

**CITY OF MOUNT HOLLY**  
**CITY COUNCIL MEETING MINUTES**  
**MONDAY, JULY 14, 2025**  
**COUNCIL CHAMBERS**  
**7:00 PM**

CALL TO ORDER

Mayor Moore called the meeting to order at 7:00 pm. The following were present:

|                                |                                               |
|--------------------------------|-----------------------------------------------|
| Mayor David Moore              | Jonathan Blanton, City Manager                |
| Mayor Pro Tem Lauren Shoemaker | Brian DuPont, Assistant City Manager          |
| Councilman Ivory Craig         | Alexis Hines, Human Resources Director        |
| Councilman Jeff Meadows-ABSENT | Brian Reagan, Police Chief                    |
| Councilman Bryan Hough         | Greg Beal, Planning Director                  |
| Councilwoman Phyllis Harris    | Ryan Baker, Fire Chief - Absent               |
| Councilman Kenneth Reeves      | Robert Stewart, Deputy Utilities Director     |
| Marie M. Anders, City Attorney | Eric Smallwood, Parks and Recreation Director |
| Tara Douglas, City Clerk       | Michelle Wood, Finance Director               |
|                                | Matt Black, Economic Development Director     |
|                                | Jason Green, Public Works Director            |

INVOCATION

Pastor John Mullins from Harvest Church led the Council, Staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Shoemaker led the Council, Staff, and attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Moore stated that there would be two changes to the agenda. Mayor Moore stated that the first change would be to add the Holly Springs Petition to New Business #1 and that the second change would be to remove the Closed Session. Mayor Moore entertained a motion to approve the agenda with the proposed changes.

**Motion:** Mayor Pro Tem Shoemaker made a motion to approve the agenda as presented. Councilman Reeves seconded the motion.

*All Council members present and voting, voted in favor 5-0. (Motion Carried)*

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**CONSENT AGENDA**

1. Call for a Public Hearing to Update Chapter 6: Table of Permitted and Special Uses, and to Chapter 7: Notes to the Table, Note # 3 to Update Regulations Regarding Home Occupations. Case # TA-25-7.
2. Call for Public Hearing to Consider an Update to Sections 159.059 & 153.082-C to Make the Process for Transferring Street Lights Over to the City for Maintenance Clearer. Case # TA-25-8.
3. Call for a public hearing to consider rezoning Parcel #s 123804 & 123794 from RD, Residential Downtown to B-1, Central Business, as submitted by First Presbyterian Church. Case #R-25-3.
4. Appoint Isaac Vargas to the Public Arts Advisory Commission.
5. Approval of Minutes - June 23, 2025 City Council Meeting
6. Approval of Minutes- June 23, 2025 Closed Session

Mayor Moore entertained a motion to approve the Consent Agenda as presented.

**Motion:** Mayor Pro Tem Shoemaker made a motion to approve the Consent Agenda as presented. Councilwoman Harris seconded the motion.

*All Council members present and voting, voted in favor 5 -0. (Motion Carried)*

**PUBLIC HEARINGS**

1. Public Hearing to update Section 7.1 Note 28 of the City's Zoning Ordinance to Update the standards for Solar Energy Systems. Case # TA-25-5. ***Nathaniel Jones***

Mr. Jones stated that Atrium and Charlotte Engineers came to the planning department with a plan to add Car Canopies to provide shade while producing solar power to their Mount Holly Rehabilitation Center. Mr. Jones stated that Atrium's project would power the entire building during the daytime hours, reducing strain on the South Gateway during peak power usage. Mr. Jones stated that the clearance needed by Atrium's contractors was greater than 12 feet tall, which under our current ordinance is the peak height allowed in all districts for Ground Mounted Solar Small Energy Systems. Mr. Jones stated that the project is rated for 105 miles per hour wind speed and that the preliminary structural information is in the attachments. Mr. Jones stated that the Planning Department staff suggested a change to the ordinance and wrote the change for Atrium to pay for and submit so that their project could be in compliance. Mr. Jones stated that the change will outline the requirements for commercial properties to have ground-mounted solar

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systems taller than 12 feet. Mr. Jones stated that the update will give the option of 12-20-foot-tall Ground Mounted Small Solar Energy Systems at maximum tilt in Commercial Zoning if they meet the minimum lot size of 3 acres and setback of 100 feet from all property lines. Mr. Jones stated that staff wrote the changes to not only benefit Atrium's proposed project, but for all commercial zoning that may want to build similar projects as solar power becomes a more viable solution. Mr. Jones stated that on July 7, 2025 staff brought this text amendment to the Planning Commission and that they voted unanimously to recommend approval of this item.

