

Minutes

Mount Holly City Council/Planning Commission Joint Meeting
January 27, 1997

The Mount Holly City Council/Planning Commission met on January 27, 1997 at 7:00 P.M. in the Gaston Federal Savings and Loan Office. Those present were the Mayor Frank McLean, Mayor Pro-Tem Michael Helms, Councilwoman Phyllis Harris, Councilmen R. L. Duke, Jim Hope, Andy Stewart and David Hostetler, Jr., along with City Manager Phillip Ponder. Planning Commission members present were Chairman Yates Springs, Hazel Michael, Jack Stevenson, Earnest Stowe, Jr., George Cauthen, Jr. and Carlton Broome. Absent from the meeting were Chuck Carpenter and Jerry Miller.

Mayor McLean called the meeting to order. There were three main topics on the agenda for this workshop.

First on the agenda was a discussion of the Capital Improvements Program for the City of Mount Holly presented by Judi Simac, Planning Consultant. Mrs. Simac stated that the process will take approximately one year to complete and includes five phases of development. The completion date is scheduled for February, 1998. Each phase will be defined by tasks, meetings, schedule, and deliverables. This process will involve a interaction between city staff, the Planning Commission, the City Council, the Capital Budget Committee, and the Planning Consultant, Judi Simac, AICP of Earth Improvement Technologies, Inc. The Capital Budget Committee, the "heart of the political process," quoting Mrs. Simac, will consist of volunteers from the City Council, Planning Commission, and department directors. The CIP will be developed closely in accordance with the functional elements of the city as identified in the Land Development Plan. The process aforementioned will cover a period of six years. The five phases of work briefly described are:

- Phase I - Initial Planning
- Phase II - Program Plans and Project Development
- Phase III - Evaluating and Selecting Projects
- Phase IV - Preparing the Recommended CIP
- Phase V - City Council Action

Mrs. Simac hopes that these improvements to our city will attract businesses, improve our city's image, and increase tourist interest, among other concerns.

Second on the agenda was a discussion of retaining or terminating the ETJ of Mount Holly proposed by City Manager Phillip Ponder. Michael Helms stated that one reason for retaining the ETJ was that Gaston County is experiencing a shortage of personnel for zoning enforcement. Mayor Pro Tem Michael Helms said that

the Catawba Heights section of the ETJ was pro-active about retaining the ETJ. Dr. Duke stated that he was in agreement with Mayor Pro Tem Helms on this matter. Commission member Stevenson stated that he concurs with Mayor Pro Tem Helms and Dr. Duke on the aforementioned statement. Mr. Stevenson also mentioned that the ETJ "is beneficial to us outside the city." Commission member Michael said that the ETJ "has pre-existing problems, is hard to control, and control is hard to regain if lost." Commission member Stevenson reiterates the aforementioned statement that Gaston County is curtailed in its enforcement, due to shortages of personnel. Planning and Zoning Director Danny Jackson says that no action should be taken on this matter until a detailed annexation study can be done. Councilman Hope stated that the City needs the ETJ. Also, he emphasized the statutory authority that the City possesses to go out two miles. One point he made was that "we gave it up," another is "due to the shortage of manpower in the County, we gave up one full mile of it." In closing, Councilman Hope stressed the point that "we lost one mile of the ETJ three times, and gained it back three times, and finally we gave it up. It is necessary that we retain the portion we presently have." City Manager Ponder mentioned that the Planning and Zoning Department needs to be more productive in the ETJ. Also, he states that if the ETJ is to be retained, we need an ongoing educational program.

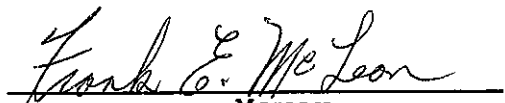
Last on the agenda was an informational discussion of Article XIV, Section 14.4 City Council Action, page 139. The Planning and Zoning Director, Danny Jackson, presented the information. The Section pertains to protest petitions for rezonings. Mr. Jackson stated that "now we do have something in the zoning ordinance pertaining to protest petitions."

Mayor Frank McLean moved for any carry-over business to be put on the table.

Dr. Duke moved to adjourn the meeting at 8:40 P.M.



City Clerk



Mayor
