upon adoption of this Ordinance the Zoning Administrator shall not issue any permits for portable signs.
- K. Inflatable signs and balloons. Any sign that is inflatable and is intended for advertisement.
- L. Any sign located in such a way as to intentionally deny an adjoining property owner visual access to an existing sign.
- M. Pole Signs. Any sign that is attached to the ground by a pole constructed of any material. It shall be noted that the property owner has until December 31, 2013, to remove any and all pole signs from said property as classified herein. Upon adoption of this Ordinance the Zoning Administrator shall not issue any permits for pole signs.
- * N. Banners. Any temporary sign made of cloth, vinyl, nylon, plastic or similar material used to display a commercial or civic message, or used for decorative purposes, including flying banners or wing banners attached to the ground by a flexible pole. One, professionally-made banner, 32 square feet in size, located on the interior of the commercially-zoned property on a structure, which is defined as a fence or wall, may be allowed for commercial purposes; flying banners, wing banners or banners on self-supporting stakes are prohibited. Banners for special events may be utilized, so long as said banners conform to Section 9.12(7), as outlined in this Ordinance. Similarly, on-premise, grand-opening signs, including banners may be utilized, so long as said sign conforms to Section 9.12(8), as outlined in this Ordinance.
- * O. Vehicular Sign. Any sign painted, affixed, attached or placed in or upon a parked Vehicle and visible from a public street or right-of-way, if the primary or sole purpose of the Vehicle is to display signs, banners, or other advertisements promoting products, services, or directions to any business or activity. The term "Vehicle" as used in this section is deemed to include trailers and other conveyances designed to be self-propelled or towed. Nothing in this section shall be deemed to prohibit signs, business logos, identification, or advertising on Vehicles primarily used for purposes other than advertisement, unless otherwise prohibited in Article 9 Signs of the Zoning Ordinance.

Centers, Schools, and Recreational Facilities. Allowable wall sign area shall not exceed one square foot per linear foot of the front of the building face. One (1) monument sign may be utilized providing it does not exceed thirty-two (32) square feet. Neighborhoods may be allowed two monument signs provided that each does not exceed thirty-two (32) square feet in area or six (6) feet in height.

Section 9.16 **Office / Institutional (O-I) Signs**

Allowable sign area shall not exceed one (1) square foot per linear foot of the front of the building for signage on front of building face. One (1) monument sign may be utilized providing it does not exceed thirty-two (32) square feet and shall not exceed six (6) feet in height. In the event the building has walls facing a side street or rear street, then those areas are allowed one-half (1/2) square foot per each linear foot of building abutting said side or rear street.

Section 9.17 **Downtown (B-1) Signs**

Allowable wall sign area on the front of a business shall not exceed two square feet per linear foot of the building facing a public street. If a monument sign is utilized, then said monument sign shall not exceed thirty-two (32) square feet and shall not exceed six (6) feet in height. Projecting Signs may be utilized provided that there is no room for a monument sign. Projecting signs cannot be combined with a wall sign.

Section 9.18 **Neighborhood (B-2) Signs**

Allowable wall sign area on the front of a business shall not exceed two square feet per linear foot of the building facing a public street. If a monument sign is utilized, then said monument sign shall not exceed thirty-two (32) square feet and shall not exceed six (6) feet in height. In the event the building has walls facing a side street or rear street, then those areas are allowed one (1) square foot per each linear foot of building abutting said side or rear street.

Section 9.19 **General Business (B-3) Signs**

- A. Allowable sign area on the front of building shall not exceed two (2) square feet per linear foot of building facing a public street. If a monument sign is utilized, then said monument sign shall not exceed forty-eight (48) square feet or eight (8) feet in height. In the event the building has walls facing a side or rear street, then those areas are permitted to have one (1) square foot per linear foot of said building with public street facing.
- B. In the event of a shopping center; the monument sign shall not exceed sixty-four (64) square feet and eight (8) feet in height.



- C. In the event of a shopping center over 25,000 square feet in building size; the monument sign shall not exceed one hundred (100) square feet and twelve (12) feet in height.

Section 9.20 Industrial (L-I) and (H-1) Signs

Allowable sign area on the front of building shall not exceed two (2) square feet per linear foot of building facing a public street. If a monument sign is utilized, then said monument sign shall not exceed forty-eight (48) square feet or eight (8) feet in height. In the event the building has walls facing a side or rear street, then those areas are permitted to have one (1) square foot per linear foot of said building with public street facing. In addition, required on premises directional signage is permitted, (i.e.; freight delivery entrance, etc.).

Section 9.21 MH-MUD Mount Holly Mixed Use District

Allowable sign area shall not exceed one (1) square foot per linear foot of the front of the building for signage on front of building up to forty-eight (48) square feet. One (1) monument sign may be utilized providing it does not exceed thirty-two (32) square feet and shall not exceed six (6) feet in height. In the event the building has walls facing a side street or rear street, then those areas are allowed one-half (1/2) square foot per each linear foot of building abutting said side or rear street. Illuminated signs shall only be allowed for businesses which are open for business later than 6:30 pm at last 4 days per week, Internal or external illumination is permitted.

City of Mount Holly
Mount Holly City Council Meeting
Monday, December 9, 2013
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	Jamie Guffey, Assistant City Manager
Councilman Jerry Bishop	Greg Beal, Senior Planner
Councilwoman Carolyn Breyare	James Friday, Director of Utilities
Councilman J. Jason Gowen	Dale Oplinger, Fire Chief
Councilman Jim Hope	Don Roper, Chief of Police
Councilman Perry Toomey	Mike Santmire, Streets and Solid Waste Director
Kemp Michael, City Attorney	

Invocation

Reverend Jason Marlow, Pastor of Tuckaseegee Baptist Church gave the invocation.

Pledge of Allegiance

Boy Scout Troop 59 of the First United Methodist Church in Mount Holly led attendees in the Pledge of Allegiance.

Set the Agenda

With no additional changes Councilman Bishop made a motion to approve the agenda as presented. Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)

SWEARING –IN CEREMONY

1. Oath of Office for Councilman Jerry Bishop

Judge Caldwell administered the Oath of Office to Councilman Bishop. Councilman Bishop was accompanied by his wife holding the Bible.

2. Oath of Office for Councilman Jim Hope

Judge Caldwell administered the Oath of Office to Councilman Hope. Councilman Hope was accompanied by his wife, daughters, son-in-law and grandchildren. Councilman Hope also introduced his pastor whom led those present in a word of prayer before the swearing in.

3. Oath of Office for Councilman David Moore

Judge Caldwell administered the Oath of Office to Councilman Moore. Councilman Moore was accompanied by his daughter holding the Bible.

CONSENT AGENDA

1. Approval of Liens for Clearing of Weeds and Grass
2. Approval of Resolution for Local Water Supply Plan
3. Approval of the 2014 Art and Music Festival
4. Call for Public Hearing to rezone a 0.29 acre tract of land on Rose Street owned by Mount Holly Supply Company, Inc. from R-12 Single Family to B-2 Neighborhood Business
5. Approval of the 2014 Meeting Schedule
6. Approval of the minutes of the October 14, 2013 Council Meeting
7. Approval of the minutes of the October 28, 2013 Council Work Session Meeting

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

PRESENTATIONS

1. Presentation from Mountain Island Charter School Day of Service

Mr. Ryan Swierszcz came before the Council to report on the Mountain Island Charter School Day of Service. He advised that the charter school is grades K-10 and the 975 are very focused on giving back to the community.

2. Presentation of Employee Service Awards

Mayor Hough recognized the City Employees that have reached milestones in their career with the City of Mount Holly including special recognition of Captain Andy Godfrey. Andy has been with the City for 35 years. Also the Mayor and Council presented City Attorney, Kemp Michael with a resolution recognizing him for 40 years of service with the City.

PUBLIC HEARING

1. Public Hearing regarding a request by Regional Developers, LLC to consider rezoning 20.59-acres of land, located at 210 Beatty Drive, Parcel ID #'s 209095, 184769 and 184771, from B-3 General

Business South Gateway Overlay District to Conditional District Office/Manufacturing

Mr. Beal advised that this proposed property would be the corporate head quarters for Porters Fabrications. The company plans to employ 270 workers with a mix of office and manufacturing.

At this time, Councilman Gowen made a motion to enter into the public hearing. Councilman Bishop seconded the motion. All council members present voted in favor. (Motion carried)

Donnie Hicks

620 North Main Street

Belmont, NC

Mr. Hicks came before the Council to express his support for the proposed industry. He advised that Porters Fabrications has a very impressive customer list and will be an asset to Mount Holly and Gaston County.

Charles Saleh

Mr. Saleh is the owner of Porters Fabrications and came before the Council to provide information on their services, product and core values. He shared his a brief history of the company and advised that he would like to see the additional jobs come to this area.

Ken Hammond

Mr. Hammond advised that if the proposed rezoning request is approved it will be our corporate head quarters of Porters Fabrication. He advised that traffic was questioned at one of the public meetings. However all issues will be addressed.

Mark Kime

Mr. Kime commented on the land design and the environmental aspects of the proposed property.