Councilman Reeves thanked Mr. Jones for providing the wind information and asked Mr. Jones if raising that height is going to be detrimental to the strength. Mr. Jones confirmed that it would not be detrimental to the strength.

**Motion:** Councilwoman Harris made a motion to come out of the regular meeting and go into the public hearing. Councilman Hough seconded the motion.

*All Council members present and voting, voted in favor 5-0. (Motion Carried)*

Mayor Moore stated that no one signed up to speak at this public hearing.

**Motion:** Mayor Pro Tem Shoemaker made a motion to come out of the public hearing and go back into the regular meeting. Councilman Hough seconded the motion.

*All Council members present and voting, voted in favor 5-0. (Motion Carried)*

**Motion:** Councilman Hough made motion to approve updating Section 7.1 Note 28 of the City's Zoning Ordinance to Update the standards for Solar Energy Systems. Case # TA-25-5  
Councilman Reeves seconded the motion.

*All Council members present and voting, voted in favor 5-0. (Motion Carried)*

2. Public Hearing to Consider a Text Amendment to Update Section 153.049 of the City's Subdivision Ordinance to Provide Standards for Access & Fire Safety for Construction Sites. Case # TA-25-6. ***Brandon Livingston and Faith Moore***

Miss Moore stated that the proposed text amendment Section 153.049 submitted by the City staff is to add a new section to the Subdivision and Land Development Ordinance. Miss Moore stated that the amendment aims to establish minimum requirements for fire access and fire protection at new construction sites, aligning with the standards outlined in Chapter 14 of the North Carolina

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Fire Code. Miss Moore stated that these requirements are particularly relevant for “shell building” projects and other developments that involve standpipe systems and/or private fire hydrants. Miss Moore stated that the intent is to enhance public safety by ensuring adequate emergency access and improving fire protection measures during and after construction. Miss Moore stated that staff has been working directly with the Fire Chief and Fire Marshal to ensure that the proposed text amendment meets the need of their department while improving the safety of construction sites. Miss Moore stated that the Planning Commission heard this case at their July 7, 2025 meeting and voted unanimously to recommend approval of this text amendment.

**Motion:** Councilwoman Harris made a motion to come out of the regular meeting and go into the public hearing. Councilman Craig seconded the motion.

*All Council members present and voting, voted in favor 5-0. (Motion Carried)*

Mayor Moore stated that there is no one that signed up to speak at this public hearing.

**Motion:** Mayor Pro Tem Shoemaker made a motion to come out of the public hearing and go back into the regular meeting. Councilman Hough seconded the motion.

*All Council members present and voting, voted in favor 5-0. (Motion Carried)*

**Motion:** Councilman Hough made motion to approve a Text Amendment to Update Section 153.049 of the City’s Subdivision Ordinance to Provide Standards for Access & Fire Safety for Construction Sites. Case # TA-25-6. Councilman Reeves seconded the motion.

*All Council members present and voting, voted in favor 5-0. (Motion Carried)*

Mayor Pro Tem Shoemaker thanked Mr. Issac Vargas who is in attendance tonight for agreeing to serve on the Public Arts Advisory Commission.

**PUBLIC COMMENT-** Three (3) Minute Limit

1. John Brantly: 121 Van Gogh Trail, Mount Holly, NC 28120. Mr. Brantly spoke regarding the buffer zone in Imagery Subdivision which is being cut down. Mr. Brantly reviewed his public comment from the last City Council meeting and stated that he has since learned that the case has been closed. Mr. Brantly is asking for the case to be reopened. Mr. Brantly wants to know if the stop work order is still in effect. Mr. Brantly stated that the case should not be closed. Mr. Brantly stated that he is going after NCDEQ.

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2. Quenton Goodwin: 312 W. Glendale Avenue, Mount Holly, NC 28120. Pastor Goodwin stated that he is the newly appointed Pastor at Burge Memorial United Methodist Church. Pastor Goodwin thanked the Mayor and City Council for what is being done regarding the Ransom Hunter Park. Pastor Goodwin offered support and commitment to the community of Mount Holly.

