CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, SEPTEMBER 8, 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
Councilman Kenneth Reeves	Jason Green, Public Works Director
Marie M. Anders, City Attorney	Eric Smallwood, Parks\Recreation Director
Tara Douglas, City Clerk	Michelle Wood, Finance Director
	Matt Black, Economic Development Director
	Jon Ford, City Engineer
	Ken Kennedy, IT Director

INVOCATION

Pastor Goodwin from Burge Memorial United Methodist Church led the Council, Staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

Boy Scout Troop #59 led the Council, Staff, and attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Moore asked if there were any changes to the agenda.

Mayor Moore stated that the Arts on the Greenway presentation and Closed Session would be removed from the agenda. Mayor Moore entertained a motion to approve the agenda with the changes presented.

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

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

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MONDAY, SEPTEMBER 8, 2025

COUNCIL CHAMBERS

7:00 PM

CONSENT AGENDA

1. Renewal of Duke Energy Lease for Mountain Island Park
2. Request to Approve the Mountain Island Park Trail Masterplan
3. Request to Amend Land Water Conservation Fund (LWCF) Grant Amount
4. Approval of Minutes: City Council Meeting August 25, 2025.
5. Approval of Minutes: City Council Closed Session August 25, 2025

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

Motion: Councilman Hough made a motion to approve the Consent Agenda. Councilman Craig seconded the motion.

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

PRESENTATIONS

1. ~~Presentation by Arts on the Greenway-Labyrinth Project~~ ***~~Wanda Campbell~~***

PUBLIC HEARINGS

1. Public Hearing to Consider an update to section 153.056 (E) of the Subdivision & Land Development Ordinance to create safer standards for trail construction and emergency response. Case # TA-25-9. ***Josh Blackwell***

Mr. Blackwell stated that this proposed text amendment would update standards for trail construction and emergency response. Mr. Blackwell explained that this amendment to Sections 153.056 (E) of the Subdivision and Land Development Ordinance would require trails to be eight (8) feet wide with six (6) inches of compacted ABC "crush & run" stone or paved with concrete or asphalt. Mr. Blackwell stated that standards for trail design will be referenced in the City Public Works Standard Detail R-141 and R-142 established by the City Engineer. Mr. Blackwell stated that natural surface trails may be approved by staff as part of a quid pro quo negotiation with the developer. Mr. Blackwell stated that foot bridges will be required to have an eight (8) foot wide clearance to allow for emergency UTV's to pass and a smooth transition from bridge to trail will be required. Mr. Blackwell stated that mile markers will be required every 0.2 miles (1/5 of a mile) and that trail markers shall be installed on both sides of a 4" X 4" post and the post shall be painted safety yellow. Mr. Blackwell stated that trail markers shall be made of reflective material and be at least 3.5" in diameter. Mr. Blackwell stated that trail kiosk standards will be implemented, and kiosks will be required at all trail heads and intersections of trails and roads. Mr. Blackwell stated that standards for drainage pipes under the trail will be established and a maximum trail slope of twelve (12) percent will be required. Mr. Blackwell stated that trails shall have switchbacks and rounding turns that allow a UTV to pass without making multipoint turns and a method for turning around a UTV will be required at the end of trails. Mr. Blackwell stated that the new standards were based on the recent experiences that Police, Fire and Planning staff had while inspecting trails in new subdivisions.

Mr. Blackwell stated that the Planning Commission heard the case on September 2, 2025 and recommended that City Council approve the text amendment.

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

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

Motion: Councilman Hough made a motion to approve an update to section 153.056 (E) of the Subdivision & Land Development Ordinance to create safer standards for trail construction and emergency response. Case # TA-25-9. Councilman Reeves seconded the motion.

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

2. Public Hearing to Consider an update to Chapter 3, Section 3.11 of the Zoning Ordinance to provide more detailed regulations of accessory buildings and structures. Case # TA-25-10.

Joshua Blackwell

Mr. Blackwell stated that this proposed text amendment has been submitted by staff and would provide further guidance on the regulation of accessory buildings and structures. Mr. Blackwell explained that this amendment to Chapter 3, Section 3.11 of the Zoning Ordinance would specify that no accessory building or structure shall be constructed without the existence of a primary structure except on lots greater than one (1) acre for the purpose of storing equipment for property maintenance and a new table will be added to the section that defines the maximum number and combined square footage of all accessory buildings and structures. Mr. Blackwell stated that the height of an accessory building or structure will be limited to the height of the principal structure, and a separation requirement of three (3) feet will be required between all new accessory buildings or structures. Mr. Blackwell stated that accessory buildings or structures will not be allowed between the right of way and the side yard setback line on the street side of a corner lot. Mr. Blackwell stated that on lots greater than one (1) acre in size accessory buildings will be allowed in the front yard at a minimum of 150 feet from the right of way and thirty feet from any property line.

Mr. Blackwell stated that the Planning Commission heard the case on September 2, 2025 and recommended that City Council approve the text amendment. Mr. Blackwell noted that the Planning Commission made suggested updates to the proposed redlines, which are provided in purple in the redlines file included in the agenda packet. Mr. Blackwell stated that these suggested updates were supported by the Planning Commission and staff.

