



October 13, 2025
City Council Meeting

Mayor David Moore
Mayor Pro-Tem Lauren Shoemaker
Councilman Ivory Craig
Councilwoman Phyllis Harris
Councilman Bryan Hough
Councilman Jeff Meadows
Councilman Kenneth Reeves
Marie M. Anders, City Attorney
Jonathan Blanton, City Manager



**City of Mount Holly
City Council
Regular Meeting**

October 13, 2025 | 7:00 PM
Municipal Complex - Council Chambers
400 East Central Avenue
Mount Holly, NC 28120

CALL TO ORDER

INVOCATION:

PLEDGE OF ALLEGIANCE:

SET THE AGENDA

CONSENT AGENDA

1. Consideration & Approval of the 2026 Planning Commission Meeting Schedule
2. Approval of Minutes: City Council Meeting-September 22, 2025

PRESENTATIONS

1. Proclamation Recognizing October 2025 as Breast Cancer Awareness Month
Mayor Moore
2. Recognition of retirement for Firefighter Travis Collier
Ryan Baker
3. Recognition of Former Wastewater Treatment Plant Employees
Jonathan Blanton
4. Ransom Hunter Park Presentation
Eric Smallwood
5. Black History Forum
Jimmy Wilson

PUBLIC HEARING

1. Public hearing to consider an update Section 153.088 of the Subdivision Ordinance to add an approval signature block for rezoning plans. Case # TA-25-12
Jace Roberts, Planning Intern
2. Public hearing to consider an update to Section 6.8 of the Table of Permitted Uses, and Section 7.1-Notes to Table-Note #25 of the City's Zoning Ordinance to update regulations regarding temporary & coexisting uses. Case # TA-25-13
Greg Beal

PUBLIC COMMENT –Three (3) Minute Limit



**City of Mount Holly
City Council
Regular Meeting**

October 13, 2025 | 7:00 PM
Municipal Complex - Council Chambers
400 East Central Avenue
Mount Holly, NC 28120

NEW BUSINESS

1. Update on Economic Development Initiatives

Matt Black

2. City Manager Report

Jonathan Blanton

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11(a) (3 and 5)

ADJOURN



Regular Meeting Agenda Action Form

Meeting Date

October 13, 2025

From

Paul Lowe, Assistant Planning Director
Planning

CONSENT AGENDA Item # 1

Consideration & Approval of the 2026 Planning Commission Meeting Schedule

Will this require a public hearing?

No

Background/Purpose of Request

2026 meeting schedule for the Planning Commission. Will be before the Commission on October 6th for their consideration.

Fiscal Impact

Will Item affect current budget?	No.
Reviewed by Finance Director?	No.
Preaudit Certification Required?	No.
Capital Project Ordinance Required?	No.
Budget Transfer Required?	No.
Total City Dollars:	NA
Budget Code:	NA
Reviewed by City Attorney?	No.

Manager/Staff Recommendation

Approve 2026 meeting schedule for the Planning Commission.

Attachments

1. Planning Commission Schedule-2026



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission/
Board of Adjustment
Meeting Schedule 2026**

Planning Commission 6:30 PM Mount Holly Municipal Complex 400 East Central Avenue	
Cut-Off Dates (30 Days Before the Meeting)	Meeting Dates (First Monday of the Month)
December 12, 2025	January 5 th
January 9, 2026	February 2 nd
February 6 th	March 2 nd
March 6 th	April 6 th
April 2 nd *	May 4 th
May 1 st	June 1 st
June 5 th	July 6 th
July 2 nd *	August 3 rd
August 7 th	September 8 th *
September 4 th	October 5 th
October 2 nd	November 2 nd
November 6 th	December 7 th

* Date changed due to holiday.

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 22, 2025
COUNCIL CHAMBERS
6:30 PM

CALL TO ORDER

Mayor Moore called the meeting to order at 6:30 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	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

Fire Chief Baker led the Council, Staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

Councilman Hough led the Council, Staff, and attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Moore entertained a motion to approve the agenda.

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

All Council members present and voting, voted in favor 6-0. (Motion Carried).

CONSENT AGENDA

1. Call for a public hearing to update Section 153.088 of the Subdivision Ordinance to add an approval signature block for rezoning plans. Case # TA-25-12.
2. Approval of Minutes- City Council Meeting- September 8, 2025.