With no one else signed up to speak, Councilman Bishop made a motion to return to regular session. Mayor Pro Tem Toomey seconded the motion. All Council Members present voted in favor. (Motion carried)

At this time, Councilman Hope made a motion to approve the request by Regional Developers, LLC to consider rezoning 20.59-acres of land, located at 210 Beatty Drive, Parcel ID #'s 209095, 184769 and 184771, from B-3 General Business South Gateway Overlay District to Conditional District Office/Manufacturing with the recommended conditions. (Resolution #12913a) Councilman Bishop seconded the motion. All Council Members present voted in favor. (Motion carried)

OLD BUSINESS

1. Consideration and Approval of a request made by the Arnold Companies, to rezone a 10.9-acre tract of land, located at 1000 Marina Village Drive, identified as Tailrace Marina, Tax Parcel ID # 207541 from Conditional District Multifamily/Commercial, approved on April 12, 2010, to Conditional District Multifamily/Commercial, based on a new development plan

Mr. Beal advised that the Planning Commission voted unanimously to recommend approval of the request made by the Arnold Companies, to rezone a 10.9-acre tract of land, located at 1000 Marina Village Drive, identified as Tailrace Marina, Tax Parcel ID # 207541 from Conditional District Multifamily/Commercial, approved on April 12, 2010, to Conditional District Multifamily/Commercial, based on a new development. At this time, Councilman Hope made a motion to approve the request made by the

Arnold Companies, to rezone a 10.9-acre tract of land, located at 1000 Marina Village Drive, identified as Tailrace Marina, Tax Parcel ID # 207541 from Conditional District Multifamily/Commercial, approved on April 12, 2010, to Conditional District Multifamily/Commercial, based on a new development plan (resolution #12913b) and include the conditions as stated in the "Order Granting Conditional Use Rezoning" Councilman Bishop seconded the motion. All Council Members voted in favor. (Motion carried)

NEW BUSINESS

1. Council Appointments

Mayor Pro Tem—Councilman Perry Toomey

City Attorney—Kemp Michael

City Auditors—Martin and Starnes

City Clerk—Amy Miller

Tax Collector—Kim Sturgis

Finance Officer—Africa Otis

Assistant City Attorney—Marie Anders

At this time Mayor Hough advised that unbeknown to her, Marie Anders will be added to the list of appointments as the Assistant City Attorney. Mayor Pro Tem Toomey made a motion to approve the City appointments as listed above. Councilman Gowen seconded the motion. All Council Members present voted in favor. (Motion carried)

OTHER BUSINESS

Mayor Hough advised that the December 23rd work session meeting will be canceled.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the December 9, 2013 Council Meeting. Councilman Bishop seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 8:15 p.m.

PRESENTATIONS



City of Mount Holly Action Agenda Item

To: City Council	Date: 02-03-14
From: Chief Don Roper	Meeting Date: 02-10-14
Agenda Item to be considered: Recognition for Detective Derek Terry for being awarded the Advanced Law Enforcement certificate from the NC Training and Standards Commission.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: <i>Det. Terry has met the requirements and has been awarded the Advanced Certificate from the state of NC.</i>	
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: 1.	

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS



City of Mount Holly Action Agenda Item

To: City Council

Date: February 6, 2014

From: Greg Beal, Planning Director

Meeting Date: February 9, 2014

Agenda Item to be considered: Consideration and Approval of Business Incentive Grant Application for Jolie Boutique

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request: The Incentive Review Committee (IRC), comprised of Angie Saunders, Chair of Mount Holly Chamber, James Allen, EDC Member, and I discussed the Business Incentive Grant application for Jolie Boutique, to be re-located to 121 South Main Street, and came to a unanimous consensus on Monday, February 3rd, to recommend that Council approve the application in the amount of \$15,000 to cover the construction of the ADA restroom, as required by Building Code, associated plumbing work, the construction of two dressing rooms, and HVAC and electrical work, required by Code as well, which will also insure energy efficiency. The following is a list of points discussed when considering the IRC's recommendation:

- When the Business Incentive Grant was adopted by Council in June 2011, a main goal or focus was encouraging new businesses and existing business expansion. The owners of Jolie Boutique, Mark Williams and his wife, who are also Mount Holly residents, have ran their clothing store at 111 W. Central Avenue for two years now, and they have found success in Mount Holly. Mr. and Mrs. Williams now want to expand their business through relocation to 121 South Main Street (former Bel-Holly space).
- Mr. Williams believes that their success has reached its maximum at the Central Avenue location, and thus the business has been faced with three choices to 1) close their doors in Mount Holly and focus on their Belmont location 2) relocate from Mount Holly to the Town of Davidson, as they have been courted by town representatives or 3) relocate to Main Street, with higher visibility, increased square footage and the opportunity to be around other successful businesses that draw higher foot traffic.
- Currently, Jolie Boutique has no storage area; their store on Central Avenue is limited to retail space. Mr. Williams and others have to move inventory to and from an offsite location, which affects what items Jolie Boutique offers for sale to the public. The Central Avenue store is also 1200 square feet in size and the new space at 121 South Main Street is nearly 1850 square feet. The South Main Street location will also have a storage/inventory area that will serve Jolie Boutique well in not having to travel offsite to obtain merchandise for shoppers.
- Staff toured the facility in January, and I took note of the historic tiles, brick walls and flooring that were being preserved during renovation. Please see the attached photos for a more detailed depiction. I was shown an outdated fuse box, old fluorescent lighting, and other things that were not up to today's standards. The current bathroom is little more than a broom closet, and the door does not close all the way, due to the location of the toilet. Given these issues, the funding requested would address them appropriately through the State Building Code.
- Jolie Boutique has become a "fashion destination" in Downtown Mount Holly. It drives a lot of commercial activity on Central Avenue, but it lacks the needed

presence on Main Street to be truly successful. The relocation and expansion to Main Street will only increase foot traffic in Mount Holly's Downtown area.

- It is said that 80% of economic development is retaining business. The grant funding will allow business retention of Jolie Boutique, due to its current limits on space, storage area, lack of visibility and lower foot traffic.
- It was discussed that Jolie Boutique received \$4,970 in grant funding for 111 W. Central Avenue for HVAC/Electrical upgrades on April 9, 2012. The grant prohibits any business from applying for an additional grant for one calendar year from the date the previous grant was awarded. Therefore, Jolie Boutique has met this requirement. Additionally, Jolie Boutique has fulfilled their two-year lease, as required by the grant guidelines, at 111 W. Central Avenue. The space on Central has benefitted from the grant because it now can accommodate additional retail space in the future. Finally, the proposed South Main Street location is a building, which has received no grant funding in the past.

Billy Rick bought the former Bel-Holly building from Doug Bess at 121 South Main Street, on January 15, 2014. According to tax records, the sale amount was \$125,000. Mr. Rick has made significant improvements to the building, through the restoration of the historic storefront and repainting the faded brick to an attractive pastel light green. As one can see from the proposed scope of work, the \$15,000 requested does not fund the \$28,800 renovation project for Jolie Boutique. This investment amounts to significant leveraging funds from the property owner.

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

It is important to note that the Finance Department will need to conduct a budget amendment to allocate funds, from the \$100,000 earmarked for Business Incentive Grants by Council, to the appropriate account, which is expected to be placed on the Consent Agenda when the project is complete. The applicant however, wanted some assurance that City Council approves of the application before making the improvements. Please note that the applicant must perform the renovations per plan as submitted in the application, have the County approve a final inspection and issue a certificate of occupancy. The applicant must also execute a performance agreement with the City, outlining the requirements before the funding is awarded. The standard performance agreement was drafted by the City Attorney and Mr. Beal.

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 Jolie Boutique to cover the construction of the ADA restroom, associated plumbing work, the construction of two dressing rooms, and HVAC and electrical work that would stay with the building.

Attachments:

- 1. Business Incentive Grant Guidelines***
- 2. Business Incentive Grant Application for Jolie Boutique***



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. Funds are not for inventory, furnishings or non-fixed items.
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: 1-19-14

NAME OF APPLICANT: Mark Williams

BUSINESS NAME: Jolie Boutique

ADDRESS: 2108 South Blvd. #112
Charlotte, NC 28203

TELEPHONE: 704-674-4990

If Property Owner differs from Business Owner

PROPERTY OWNER NAME: Billy & Anna Rick

ADDRESS: 121 S. Main St.
Mt. Holly, N

TELEPHONE: 704-506-4846

PROJECT ADDRESS: 121 S. Main St.
Mt. 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: 1-10-14

ANTICIPATED COMPLETION: 2-15-14

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:

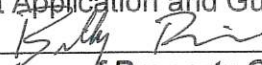
I have consulted with the Mount Holly Economic Development Committee, and/or _____, Architectural Consultant about this proposed project. I have read and fully understand the requirements and guidelines of the City of Mount Holly Business Incentive Grant Program and agree to comply with all its requirements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



Signature of Applicant

PROPERTY OWNER CONSENT

If property owner differs from the business owner, I Billy Rick
Owner of the aforementioned property, consent to the proposed work being undertaken by Jolie Boutique, 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 Incentive Grant Application for

Jolie Boutique

Jolie Boutique has been in business in the downtown Mount Holly area for 2 years now. After having success in the downtown area of Belmont, NC we decided on a second location in Mount Holly. We feel that it has become necessary in order to sustain and hopefully improve our business in Mount Holly, to move our location to Main Street... a more visible location with other high traffic businesses around us and increasing our square footage.

When considering what to do at the end of our current lease we felt we had several options to consider. Option one was to shut our doors and go out of business. Option two was to move our business to another small town where we feel we could be more profitable (the town of Davidson has approached us several times and would love to have us after visiting our Belmont location). Option three was to move to Main Street in Mount Holly and be around other successful businesses with more visibility and higher traffic that we could draw from. We have chosen to go with option three, because of our close ties to the city of Mount Holly and our families history of retail in this city.

Project Description

Our new location at 121 South Main Street will provide us the opportunity to expand our inventory, increase our visibility, but needs the following building renovations. Items that will be funded by the grant will include a new handicap (ADA) approved restroom, as the current restroom is not to code. The project will also include upgraded electrical & lighting, to include the addition of new emergency lighting as well. Please see the attached job cost proposal for detailed description of these improvements, their cost and other improvements that will be made outside of the items that will be funded by the grant.

Economic Impact

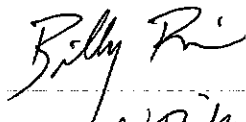
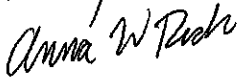
Currently we have 1 full time employee and 1 part time employee. By increasing our square footage, inventory and eventually our sales, we may find it necessary to increase our staff as well. As mentioned above, the move in general will allow us to develop stronger relationships with other long standing businesses around us allowing us to network and draw from their existing customer base. Being more visible on Main Street will allow others driving/walking by, who may have never seen us before, to know that we are here. Most importantly, we believe this move and improvements to our new location will increase our sells and allow us to be more profitable. This will increase our long term sustainability as a successful and contributing member of the downtown Mount Holly business district to include us and all businesses in the area.