**NEW BUSINESS**

1. Holly Spring Petition

***Jonathan Blanton***

Mr. Blanton stated that Gaston County will be considering a conditional rezoning petition next Tuesday which pertains to the former Holly Springs property just outside of Mount Holly. Mr. Blanton reminded the Council that this annexation request was denied in 2017. Mr. Blanton stated that it has since gone through several different phases and requests with the property owner. Mr. Blanton stated that this is 135 acres at the corner of Rankin Avenue and West Catawba Avenue. Mr. Blanton stated that he is aware that staff and several of our elected officials have received correspondences from Gaston County regarding this project. Mr. Blanton stated that if approved, this subdivision would not be in the Mount Holly city limits. Mr. Blanton explained that the plans currently call for septic and well water to provide utility services to this subdivision. Mr. Blanton stated that the statement letter before the Council for consideration is to give an overview of the process and provide an update on how we got here. Mr. Blanton is asking for Council's direction on whether to submit this statement to Gaston County Commissioners ahead of their meeting next Tuesday.

Councilman Hough stated that the City of Mount Holly should express their concerns and that the City is not in favor of this. Councilman Hough stated that the City of Mount Holly has standards that they have not lived up to and that they have been communicated with multiple time to no avail. Councilman Hough stated that they have not responded to the City in a favorable manner. Councilman Hough stated that the City will continue to maintain the standards and apply them to everyone. Councilman Hough expressed that the county needs to understand that this is none of their business and that they need to deny this.

**Motion:** Mayor Pro Tem Shoemaker made a motion to submit the statement letter to the Gaston County Commissioners. Councilman Hough seconded the motion.

*All Council members present and voting, voted in favor 5-0. (Motion Carried)*

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2. City Manager Report

*Jonathan Blanton*

Mr. Blanton remind everyone that there will not be a City Council Work Session on July 28, 2025 and that the next City Council meeting will be on Monday, August 11, 2025. Mr. Blanton stated that the Mount Holly Sports Hall of Fame dinner will be held Saturday, July 19, 2025 here at the Municipal Complex at 5:00 pm. Mr. Blanton stated the Traust parking lot will be opening soon. Mr. Blanton thanked the Council for their direction in this initiative as well as thanked Mr. Hunter, Truist, Stowe Insurance and Traust for allowing the City to add additional parking to our downtown. Mr. Blanton stated that staff will bring a draft development agreement and contract to the Council regarding 131 S. Main Street on August 11, 2025 asking for Council to call for a public hearing on August 25, 2025 to discuss the terms of the sale of 131 S. Main Street. Mr. Blanton stated that the ribbon cutting for Ransom Hunter Park will be in early to mid-August. Mr. Blanton announced that the Police Department will have their annual kids camp from July 21<sup>st</sup>- July 25, 2025. Mr. Blanton stated that there have been several questions regarding the building that is located directly in front of the Holiday Inn. Mr. Blanton stated that a variance for the sidewalk requirements will be coming to the Planning Commission on August 4, 2025. Mr. Blanton stated that the City will have a joint decommissioning ceremony with the City of Charlotte for the Wastewater Treatment Plant on September 16, 2025. Mr. Blanton stated that there has been some questions regarding the Wetland Project on Central Avenue. Mr. Blanton stated that this is a two-phase project that goes back to 2010 with phase one coming online in 2015 which was the construction of a 48-inch pipe that would provide for a 100- year flow. Mr. Blanton stated that the second phase of this project is a storm water control measure basin similar to the one at Tuckaseege Park that is currently being constructed in order to prevent flooding and treat pollution in that area. Mr. Blanton stated that we are looking to see that project finished over the next few weeks. Mr. Blanton stated that the North Carolina Department of Environmental Quality will be considering \$9 million allocation to the City of Mount Holly for lead and copper replacements. Mr. Blanton stated that this a grant that the City applied for some time ago and if approved it will be amongst the largest allocations that the state has made towards these particular projects. Mr. Blanton took a moment to remember those in the City of Belmont whose former Mayor Charlie Martin passed away.

Councilman Hough commended Mr. Beal and his staff on his handling of the issues that were brought forth by Mr. Brantly. Councilman Hough stated that this matter has investigated and determined to be a non-issue and has been closed. Councilman Hough would like for staff to be directed to move forward and put their efforts elsewhere.

Mayor Moore entertained a motion to the matter brought by Councilman Hough.

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**Motion:** Councilman Hough made a motion to direct staff to move forward from the case regarding Imagery and Mr. Brantly and put their efforts elsewhere until such time there is a violation. Councilman Reeves seconded the motion.

*All Council members present and voting, voted in favor 5-0. (Motion Carried)*

**ADJOURN**

**Motion:** Councilman Hough made a motion to adjourn the July 14, 2025 City Council Meeting at 7:24 PM. Mayor Pro Tem Shoemaker seconded the motion.

*All Council members present and voting, voted in favor 5-0. (Motion Carried)*

The meeting adjourned at 7:24 PM