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 22, 2025
COUNCIL CHAMBERS
6:30 PM

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

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

All Council members present and voting, voted in favor 6 -0. (Motion Carried)

PRESENTATIONS

1. Arts on the Greenway-Labyrinth Project

Wanda Campbell

Wanda Campbell spoke on behalf of Arts on the Greenway regarding their desire to begin construction on a Labyrinth. Ms. Campbell stated that this Labyrinth would be an outdoor installation of art and expressed a desire for the Labyrinth to be located between Arts on the Greenway and Clariant. Ms. Campbell stated that they would also like to request a hydration station. Ms. Campbell gave a brief history and description of what a Labyrinth is. Ms. Campbell thanked and recognized the team working on this project. Ms. Campbell explained that people can purchase a brick to be used as part of the project for \$50.00 and each brick will have the donor's name or business name and a kind word of their choice. Ms. Campbell stated that these bricks will match those used at the Police Memorial to maintain a cohesive look for the area.

Motion: Councilwoman Harris made a motion to approve the Labyrinth Project. Councilman Hough seconded the motion.

All Council members present and voting, voted in favor 6 -0. (Motion Carried)

PUBLIC HEARINGS

1. Public Hearing to consider approval of a fourth amendment to the development agreement with OMBMH, LLC.

Brian DuPont

Mr. DuPont discussed the background timeline for the OMBMH, LLC project which included the following dates: April 2021-Request for Proposals were solicited, July 12, 2021-Development Agreement approved, March 31, 2022- Property sold to OMB, March 15, 2022-first amendment to the agreement approved, March 27, 2023-second amendment to the agreement was granted, and finally on March 25, 2024-third amendment to the agreement was granted. Mr. DuPont stated that tonight's public hearing for Council's consideration is for an extension for a one-year period to September 30, 2026 and would allow OMB to hold a grand

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 22, 2025
COUNCIL CHAMBERS
6:30 PM

opening by December 31, 2026. Mr. DuPont stated that Mr. Jim Burch from OMB is here to address the Council.

Jim Burch, CEO for OMBMH, LLC, spoke regarding the fourth amendment and thanked the Council for its patience and recognized that this project has taken too long. Mr. Burch stated that they have finalized negotiations for their general contractor agreement with Gais Construction based out of Denver. Mr. Burch stated that the project is within budget, which is the reason that it has been delayed so frequently. Mr. Burch stated that the bank financing is in place and stated that most of what will happen with this project early on will be financed by OMBMH. Mr. Burch stated that this is a \$6,000,000.00 project for the company. Mr. Burch stated that they are very excited but also know that there is a good bit of frustration around the delays. Mr. Burch stated that the timeline if this fourth amendment is approved would be that OMBMH would have a signed contract before October 1, 2025. Mr. Burch stated that we are looking at 210-250 days which brings us to a June 1, 2026 Grand Opening. Mr. Burch shared current renderings of the project to the Council. Mr. Burch concluded his presentation by apologizing for the delay and that they would appreciate the approval of this 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 6-0. (Motion Carried)

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

Motion: Councilman Meadows 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 6-0. (Motion Carried)

Councilman Meadows stated that he is disappointed that OMB, LLC chose to delay the project in the City of Mount Holly to start a project in South Charlotte.

Motion: Councilman Craig made a motion to approve the fourth amendment to the development agreement with OMBMH, LLC. Councilman Meadows seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 22, 2025
COUNCIL CHAMBERS
6:30 PM