Billy & Anna Rick
2225 Stoneyridge Dr.
Charlotte, NC 28214
January 16, 2014

City of Mt. Holly
Re: Business Incentive Grant

In reference to the business grant application for the renovations / up-fit project for Jolie Boutique, located at 121 S. Min St, Mt. Holly, NC, as the owner of the property we understand that we will be covering any/all expenses above the \$15,000 grant. We are also paying for the items not covered by the grant.

Sincerely,



Branch Banking & Trust Co.

Mount Holly Office

Mail Code: 503-16-01-00
150 South Main Street
Mount Holly, NC 28120

January 9, 2014

To Whom It May Concern:

The purpose of this letter is to verify that Jolie has had a banking relationship with BB&T since

December 29 2014. The account is in good standing with BB&T.

Sheila G Hall

Relationship Banker

BB&T

Mount Holly Branch

A handwritten signature in cursive script, reading "Sheila G Hall", is positioned below the typed name and title. The ink is dark and the signature is fluid and legible.



LICENSED & INSURED - NC GENERAL CONTRACTORS LICENSE # 72774

QUOTE

127 S. Main St. suite A
Mt. Holly, NC 28120
704-506-4846
www.rtrrenovations.com

QUOTE # 54829
DATE: JANUARY 15, 2014

TO:
Billy Rick
c/o Jolie Boutique
121 S. Main St.
Mt. Holly, NC 28120

COMMENTS OR SPECIAL INSTRUCTIONS:

SALESPERSON	P.O. NUMBER	Job Type	Start Date	Payment Terms	Due Date
		upfit			Upon completion

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Scope of work: Demo existing drop ceiling, 2 offices, 2 layers of floor coverings, old electrical, and restroom \$2,800.00 Build new ADA restroom and 2 new dressing rooms. (includes plumbing and fixtures) \$7,300.00 Remove old stab-lok breaker box, 2 wire electrical circuits. Add new electrical breaker box, wiring circuits for new overhead lighting and eeceptacle circuits as needed. Add 12 new track lights for general lighting. Wire circuit for new chandelier fixture. (fixture provided by tenant) Wire new circuit for new restroom. Re-configure water heater & hvac wiring as needed. Add emergency exit lighting. \$8,500.00 Trim out front display windows – interior \$800.00 Build new clothing display units along walls \$1,200.00 Paint all interior walls, ceiling, doors, and trim \$2,800.00 Sand and re-finish all of the original hardwood floors \$5,400.00		

Additional Notes:

Price includes all material and labor unless noted.

Thank you for your business!

SUBTOTAL

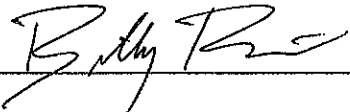
SALES TAX

SHIPPING & HANDLING

TOTAL

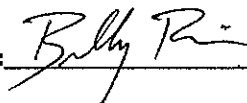
\$28,800.00

Quotation prepared by:



This is a quotation on the goods / services described above. All quotes are good for 30 days. All final payments are due upon completion.

To accept this quotation, sign here and return:



License Year

2014

License No.

72774

North Carolina

Licensing Board for General Contractors

This is to Certify That:

RTR Renovations, LLC
Mount Holly, NC

is duly registered and entitled to practice

General Contracting

Limitation: Limited
Classification: Building

until

December 31, 2014

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

January 1, 2014

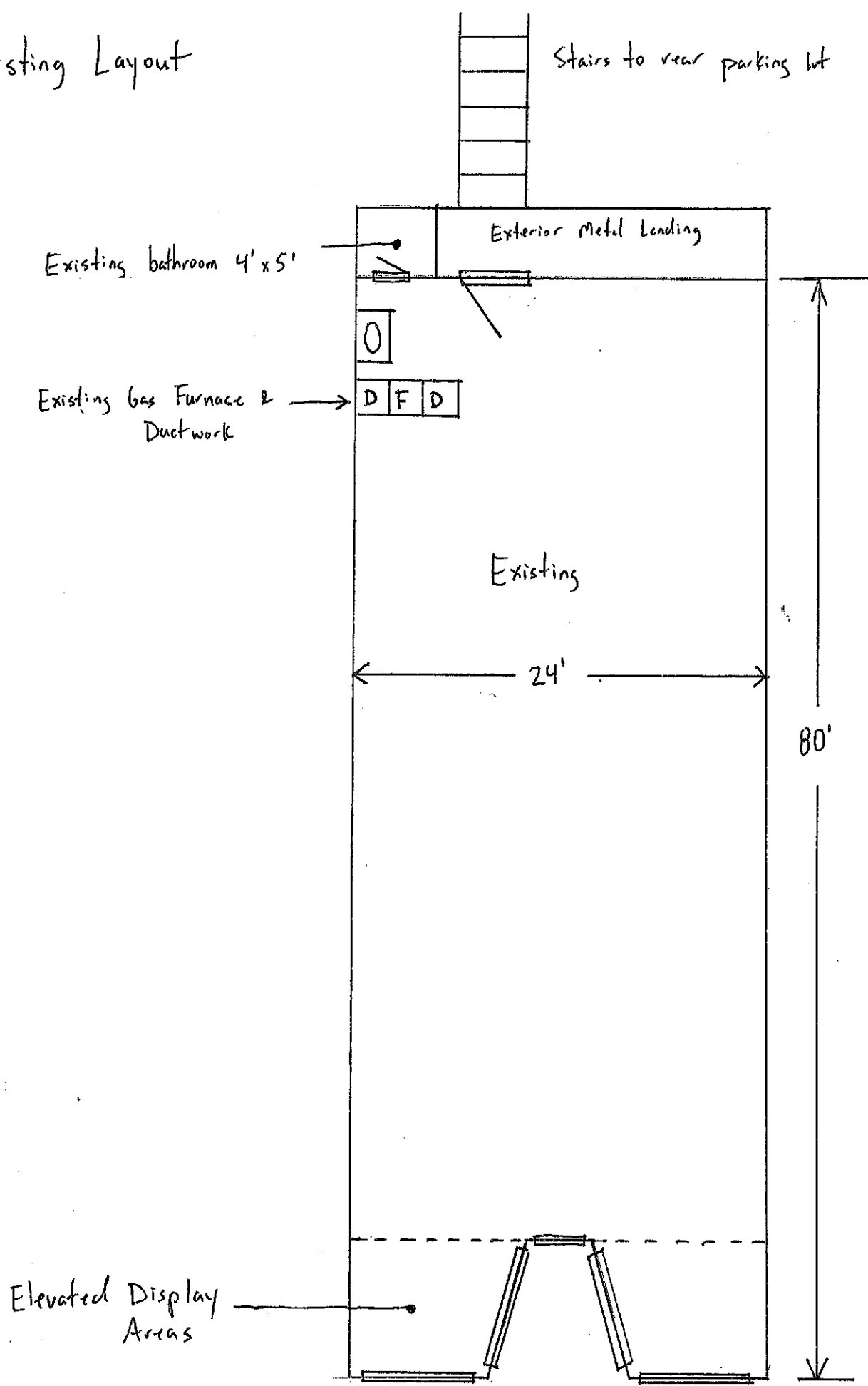
This certificate may not be altered.



[Signature]
Chairman

[Signature]
Secretary-Treasurer

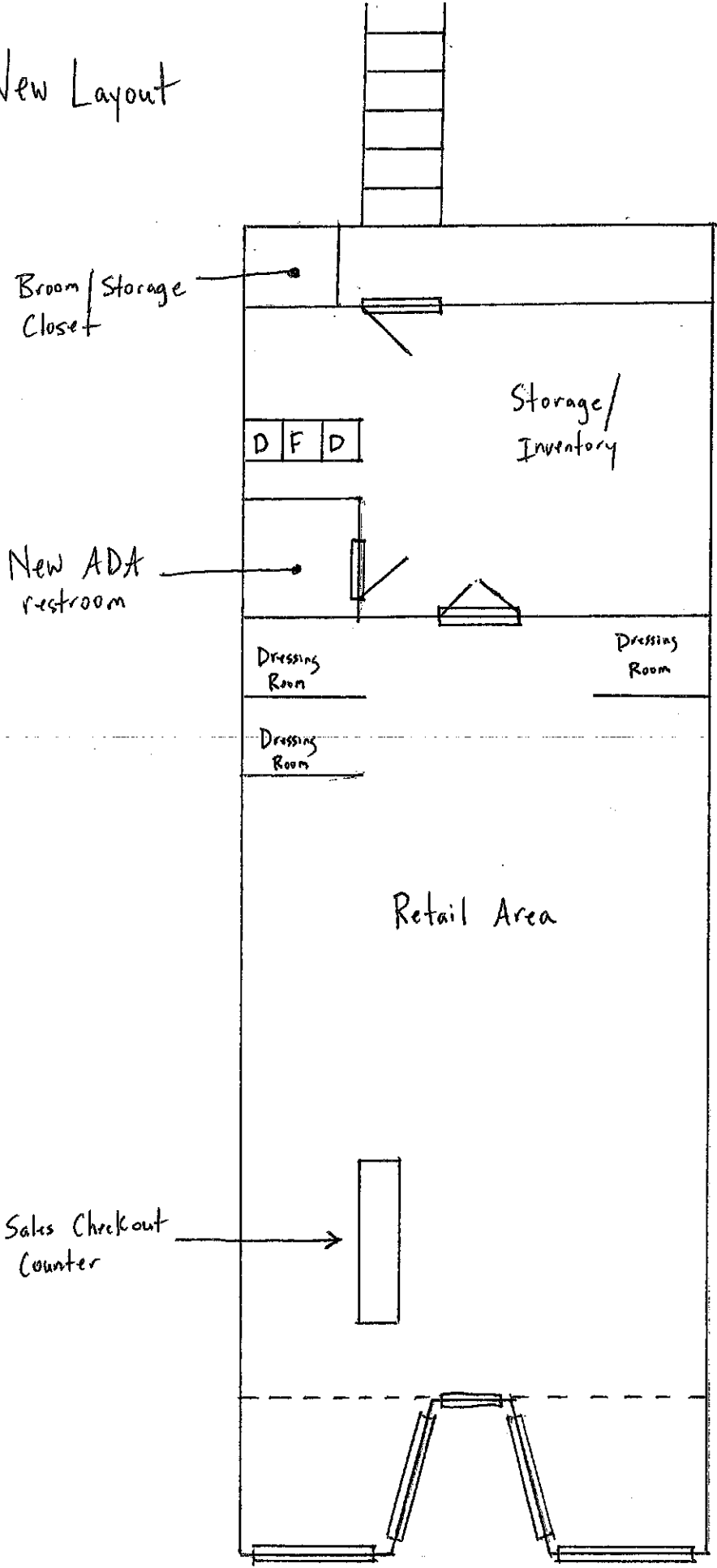
• Existing Layout



121 S. Main St.

New Layout

Total Sq. Ft. 1844



• Not to scale



City of Mount Holly Action Agenda Item

To: City Council

Date: February 6, 2014

From: Greg Beal, Planning Director

Meeting Date: February 9, 2014

Agenda Item to be considered: Consideration and Approval of Business Incentive Grant Application for The Salon & Spa on Main