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: Councilman Reeves made a motion to come out of the public hearing and go back into the regular meeting. Councilman Craig seconded the motion.

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

Motion: Councilman Craig made a motion to approve an update to Chapter 3, Section 3.11 of the Zoning Ordinance to provide more detailed regulations of accessory buildings and structures. Case # TA-25-10. Councilman Reeves seconded the motion.

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

3. Public Hearing to update Chapter 6: Table of Permitted and Special Uses, and to Chapter 7: Notes to the Table: Note 3 to the City's Zoning Ordinance to Update Regulations Regarding Home Occupations. Case # TA-25-7.

Nathaniel Jones

Mr. Jones stated that this proposed text amendment has been submitted by staff and would update the process for how Home Occupations are permitted in the City by removing the necessity of obtaining a special use permit (SUP) and move this approval to staff via the issuance of a permit. Mr. Jones stated that the updated approval process would allow staff to review home occupation permits, associated site plans which would address parking, and any improvements needed. Mr. Jones stated that the update would amend Chapter 6 Table of Permitted and Special Uses- Section 6.1 Residential Uses to remove the need for a SUP, while the updates to Chapter 7 Notes to a Table: Note 3 would specify how an application is submitted, the fee for submittal - $50.00, the regulations governing this use, as well as the process for recalling permits if, and when regulations are not followed. Mr. Jones noted that permit applications will be followed up by inspections from staff, and the City will coordinate with the County, and State for permit applications that require additional review.

Mr. Jones stated that the Planning Commission discussed the matter at their September 2, 2025 meeting and recommended that City Council approves this text amendment.

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

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

Motion: Councilman Craig made a motion to approve an update to Chapter 6: Table of Permitted and Special Uses, and to Chapter 7: Notes to the Table: Note 3 to the City's Zoning Ordinance to Update Regulations Regarding Home Occupations. Case # TA-25-7. Councilman Hough seconded the motion.

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

PUBLIC COMMENT- Three (3) Minute Limit

1. **Phillip Garrison**: 112 Fites Creek Road-regarding parking lot at Hwy 27 and North Main Street that is owned by the City. Mr. Garrison voiced concern over witnessing pedestrians cutting through the parking lot, creating a safety hazard in particular to the dance students leaving class.
2. **Amos Bridges**- signed up by mistake.
3. **Bob Henricks:** 122 Creekside Drive-Mr. Henricks stated that his disposition is passion. Mr. Henricks discussed the lack of representation within the Council and site the bond package that

did not pass, Councilman Hough's appointment to Council, and the decommissioning of the Wastewater Treatment Plant with the potential of building more homes.
4. **Jarrod Facchino:** 157 Oakland Street- Mr. Facchino discussed the upcoming Taste of the Town event given by the Community Relief Foundation.
5. **Michelle Yow:** 2021 Lake Vista Drive- Ms. Yow discussed the recently approved food truck ordinance and how it will affect her business owner of Black Sheep Coffee. Ms. Yow expressed concerns regarding the inability to be able to use a tent during inclement weather.
6. **Stephanie McLaughlin:** 308 Piedmont Avenue- Ms. McLaughlin discussed the Arts Mount Holly Plein Air Event coming up.
7. **Sheri Costa:** illegible street address written- Ms. Costa discussed her concerns over the plans for the Wastewater Treatment Plant. Ms. Costa is opposed to any more homes being built in this area.

<u>OLD BUSINESS</u>

1. Approval of Development Agreement with RTR Property Management LLC for 131 South Main Street. ***Jonathan Blanton***

Mr. Blanton gave an update on the approval of the development agreement with RTR Property Management LLC using G.S. 158.7-1. Mr. Blanton reviewed the timeline of the NCGS 158.7-1 process. Mr. Blanton stated that we are here tonight to consider the development agreement. Mr. Blanton reviewed the requirements for using NCGS 158.7-1 stating that it must create jobs, grow the existing tax base, be assigned performance measures, and relate to the City's long-term plans and goals. Mr. Blanton reviewed a brief timeline of how we got here. Mr. Blanton stated that the goals that are being realized through this agreement are the following:

- Realization and implementation of the development of the project for a restaurant and downtown tenants for the City.
- Preservation of the historical and architectural integrity of the structure.
- Contributing to the vibrancy of Downtown Mount Holly and attracting pedestrian activity to serve as a catalyst for nearby investments.
- Development of property in a downtown location with potentially expanding the market for customers.
- Clear implementation plan, that is feasible, that will generate jobs, tax revenue, and public benefit.

Mr. Blanton reviewed in detail the terms of the conveyance agreement of 131 South Main Street stating the following:

- RTR constructs an approximate 1,200 square feet restaurant space on the main level.
- RTR constructs approximately 5868 square feet of individual office space for occupancy in the basement level.

- RTR estimates the probable average hourly wage to be paid by workers at the business to be $25.09.
- The City estimates the fair market value of the property to be $525,000.00.
- The City agrees to sell the property for $600,000.00.
- Closing is set for on or before October 30, 2025.
- RTR pays all closing costs.
- RTR grants easement for the electrical utility equipment currently installed on the property.
- RTR is to complete the project within 36 months.