NEW BUSINESS

1. Consideration of Mount Holly Historical Society Memorandum of Understanding

Marie Anders

Mrs. Anders stated that before the Council is a third amended agreement for the collection, preservation, and display of City of Mount Holly archives proposed between the City of Mount Holly and the Mount Holly Historical Society Inc. Mrs. Anders stated that this third Amendment reflects the longstanding partnership and relationship between the City of Mount Holly and the Mount Holly Historical Society as it has evolved over time. Mrs. Anders stated that the first agreement, which will be referred to as a Memorandum of Understanding (MOU), was dated in 2011, which is when the Mount Holly City Council formally recognized the Mount Holly Historical Society as the caretaker of the archives of the City which include artifacts, photographs and writings. Mrs. Anders stated that there was an amendment to the MOU in 2014 with terms allowing for office space. Mrs. Anders stated that the second amendment to this agreement added the next-door property located at 129 South Main Street. Mrs. Anders stated that this third amendment to the agreement would be to change the location from the 131 S. Main location to 414 E. Central Avenue, which is the address for the new museum space that the City Council previously voted to upfit for the museum and for the location of the artifacts. Mrs. Anders stated that if adopted, this third amendment would formalize that the Mount Holly Historical Society is the ongoing custodian of the artifacts, be allowed rent free at the location of 414 E. Central Avenue for the museum space, the City would relocate the archives to this new space at its cost on or before October 30, 2025, the City store any portion that could not reasonably be located at the premises, and that there would be no other changes from the original agreement as amended.

Motion: Mayor Pro Tem Shoemaker made a motion to approve the Mount Holly Historical Society Memorandum of Understanding. Seconded by Councilman Craig

All Council members present and voting, voted in favor 6-0. (Motion Carried)

2. City Manager Report

Jonathan Blanton

Mr. Blanton reviewed the numerous events that the City has participated in recently. Mr. Blanton stated that the Charlotte Water Decommissioning Event at our wastewater treatment plant was a success and that the City of Mount Holly is online with the City of Charlotte 100 percent. Mr.

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 22, 2025
COUNCIL CHAMBERS
6:30 PM

Blanton thanked the all of the attendees and the North Carolina General Assembly for providing \$15,000,000.00 in direct allocations for the decommissioning of this project. Mr. Blanton mentioned that today there was a ribbon cutting ceremony at Ida Rankin Elementary School for the Rise Mural. Mr. Blanton stated that the artists were Sarah and Andrew McWilson. Mr. Blanton thanked the staff, the Public Arts Advisory Council (PAAC), and the City Council. Mr. Blanton stated that the City unveiled the Truist Mosaic done by Thomas Thoune and Patrick Robertson. Mr. Blanton stated that the title of this mosaic is the Catawba River, and it incorporates many different areas of the City of Mount Holly’s history. Mr. Blanton stated that the bridge construction that will connect our greenways began at River Street Park. Mr. Blanton stated that the project is expected to be completed in mid-2026. Mr. Blanton stated that the new water tower is up behind the north Fire station that should go online in November. Mr. Blanton stated that National Night Out will be on October 7, 2025 at 5:00 pm. Mr. Blanton stated that Mount Holly Nights will be on October 10, 2025. Mr. Blanton stated that the Arts on the Greenway’s Buccaneer’s Ball will be on October 11, 2025. Mr. Blanton highlighted the very successful ribbon cutting event at Ransom Hunter Park. Mr. Blanton stated that David Childers will be inducted into the North Carolina Music Hall of Fame on October 16, 2025.

ADJOURN

Motion: Councilman Hough made a motion to adjourn the September 22, 2025 City Council Meeting at 7:00 PM. Councilman Meadows seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

The meeting adjourned at 8:52 PM



Regular Meeting Agenda Action Form

Meeting Date

October 13, 2025

From

Tara Douglas, City Clerk
City Clerk

PRESENTATIONS Item # 1

Approval of a Proclamation Recognizing October 2025 as Breast Cancer Awareness Month

Will this require a public hearing?

No

Background/Purpose of Request

Proclamation recognizing October 2025 as Breast Cancer Awareness Month

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

1. 2025 Breast Cancer Awareness Month Proclamation



PROCLAMATION
BREAST CANCER AWARENESS MONTH

WHEREAS, October is National Breast Cancer Awareness Month; and

WHEREAS, one in eight American women are diagnosed with breast cancer at some point in her life; and

WHEREAS, breast cancer is the most commonly recognized cancer among women in the nation, and is the second leading cause of cancer deaths among women in North Carolina; and

WHEREAS, In the United States in 2025 over 316,950 new cases of breast cancer are projected to be diagnosed in women and over 13,111 cases in North Carolina; and

WHEREAS, one woman will be diagnosed with breast cancer every two minutes, and one woman will die of breast cancer every thirteen minutes in the United States; and

WHEREAS, every woman is at risk for breast cancer even if she has no family history or other risk factors of the disease; and

WHEREAS, early detection can be an extremely effective tool, timely screening mammograms could prevent 25% percent of all deaths from breast cancer in women over age 40; and

WHEREAS, 98% of all breast cancer patients survive when the disease is detected early and there are over 4 million breast cancer survivors in the United States; and

WHEREAS, October is designated as National Breast Cancer Awareness Month and community organizations, churches and other places of worship, as well as work sites, can play a special role in educating members or employees about breast cancer.