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request: The Incentive Review Committee (IRC), comprised of Angie Saunders, Chair of Mount Holly Chamber, James Allen, EDC Member, and I discussed the Business Incentive Grant application for The Salon & Spa on Main, for an existing business expansion, and came to a unanimous consensus on Thursday, February 6th, to recommend that Council approve the application in the amount of \$15,000 to cover the construction of an access point from existing salon space a fire separation wall to divide it from 125 S. Main St., associated plumbing work, electrical work, and demo and remodeling work for expanded reception area. It is important to note that these are the first four items listed in the proposed scope of work quote, totaling \$15,100; the owner is leveraging funds to cover remaining renovation, totaling \$32,500. Below is a list of points that the IRC considered when reviewing the application for The Salon & Spa on Main:

- When the Business Incentive Grant was adopted by Council in June 2011, a main goal or focus was encouraging new businesses and existing business expansion. Billy and Anna Rick have operated The Salon & Spa on Main at 123 S. Main St. for seven years now, and they have found success in Mount Holly. The Business Incentive Grant will facilitate the expansion of their business.
- Jobs were considered in this proposed expansion. Currently the salon employees 8 hair stylists, 1 nail tech and 2 estheticians. The expansion will enable the job creation of 2 hair stylists. Mrs. Rick feels that the added foot traffic from the hiring of the additional stylists will create more business for their other service offerings, such as esthetics, nails, body treatments and massages.
- The timing is right for the 500 square foot expansion because the owners of The Salon & Spa, have vacant space next door, as to not interrupt a neighboring business, and they also have made necessary upgrades to the Summey building, in which they own.
- Currently, The Salon & Spa has a very limited reception area with no separation from the styling stations. Expanding the reception area and separating it from the business will offer a more comfortable and professional setting. When I visited The Salon for a tour a few weeks ago, it was standing room only, which Mrs. Rick said was typical.
- The Salon & Spa on Main has become a hub of activity on South Main Street. There are 40 people who work in the Summey Building total, and The Salon employees 1/3 of them. The ladies who work there, eat lunch at downtown restaurants, shop at the boutiques and take their dry-cleaning to Top of the Line.
- The grant application for The Salon & Spa on Main Street is the perfect example of a successful business, in which the owners have invested a lot of time and money in Mount Holly. The expansion will insure business retention and future success.

- After operating The Salon & Spa on Main for several years as tenants, Billy and Anna Rick bought the Summey building on October 6, 2011. According to tax records, the sale amount was \$280,000. Mr. and Mrs. Rick has made significant improvements to the building, through the restoration of the historic storefront and adding attractive signage. Initial upfit of The Salon itself was \$60,000, and the façade renovations totaled an additional \$26,000. As one can see from the proposed scope of work, the \$15,000 requested does not fund the \$32,500 renovation project for The Salon & Spa on Main. Some of the items included in the scope of work for The Salon would not be covered under the grant guidelines, such as painting and new flooring. The IRC outlined what items the grant would cover, however, the aforementioned renovations and the additional work not covered under the grant amounts to significant leveraging funds from the property/business owners.

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

It is important to note that the Finance Department will need to conduct a budget amendment to allocate funds, from the \$100,000 earmarked for Business Incentive Grants by Council, to the appropriate account, which is expected to be placed on the Consent Agenda when the project is complete. The applicant however, wanted some assurance that City Council approves of the application before making the improvements. Please note that the applicant must perform the renovations per plan as submitted in the application, have the County approve a final inspection and issue a certificate of occupancy. The applicant must also execute a performance agreement with the City, outlining the requirements before the funding is awarded. The standard performance agreement was drafted by the City Attorney and Mr. Beal.

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 The Salon & Spa on Main to cover the construction of an access point from existing salon space a fire separation wall to divide it from 125 S. Main St., associated plumbing work, electrical work, and demo and remodeling work for expanded reception area.

Attachments:

1. *Business Incentive Grant Guidelines*
2. *Business Incentive Grant Application for The Salon & Spa on Main*



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

DATE: _____

NAME OF APPLICANT: Anna W. Rick

BUSINESS NAME: The Salon & Spa on Main, LLC

ADDRESS: 123 S. Main Street
Mount Holly, NC 28120

TELEPHONE: (704) 827-0733

If Property Owner differs from Business Owner

PROPERTY OWNER NAME: Billy & Anna Rick

ADDRESS: 2225 Stoneridge Dr.
Charlotte, NC 28214

TELEPHONE: (704) 408-6804 Anna (704) 506-4846 (Billy)

PROJECT ADDRESS: 123 S. Main Street
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: <u>3-1-14</u>
ANTICIPATED COMPLETION: <u>3-30-14</u>

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.

Anna W. Pick
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.

Sime
Signature of Property Owner (if different from business owner)

Office Use Only
Date Received: _____
Comments: _____

Business Incentive Grant Application for

The Salon & Spa on Main, LLC

The Salon & Spa on Main, LLC has been in business since May of 2007 located at 123 S. Main Street in downtown Mount Holly. Currently we have 8 hair stylists, 1 nail tech, and 2 estheticians working at our location which is our maximum with the current space available. As we continue to grow and increase our customer base & economic impact in the Mount Holly community, we find the need to expand.

Project Description

The project will include the addition of 2 new styling stations that will increase our number of stylist from 8 to 10. Adding two more stylists will increase the overall traffic and business to our salon and spread to other service areas like esthetics, nails & body treatments, thus increasing revenue for those service areas. An expansion of our reception area is planned to increase the amount of seating space needed for the expected addition of new clients. We will demo two existing styling stations to allow for the larger reception area. Also, our existing color bar, dryer & sink area will be demoed to allow for a total of 4 new styling stations (2 that were demoed from the front + 2 new additional styling stations). As owners of our building and with a new vacancy at 125 S. Main Street, this is the perfect time for The Salon & Spa on Main to expand into the space next door to us. This expansion will add an additional 500 square feet. The addition will contain a larger color bar station, an expanded wash sink & dryer section. It will also allow us the use of an additional restroom. Other improvements planned to the existing salon during the expansion are... new paint, flooring, and lighting. Please refer to the job cost proposal attached for expected project costs.

Economic Impact

As our business grows this expansion is necessary for the long term health of our salon. Since opening in 2007 we have maintained a full staff of experienced and licensed cosmetologist, nail tech, estheticians and massage therapist. As we stand currently with the number of technicians vs. the amount of space, we see the immediate need for an expansion. Adding 2 additional stylists will increase that need. Having this expansion successfully completed will allow for our current and new staff to attract more clients to our salon and the downtown Mount Holly area. Our current staff and their clients are a continued support to other businesses in the Mount Holly area. We expect an immediate and full economic impact as soon as the project is completed. The addition of two new licensed cosmetologists is expected to be immediate after the project's completion.

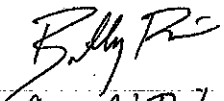
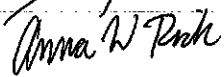
The Salon & Spa on Main, LLC has been successful business in the downtown Mt Holly area since 2007 and have completed many upgrade projects using our own money showing a personal and financial commitment to The Salon & Spa on Main and the downtown business community. Included in these previous financial investments are our initial up fit cost of approximately \$60,000. In 2012 we improved our façade with new doors, windows, signage, lighting, totaling \$26,000.

Billy & Anna Rick
2225 Stoneyridge Dr.
Charlotte, NC 28214
January 16, 2014

City of Mt. Holly
Re: Business Incentive Grant

In reference to the business grant application for the renovations / up-fit project for The Salon & Spa on Main, located at 123 S. Min St, Mt. Holly, NC, as the owner of the property we understand that we will be covering any/all expenses above the \$15,000 grant. We are also paying for the items not covered by the grant.

Sincerely,

Bank of America



January 17, 2014

Please find this letter as verification of account ownership and status for THE SALON AND SPA ON MAIN LLC, member managed by Billy J Rick and Anna Rick. The account is open, active and in good standing since inception on April 16th, 2007 with Bank of America. If any further information is required, please contact the Callabridge Landing Banking Center for Bank of America at 704-395-6006.

Sincerely,

A cursive handwritten signature in black ink, appearing to read 'Elin Wright'.

Elin Wright

AVP; Banking Center Manager II

Callabridge Landing

Northwest Charlotte

704-395-6457



Official Sponsor

Recycled Paper



LICENSED & INSURED - NC GENERAL CONTRACTORS LICENSE # 72774

QUOTE

127 S. Main St. suite A
Mt. Holly, NC 28120
704-506-4846
www.rtrrenovations.com

QUOTE # 54829
DATE: JANUARY 15, 2014

TO:
Anna Rick
c/o The Salon & Spa on Main
123 S. Main St.
Mt. Holly, NC 28210

COMMENTS OR SPECIAL INSTRUCTIONS:

SALESPERSON	P.O. NUMBER	Job Type	Start Date	Payment Terms	Due Date
		expansion			Upon completion

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Scope of work: Expansion of salon into part of 125 space. Create new penetration / access from existing salon space (123) into New expanded space (125) Build new fire rated wall to divide existing space at 125 S Main St. Framing to accommodate new plumbing and electrical for new color Bar and hair wash area \$2700.00 Plumbing – new plumbing supply and drain lines for 4 new hair wash Sinks and 2 new sinks at color bar area. Includes fixtures \$6,800.00 Electrical – run 4 new dedicated circuits to the 4 new styling stations Run 4 new dedicated circuits to 4 new hair drying chairs. Run new Wiring for new chandelier style fixtures (owner providing fixtures) \$3,100.00 Demo of existing color bar, hair wash sinks, and dryers. Remove Electrical and plumbing as needed. Demo 2 front styling station Areas to accommodate new expand waiting / reception area. Build new wall to separate waiting area from service area. \$2,500.00 Build walls for 4 new styling station areas. \$1,200.00		

Add new emergency / exit lighting to new expanded area.