Mr. Blanton stated that the City will not be closing on the property until all of the personal property of the City, the artifacts in the museum, are relocated and taken out of that building. Mr. Blanton stated that this agreement would not be subject to any type of lease back where these artifacts would continue to be held in the building after the City closes on the sale of 131 South Main Street. Mr. Blanton stated that before the Council tonight for consideration, is the development agreement that encompasses these terms. Mr. Blanton stated that he is happy to answer any questions.

Motion: Councilman Hough made a motion to approve the Development Agreement with RTR Property Management LLC for 131 South Main Street. Mayor Pro Tem Shoemaker seconded the motion.

Council members present and voting, voted in favor 4-1 (Motion Passes)
Councilman Reeves voted no.

NEW BUSINESS

1. Review and consider an ordinance to update Notice of Abatement for Nuisance Violations which is found in Code of Laws Chapter 50 section 50.035.

Nathaniel Jones

Mr. Jones stated that this proposed code of laws change has been submitted by staff and would update the process for how notices of violation are issued in the City by removing the requirement for certified mail and property postings after 10 days, if no evidence of response is made to staff, and allowing multiple legal methods of notification, including first-class mail, electronic delivery, hand delivery, and local publication. Mr. Jones stated that the approval process update would streamline code enforcement by reducing costs, improving efficiency, and providing staff with more flexibility in how notices are delivered. Mr. Jones stated that the update would amend § 50.036 of the Code of Ordinances to ensure compliance with state law while enhancing the City's ability to notify property owners and occupants in a timely and documented manner.

The consensus of the Council is that City staff work with the City Attorney to bring back a proposed update to the Code of Laws for the Council's consideration.

2. Memorandum of Understanding: Veteran's Park Redevelopment

Matt Black

Mr. Black stated that before the Council tonight for consideration is a memorandum of understanding (MOU) which is a nonbinding with a company called Street Lights. Mr. Black stated that an MOU does not commit funds or transfer land ownership, but it establishes a framework for a public private partnership collaboration and helps move through the due diligence design and negotiation phases. Mr. Black stated that the purpose of the MOU is to balance public benefits and private investment feasibility. Mr. Black stated that on the public side, the project enhances Veteran's Park with new amenities such as an amphitheater, gathering spaces, and improved connectivity. Mr. Black stated that on the private side, the development brings high quality residential and potential commercial uses that strengthen the existing tax base and community character. Mr. Black stated that the scope of this MOU covers land planning, infrastructure needs, and the integration of public and private components. Mr. Black stated that it ensures that both parties are working together to align design and financing with mutual goals. Mr. Black stated that the responsibilities are clearly defined and both parties agree to act in good faith, communicate openly, and share resources. Mr. Black stated that the City will provide access to the site for various studies, coordinate interdepartmental reviews and ensure that zoning and regulatory processes move forward efficiently. Mr. Black stated that Street Lights will prepare detailed development plans, conduct feasibility studies, and once a development agreement is in place, finance, construct and operate the residential and commercial components. Mr. Black stated that Street Lights will also partner with the City on the design of the public amenities and provide regular updates to City Council. Mr. Black stated that the MOU remains in effect until a development agreement and purchase sale agreement are executed or until either party determines in writing that the project is no longer feasible. Mr. Black stated that he is happy to answer any questions.

Motion: Mayor Pro Tem Shoemaker made a motion to approve the Memorandum of Understanding with StreetLights for the Veteran's Park Redevelopment. Councilman Craig seconded the motion.

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

3. City Manager Report

Jonathan Blanton

Mr. Blanton recapped Mr. Black's presentation regarding the memorandum of understanding with StreetLights. Mr. Blanton encouraged everyone to review Street Lights Residential and their projects. Mr. Blanton stated that this recent MOU will give the City the flexibility to be able to show a commitment with Street Lights. Mr. Blanton stated that he is happy to show anyone examples of their work. Mr. Blanton mentioned that the mural in front of Arts on the Greenway is coming to life. Mr. Blanton stated that the M for the seal of the City of Mount Holly was painted today. Mr. Blanton mentioned the upcoming events which will include our Mount Holly Nights on Friday evening, the Taste of the Town event on Saturday, and the Plein Air Event. Mr. Blanton stated that the ribbon cutting ceremony for Ransom Hunter Park will be held on September 20, 2025. Mr. Blanton stated that on September 16, 2025 the City will be decommissioning the Wastewater Treatment Plant and moving forward with the decommissioning ceremony. Mr. Blanton thanked the staff at the Wastewater Treatment Plant for their dedication during this time. Mr. Blanton commended the Planning Department for the great job that their department is doing. Mr. Blanton stated that the new water tower is nearing completion, and we hope to have that online within the next few months. Mr. Blanton encouraged everyone to remember September 11th and to keep those that were affected in their thoughts and prayers.

ADJOURN

Motion: Councilman Hough made a motion to adjourn the September 8 , 2025 City Council Meeting at 7:42 PM. Councilwoman Harris seconded the motion.

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

The meeting adjourned at 7:42 PM

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