\$400.00

Paint entire salon – new addition and current space.

\$3,500.00

New flooring covering in new addition and new flooring covering in the current reception and service area.

\$6,300.00

Replace current styling stations and add 2 additional

\$6,000.00

Additional Notes:

Price includes all materials and labor unless noted.

Thank you for your business!

SUBTOTAL

SALES TAX

SHIPPING & HANDLING

TOTAL

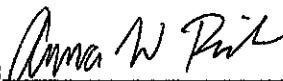
\$32,500.00

Quotation prepared by:

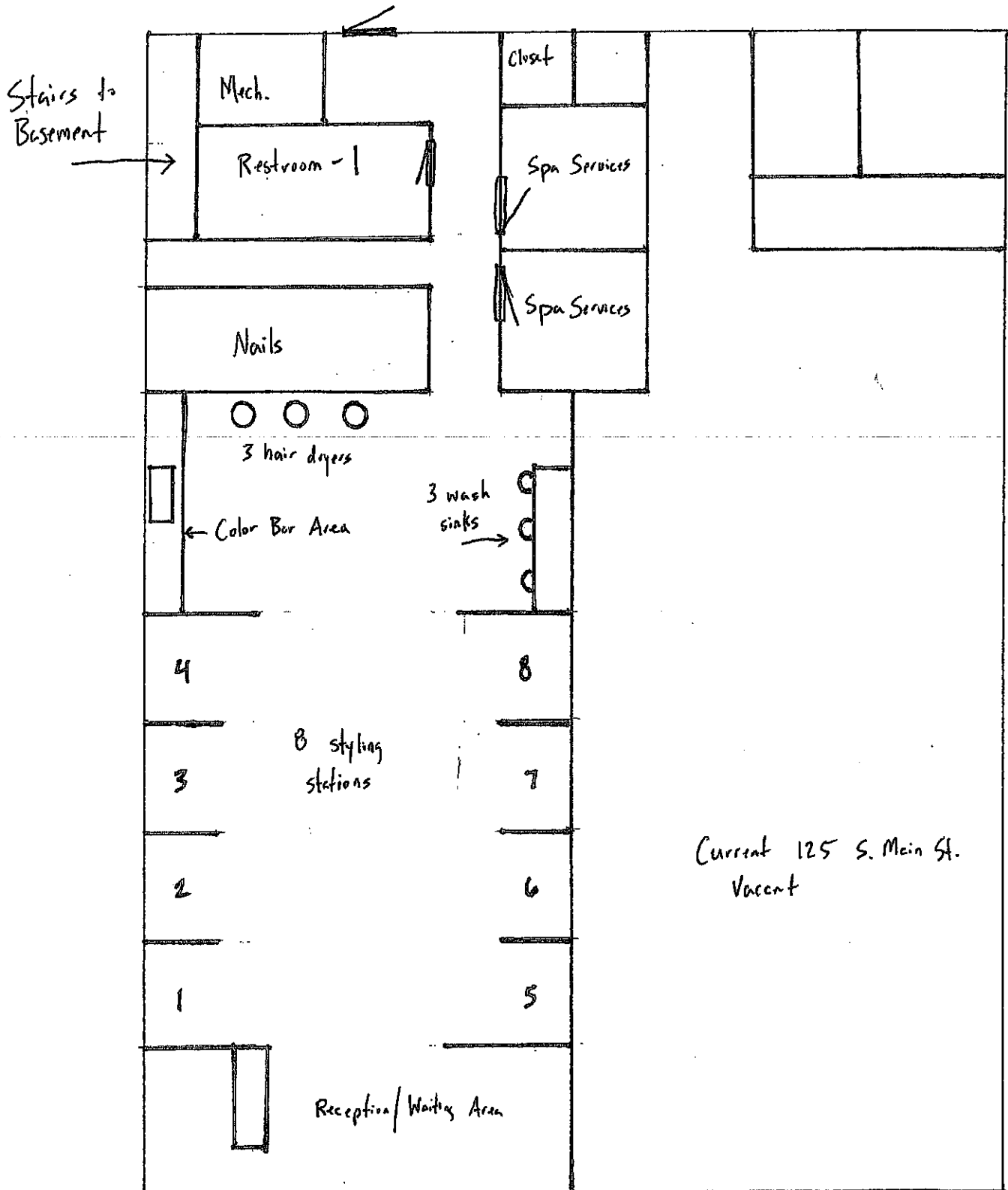


This is a quotation on the goods / services described above. All quotes are good for 30 days. All final payments are due upon completion.

To accept this quotation, sign here and return:

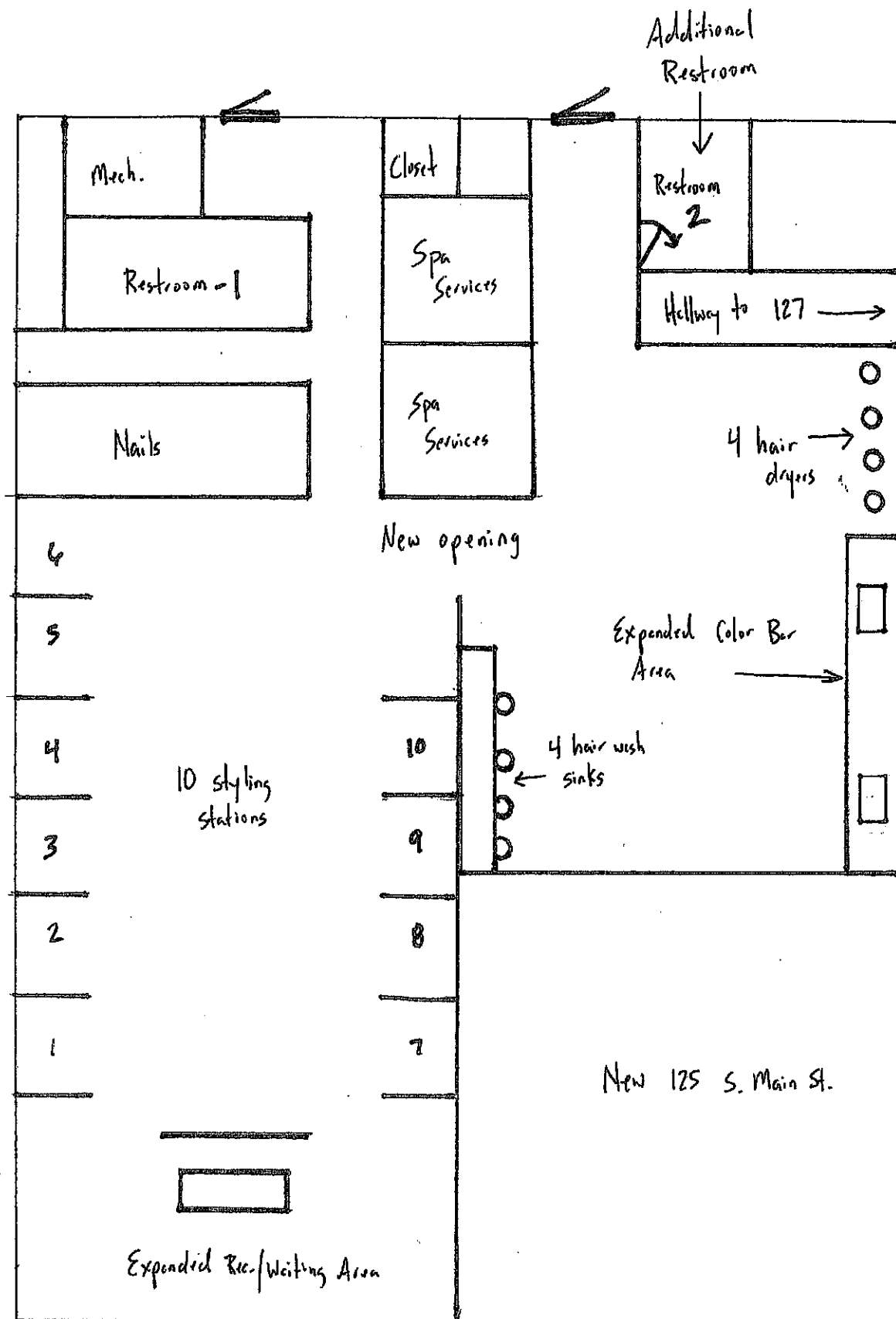


* Existing Layout



Not to Scale

* Proposed Layout



License Year

2014

License No.

72774

North Carolina

Licensing Board for General Contractors

This is to Certify That:

RTR Renovations, LLC
Mount Holly, NC

is duly registered and entitled to practice

General Contracting

Limitation: Limited
Classification: Building

until

December 31, 2014

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

January 1, 2014

This certificate may not be altered.



[Signature]
Chairman

[Signature]
Secretary-Treasurer



City of Mount Holly Action Agenda Item

To: City Council

Date: February 6, 2014

From: Greg Beal, Planning Director

Meeting Date: February 9, 2014

Agenda Item to be considered: Consideration and Approval of Business Incentive Grant Application for RTR Renovations and RTR Property Management

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request: The Incentive Review Committee (IRC), comprised of Angie Saunders, Chair of Mount Holly Chamber, James Allen, EDC Member, and I discussed the Business Incentive Grant application for RTR Renovations and RTR Property Management, for a new business location and life-safety improvements, and came to a unanimous consensus on Thursday, February 6th, to recommend that Council approve the application in the amount of \$15,000 to cover the construction of ADA restroom, plumbing, a new stairwell to the second floor and HVAC work. It is important to note that these are the first three items listed in the proposed scope of work quote, totaling \$20,000; the owner is leveraging funds to cover remaining renovation, totaling \$27,800. Below is a list of points that the IRC considered when reviewing the application for The Salon & Spa on Main:

- When the Business Incentive Grant was adopted by Council in June 2011, a main goal or focus was encouraging new businesses and existing business expansion. Billy Rick has operated RTR Renovations and RTR Property Management since 2011, and the business has had to move three times, once to make way for a new tenant in the upstairs portion of the Summey Building.
- Currently the business employs 6 fulltime workers, several part-time associates and many subcontractors, who will support neighboring businesses by eating, shopping and utilizing adjacent business services.
- If this application were to compete against a restaurant, café or antique store, it would have a hard time. It is essentially an office that will create some foot traffic, just not a significant amount. What makes this application unique and worthy of grant funding is the long-range picture. Adding a second form of ingress/egress to the upstairs space in the Summey Building will create more business opportunities for Downtown Mount Holly. The County Building Inspections Department denied any use of the 4,500 sq ft upstairs space because it only had one form of access, through the existing exterior steel stairwell. Mr. Rick spent many hours researching old tax records to show that office space had been located upstairs for decades. With that proof, there was no change of use, and the County enabled renovation of the seven, 2nd Floor suites for office/non-assembly use. Mr. Rick has had to limit the upstairs space to these types of uses. With the second form of ingress/egress for life-safety, the upstairs space can be utilized for yoga studios, art galleries, retail and other non-office type uses.
- Similarly to The Salon & Spa application, Mr. and Mrs. Rick has made significant improvements to the building, through the restoration of the historic storefront and adding attractive signage. Initial upfit of The Salon itself was \$60,000, and the façade renovations totaled an additional \$26,000. There has been several thousand dollars spent on the upfit of other suites, including upstairs. As one can see from the proposed scope of work, the \$15,000 requested does not fund the \$27,800 renovation project for RTR Renovations and RTR Property Management. Some of the items included in the scope of

work for 125 South Main would not be covered under the grant guidelines, such as painting and new flooring. The IRC outlined what items the grant would cover, however, the aforementioned renovations and the additional work not covered under the grant amounts to significant leveraging funds from the property/business owners.

- Like the initial IRC review, Council may look at this business as being one that does not significantly encourage foot traffic, however one cannot deny that the investment in Mount Holly is obviously there. It also adds diversity to our downtown because of the type of business. What sets it apart and makes it unique is the addition of a life-safety feature in the construction of an interior stairwell for future business attraction.

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

It is important to note that the Finance Department will need to conduct a budget amendment to allocate funds, from the \$100,000 earmarked for Business Incentive Grants by Council, to the appropriate account, which is expected to be placed on the Consent Agenda when the project is complete. The applicant however, wanted some assurance that City Council approves of the application before making the improvements. Please note that the applicant must perform the renovations per plan as submitted in the application, have the County approve a final inspection and issue a certificate of occupancy. The applicant must also execute a performance agreement with the City, outlining the requirements before the funding is awarded. The standard performance agreement was drafted by the City Attorney and Mr. Beal.

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 RTR Renovations and RTR Property Management to cover the construction of ADA restroom, plumbing, a new stairwell to the second floor and HVAC work.

Attachments:

1. *Business Incentive Grant Guidelines*
2. *Business Incentive Grant Application for RTR Renovations & RTR Property Management*



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

DATE:	1-14-14
NAME OF APPLICANT:	RTR Renovations, LLC - Billy Rick
BUSINESS NAME:	RTR Renovations, LLC
ADDRESS:	2225 Stonyridge Dr. Cherokee, NC 28214
TELEPHONE:	704-506-4846

If Property Owner differs from Business Owner

PROPERTY OWNER NAME:	Same
ADDRESS:	
TELEPHONE:	
PROJECT ADDRESS:	

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.

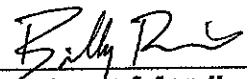
START DATE: 2-15-14
ANTICIPATED COMPLETION: 3-15-14

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 Incentive Grant Application for

RTR Renovations, LLC & RTR Property Management, LLC

RTR Renovations & RTR Property Management, LLC have been in business since 2011 serving the Mount Holly and surrounding areas. Our home base or office has been on the move since our establishment. As owners of the Summey Building we first had an office upstairs in the Summey Building, but saw the opportunity to fill it with a great tenant and add an additional small business to our community. Since then we have relocated our offices two other times in order to allow for other small businesses to come in and add to our growing downtown merchant community. It is time for us to establish a permanent location at 125 South Main Street. Establishing this presence on Main Street and within our own building will allow for us to stay in close touch with our 10 other tenants in Summey Building and our other property at 121 South Main Street. It will allow for RTR Renovations, LLC a permanent location to meet with customers to discuss renovations and upcoming projects.

Project Description

In order to establish the permanent location several renovations will need to be done. Half of the space at 125 South Main Street location will be occupied by an expansion to The Salon & Spa on Main, LLC pending their own grant approval. RTR will take the front half of the space at 125 South Main Street making it necessary to physically separate the two business. The grant would fund a new ADA restroom, new electrical panel dedicated to the new space, new HVAC system with control panel. We are also considering adding a stair case to the second level of Summey Building allowing for two points of egress, allowing for possible future options on the second level. Please see the project proposal for more detail on these and other improvements that will be made to this location, like new flooring, paint, ceiling, and new signage to store front.

Economic Impact

Establishing a more permanent location with better visibility will allow us to network with other merchants and their customers improving our customer base. We currently employ 6 full time employees, several part time, and many sub contractors. Being able to keep our location in the downtown Mount Holly business district will keep our current employees eating, shopping & spending money in this area. Our objective in keeping our offices in Mount Holly is to keep our business focused on this area, (continuing to buy and renovate foreclosed homes in Mount Holly, buying and renovating commercial property in the Mount Holly area).

Billy & Anna Rick
2225 Stoneyridge Dr.
Charlotte, NC 28214
January 16, 2014

City of Mt. Holly
Re: Business Incentive Grant

In reference to the business grant application for the renovations / up-fit project for RTR Renovations, located at 125 S. Min St, Mt. Holly, NC, as the owner of the property we understand that we will be covering any/all expenses above the \$15,000 grant. We are also paying for the items not covered by the grant.

Sincerely,




Bank of America



January 17, 2014

Please find this letter as verification of account ownership and status for RTR RENOVATIONS LLC, member managed by Billy J Rick. The account is open, active and in good standing since inception on July 20th, 2011 with Bank of America. If any further information is required, please contact the Callabridge Landing Banking Center for Bank of America at 704-395-6006.

Sincerely,

A stylized, cursive handwritten signature in black ink, appearing to read 'Elin Wright'.

Elin Wright

AVP; Banking Center Manager II

Callabridge Landing

Northwest Charlotte

704-395-6457



Official Sponsor

Recycled Paper

Bank of America



January 17, 2014

Please find this letter as verification of account ownership and status for RTR PROPERTY MANAGEMENT LLC, member managed by Billy J Rick. The account is open, active and in good standing since inception on July 20th, 2011 with Bank of America. If any further information is required, please contact the Callabridge Landing Banking Center for Bank of America at 704-395-6006.

Sincerely,

A handwritten signature in black ink, appearing to read "Elin Wright".

Elin Wright

AVP; Banking Center Manager II

Callabridge Landing

Northwest Charlotte

704-395-6457



Official Sponsor

Recycled Paper



LICENSED & INSURED - NC GENERAL CONTRACTORS LICENSE # 72774

QUOTE

127 S. Main St. suite A
Mt. Holly, NC 28120
704-506-4846
www.rtrrenovations.com

QUOTE # 54831
DATE: JANUARY 15, 2014

TO:
Billy Rick
c/o RTR Renovations
125 S. Main St
Mt. Holly, NC 28120

COMMENTS OR SPECIAL INSTRUCTIONS:

SALESPERSON	P.O. NUMBER	Job Type	Start Date	Payment Terms	Due Date
		Interior renovations / upfit			Upon completion

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Scope of work: Up-fit / build out of new 125 S Main St. location. Build new ADA restroom, includes framing, drywall, plumbing, and Plumbing fixtures \$6,500.00 Re-construct stairway to the 2 nd level where the original stairway was Located. Includes framing, drywall, stair treads & risers, and handrails \$8,000.00 New dedicated 2 ton hvac split sytem to services the new area. \$5,500.00 New electrical panel, with new clrcuits for lights, receptcles, and hvac System. New overhead lights \$4,000.00 New hardwood flooring throughout. \$3,800.00		

Additional Notes:

Price includes all materials and labor unless noted.

Thank you for your business!

SUBTOTAL

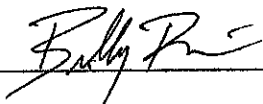
SALES TAX

SHIPPING & HANDLING

TOTAL

\$27,800.00

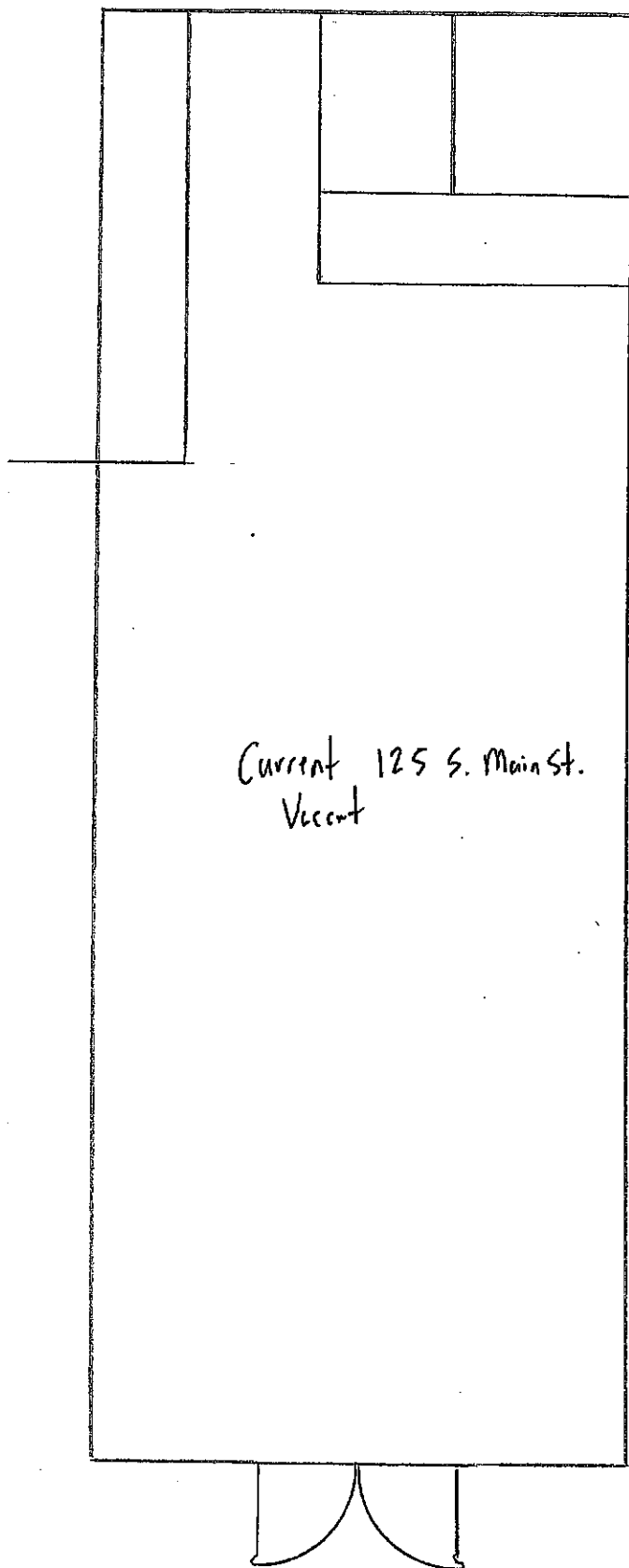
Quotation prepared by:



This is a quotation on the goods / services described above. All quotes are good for 30 days. All final payments are due upon completion.

To accept this quotation, sign here and return:

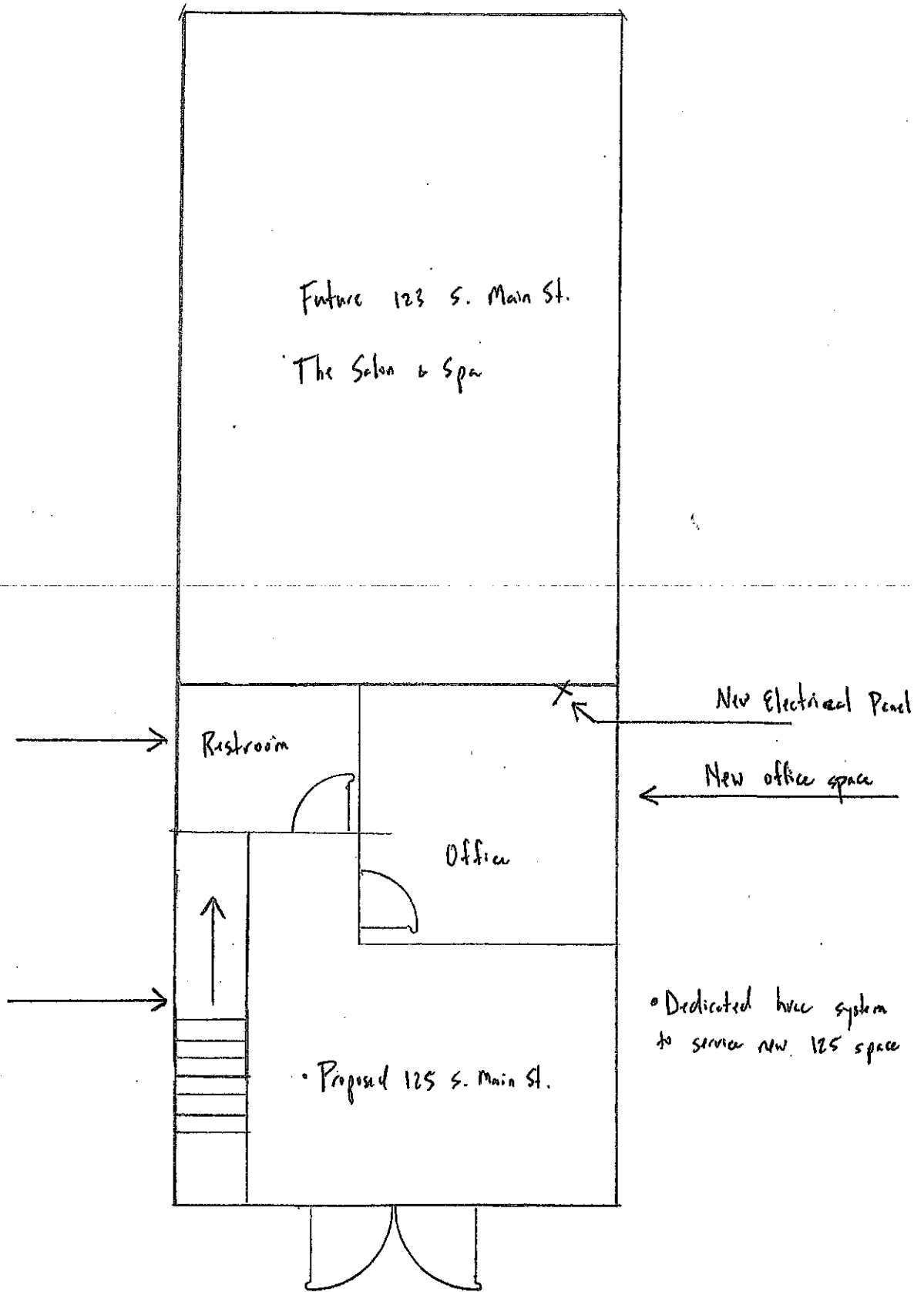




Current 125 S. Main St.
Vicent

new ADA restroom

new stairway to the 2nd floor. In the place of the original stairs. provides 2nd access for emergency & safety issues.



• Dedicated hvac system to serve new 125 space

License Year

2014

License No.

72774

North Carolina

Licensing Board for General Contractors

This is to Certify That:

RTR Renovations, LLC
Mount Holly, NC

is duly registered and entitled to practice

General Contracting

Limitation: Limited
Classification: Building

until

December 31, 2014

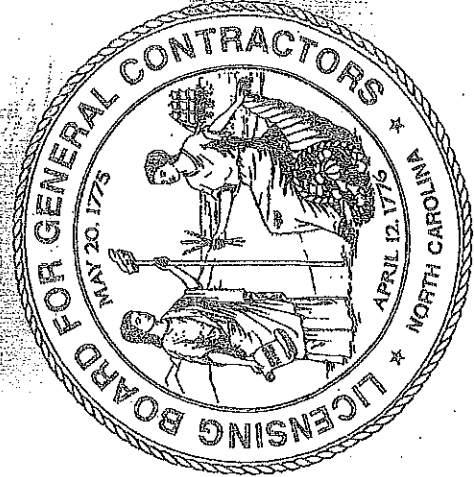
when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

January 1, 2014

This certificate may not be altered.



[Signature]
Chairman

[Signature]
Secretary-Treasurer

OTHER BUSINESS

REPORTS

Mount Holly Parks & Recreation
Monthly Report

Sole Patrol- The Sole Patrol was open 20 days during the month of January. The total attendance was 836, with 82 different members attending. The Patrol met for exercise, fellowship, and fun, as well as their monthly social events.

Fitness Center- The Fitness Center was open 24 days during the month of January. The total attendance was 195, with 38 different members attending.

Athletics- Youth basketball games are in full swing. We have 251 children playing on 27 different teams. Games are played on the weekends at Tuckaseege Community Center and the Old Gym, and practices are held throughout the week at both gyms. The season will go until the end of February.

Free-play basketball is currently on hold as the Middle School basketball teams are using the Old Gym after school for their practices. We do have the game room open at the Old Gym on Monday, Wednesday, and Friday afternoons from 230-530pm.

News & Notes- Spring Sports registration has started. The deadline to sign-up for girls' volleyball and spring soccer is Friday February 28. The registration deadline for tee-ball and coach pitch baseball is Monday March 17.

We will be offering Bricks 4 Kidz this February at the Municipal Complex. This is a lego building class for ages 6-11. The class will begin on Thursday February 20 and be held in the training room from 630-730pm.

Yoga class continues to be offered at the Tuckaseege Community Center on Wednesday evenings from 630-730pm. Zumba is still held at the Municipal Complex on Tuesday & Thursday evenings from 630-730pm.

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(01/01/2014 - 01/31/2014)

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.:
0410 - Aggravated Assault	1	0	0	0	0	0	0	1	2	1	0
0520 - Burglary - Non-Forced Entry	0	0	0	0	0	0	0	1	2	1	1
0630 - Larceny - Shoplifting	0	0	0	0	0	0	0	0	1	1	1
0640 - Larceny - From Motor Vehicle	0	0	0	0	0	0	0	0	2	2	2
0660 - Larceny - From Buildings	0	0	0	0	0	0	0	0	2	2	2
0690 - Larceny - All Other Larceny	0	0	0	0	1	0	0	0	8	8	4
0710 - Motor Vehicle Theft - Automobile	0	0	0	0	1	0	0	0	2	2	0
0790 - Motor Vehicle Theft - All Other Motor Vehicles	0	0	0	0	0	0	0	0	1	1	0
0810 - Simple Physical Assault	2	0	0	0	1	0	0	0	4	4	1
0890 - Simple Assault- All Other Simple Assault	0	0	0	0	1	0	0	0	1	1	0
1026 - Counterfeiting - Using	0	0	0	0	0	0	0	0	1	1	1
1120 - Fraud - Obtaining Money/Property by False Pretense	0	0	0	0	0	0	0	0	2	2	2
1400 - Criminal Damage to Property (Vandalism)	0	0	0	0	1	0	0	0	9	9	6
1810 - Drug Violations	2	0	0	0	0	0	0	0	8	8	6
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	2	0	0	0	0	0	0	0	2	2	0
1890 - Drug Violations - All Other Drug Violations	0	0	0	0	0	0	0	0	4	4	4
2100 - DWI - Alcohol and/or Drugs	3	0	0	0	0	0	0	0	3	3	0
2450 - Drunk and Disruptive	1	0	0	0	0	0	0	0	1	1	0
2650 - Escape From Custody or Resist Arrest	1	0	0	0	0	0	0	1	2	1	0
2670 - Trespassing	1	0	0	0	0	0	0	0	1	1	0
2690 - All Other Offenses	2	0	0	0	0	0	0	0	3	3	0
4010 - All Traffic (except DWI)	3	0	0	0	0	0	0	0	5	5	0

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(01/01/2014 - 01/31/2014)

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.:
9910 - Calls for Service	1	0	0	0	0	0	0	1	6	5	3
Totals:	19	0	0	0	5	0	0	4	72	68	33

Arrest Status/Disposition Totals by Offense

MOUNT HOLLY POLICE

(01/01/2014 - 01/31/2014)

Offense:	Further Invest.:	Inactive:	Closed/ Cleared:	Arrest/No Supp.:	Arrest/No Invest.:	Felony:	Misd.:	Juvenile:	Adult:	Offense:
0200 - Rape	0	0	2	2	0	2	0	0	2	2
0410 - Aggravated Assault	0	0	1	1	0	1	0	0	1	1
0690 - Larceny - All Other Larceny	0	0	1	1	0	0	1	0	1	1
0810 - Simple Physical Assault	0	0	2	2	0	0	2	0	2	2
1140 - Fraud - Unauthorized Use of Conveyance	0	0	1	0	1	0	1	0	1	1
1780 - Child Molestation (Non-Assaultive)	0	0	1	1	0	1	0	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	1	1	0	0	1	0	1	1
1890 - Drug Violations - All Other Drug Violations	0	0	2	2	0	2	0	0	2	2
2100 - DWI - Alcohol and/or Drugs	0	0	5	5	0	0	5	0	5	5
2450 - Drunk and Disruptive	0	0	1	1	0	0	1	0	1	1
2640 - Contempt of Court, Perjury, Court Violations	0	0	2	1	1	0	2	0	2	2
2650 - Escape From Custody or Resist Arrest	0	0	1	1	0	0	1	0	1	1
2670 - Trespassing	0	0	1	1	0	0	1	0	1	1
4010 - All Traffic (except DWI)	0	0	8	8	0	0	8	0	8	8
4040 - Non-Criminal Detainment (Involuntary Commitment)	0	0	1	1	0	0	0	0	1	1
Totals:	0	0	33	31	2	8	24	0	33	33

Citation Totals by Charge

MOUNT HOLLY POLICE

(01/01/2014 - 01/31/2014)

Charge:	Number of Charges:
Speeding (Misdemeanor)	4
Speeding (Infraction)	37
Seat Belt	1
DWI	4
No Operator License	4
Driving While License Revoked	2
Expired Registration	6
Inspection	8
Unsafe Movement	1
Failure To Stop (Stop Sign/Flashing Red Light)	12
Running Red Light	5
No Insurance	6
Possess/Consume Alcohol - Passenger	3
Failure To Reduce Speed	2
Other (Misdemeanor)	6
Other (Infraction)	4
Other (2nd Charge - Misdemeanor)	21
Other (2nd Charge - Infraction)	2
Total:	128

Calls By Department

January 2014

MOUNT HOLLY POLICE

TRAFFIC STOP	156	15.66%
SPECIAL CHECK	109	10.94%
MV COLLISION PD	42	4.22%
ALARM B	40	4.02%
STRANDED MOTORIST	38	3.82%
ALARM R	36	3.61%
INFORMATION ONLY	31	3.11%
DOMESTIC ARGUMENT	28	2.81%
SUSPICIOUS PERSON	25	2.51%
SUSPICIOUS VEH OCCUP	24	2.41%
SUSPICIOUS VEH UNOCCUP	23	2.31%
CHECK THE WELFARE	22	2.21%
FOLLOW UP INVESTIGATION	22	2.21%
ASSIST FD/EMS	21	2.11%
SCHOOL TRAFFIC	21	2.11%
CHECK ROADWAY	19	1.91%
SCHOOL RES OFFICER	19	1.91%
LARCENY AL OCC	18	1.81%
DRUGS	17	1.71%
BANK ESCORT	16	1.61%
ASSIST LE AGENCY	15	1.51%
NOISE VIOLATION	14	1.41%
ASSIST OTHER	13	1.31%
JUVENILE	13	1.31%
DAMAGE TO PROPERTY	11	1.10%
FOOT PATROL	11	1.10%
PERSONAL ESCORT	11	1.10%
HANGUP 911	9	0.90%
VERBAL ARGUMENT	9	0.90%
COMMUNICATING THREATS	8	0.80%
COURT	8	0.80%
FOUND PROPERTY	7	0.70%
TRESPASS	7	0.70%
FUNERAL ESCORT	6	0.60%
MISC CALL	6	0.60%
SPECIAL ASSIGNMENT	6	0.60%
TRAFFIC OTHER	6	0.60%
DOMESTIC ESCORT	5	0.50%
INTOXICATED DRIVER	5	0.50%
MV COLLISION PI	5	0.50%
PARKING VIOL	5	0.50%
SERVE WARRANT	5	0.50%
CIVIL DISPUTE	4	0.40%
DISCHARGE FIREARM	4	0.40%
FIGHT MULTIPLE SUBJ	4	0.40%
PROWLER	4	0.40%
PUBLIC NUISANCE	4	0.40%
BIKES/SKATEBOARDS/ATV/DIRT BIKES		
SUBJECT WITH A GUN/WEAPON	4	0.40%
ANIMAL COMPLAINT	3	0.30%
ASSAULT AL OCC	3	0.30%
ASSAULT IN PROG	3	0.30%
HIT & RUN PD	3	0.30%
LARCENY FROM VEHICLE	3	0.30%
ALCOHOL VIOLATION	2	0.20%

ATTEMPTED B & E	2	0.20%
B & E RES AL OCC	2	0.20%
B & E TO VEHICLE ALR OCC	2	0.20%
CHILD CUSTODY	2	0.20%
DOMESTIC ASSAULT	2	0.20%
FRAUD	2	0.20%
INTOXICATED PEDESTRIAN	2	0.20%
LARCENY IN PROG	2	0.20%
LOST PROPERTY	2	0.20%
RADAR/TRAFFIC ENFORCEMENT	2	0.20%
SCHOOL PROGRAM	2	0.20%
STOLEN VEHICLE AL OCC	2	0.20%
SUICIDAL SUBJECT	2	0.20%
ASSAULT W/ WEAPON	1	0.10%
B & E RES IN PROG	1	0.10%
B & E VEHICLE IN PROGRESS	1	0.10%
CHILD ABUSE AL OCC	1	0.10%
COUNTERFEIT MONEY	1	0.10%
DIRECT TRAFFIC	1	0.10%
HARRASSMENT	1	0.10%
K9 DEPLOYMENT	1	0.10%
MENTAL COMMITMENT	1	0.10%
MISSING PERSON JUVENILE	1	0.10%
OBTAINING WARRANT	1	0.10%
ROAD RAGE	1	0.10%
SEX OFFENSE/RAPE AL OCC	1	0.10%
SOLICITATION	1	0.10%
TRAILER DEPLOYMENT	1	0.10%
UNAUTHORIZED USE OF CONVEYANCE	1	0.10%
VANDALISM AL OCC	1	0.10%
	0	0.00%

Total Records For MOUNT HOLLY POLICE	996	100.00%
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Total Records	996
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PUBLIC WORKS REPORT

	DECEMBER	2013	2012	2011
Water				
Daily Average (mgd)		2.298	2.211	2.293
Daily Maximum (mgd)		2.850	2.750	2.680
Daily Minimum (mgd)		1.640	1.660	1.590
Monthly Total (mg)		71.230	68.530	71.090
Customers				
Inside City Limits		5467	5332	5231
Outside City Limits		489	485	477
TOTAL		5956	5817	5708
Wastewater				
Daily Average (mgd)		2.349	2.004	2.181
Daily Maximum (mgd)		3.164	2.646	3.160
Daily Minimum (mgd)		1.436	1.134	1.437
Monthly Total Flow (mg)		72.808	62.113	67.625
American & Efird Total Flow (mg)		16.054	12.787	12.543
Customers				
Inside City Limits		5114	5003	4678
Outside City Limits		57	52	34
TOTAL		5171	5055	4712
Sanitation				
Number of Customers				
Residential		4757	4660	4551
Commercial / Industrial		145	151	138
Recycling		4846	4615	0.00
Garbage Collected (tons)		351.18	313.93	344.42
General Yardwaste (tons)		35.47	36.12	36.66
Chipping (tons)		0.00	0.00	0.00
Leaves (tons)		113.16	150.00	36.00
Total Yardwaste (tons)		148.63	186.12	72.66
White Goods (tons)		0.00	0.00	0.00
Recycling (tons)		65.73	65.20	0.00

SOP For Irrigation Systems

Clocks: Always keep timer devices locked and sealed at all times.
Inspect timers for malfunction and moisture on a weekly basis.
Check all functions on clock for defaults on a weekly basis.

Heads: During scheduled operation of system, inspect each head for excessive water leaks on a weekly basis.
Check adjustment of heads weekly to insure proper distribution of water.
All heads must be plum or straight for proper water distribution.
Visually inspect each zone for leaks coming from under ground.

Values: Keep all value boxes clean of all debris.
Each box must have proper drainage system to insure proper value operation.
Inspect for loose or bare wiring.
During scheduled inspections apply a recommended insecticide.

Back Flow Values: Back flow values shall be up to all local and state guide lines.
All back flow values shall be inspected and tested by a licensed technician according to state and local guide lines.
Always winterize back flow systems to insure from freezing

Contact: Shannon Horton if any question or problems should arise,
704-813-7552