NOW, THEREFORE, The Mount Holly Mayor and City Council, hereby proclaim the month of October 2025 as “NATIONAL BREAST CANCER AWARENESS MONTH” in the City of Mount Holly and urges all citizens to wear pink ribbons in recognition of breast cancer awareness and in honor of women who have lost their lives to breast cancer and of those women who are now bravely fighting the battle.

Proclaimed this 13th day of October 2025.

Signed:

David Moore, Mayor

Attest:

Tara Douglas, City Clerk



Regular Meeting Agenda Action Form

Meeting Date

October 13, 2025

From

Ryan Baker, Fire Chief
Fire Department

PRESENTATIONS Item # 2

Recognition of retirement for Firefighter Travis Collier

Will this require a public hearing?

No

Background/Purpose of Request

Recognition of retirement for Firefighter Travis Collier. Travis has retired after 25 years of service to the City of Mount Holly Fire Department.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

1. Collier

**RESOLUTION HONORING FIREFIGHTER TRAVIS COLLIER
UPON HIS RETIREMENT FROM THE
CITY OF MOUNT HOLLY FIRE DEPARTMENT**

WHEREAS, October 2, 2025, marks the retirement of Firefighter Travis Collier from the Mount Holly Fire Department after thirty and a half years of dedicated service to the people of Mount Holly and,

WHEREAS, Travis is only the third Mount Holly Firefighter to serve his entire career as a Firefighter for the Mount Holly Fire Department, providing the full measure of his resources, energies, and abilities to the finest tradition of his department; and,

WHEREAS, the achievements of Travis are an example for the present and future Firefighters of our City of what can be accomplished by dedication and effective leadership; and,

WHEREAS, Firefighter Collier, as one of the first firefighters to be hired after the merger of the Catawba Heights Volunteer Fire Department and the City, has continued to serve the city for the last 25 years as a career firefighter, but also 10 years as a volunteer by demonstrating the importance of good character and a caring attitude; and,

WHEREAS, Travis is a third-generation firefighter. His Grandfather and Uncle both served with the Catawba Heights Volunteer Fire Department, and,

WHEREAS, Travis served the Catawba Heights as a Captain, on the Board of Directors for Catawba Heights, Safety Officer, and,

WHEREAS, Travis served the City as a Captain, served on the training committee, awards committee, truck committee, and numerous hiring committees; and,

WHEREAS, Travis's most significant fire was in 1994 in Cramerton, and he was there for 3 days to help bring the fire under control; and,

WHEREAS, Travis had other notable calls throughout his career, including the Solar Panel Fire at National Gypsum, Freightliner fires in the paint booth and silo, and other large mill fires.

WHEREAS, Travis's craziest call was an overturned car on Mountain Island Hwy, where a driver's head was out of the sunroof and was in a void space between the ground and the car. The driver was extricated safely and only sustained a cut behind the ear.

WHEREAS, Travis was supported throughout his years as a Firefighter by his wife, Brandi, his sons, Cooper and Hunter, that when duty called, his family's endeavors would be put on hold and he would put the Department first; and,

WHEREAS, Travis has always been identifiable in all of our photos because he was always the tall guy and,

WHEREAS, Travis is a humble and respectful gentleman who has a knack for sizing up a situation and taking the appropriate action to help anyone; and,

WHEREAS, Travis has been a major contributor to the establishment of the fine reputation that our department has, and has helped to establish the Mount Holly Fire Department as a leader in the industry, which is of great significance to our department.

NOW, THEREFORE, I, the Mayor of Mount Holly, on behalf of the City Council, in recognition of Travis' exemplary service to our City as a whole, do hereby present this for our respect and appreciation for his faithful and effective service to us personally and to the people of Mount Holly.

This 13th day of October, 2025.

CITY OF MOUNT HOLLY

By: _____
David Moore, Mayor

Attest: _____
Tara Douglas, City Clerk



Regular Meeting Agenda Action Form

Meeting Date

October 13, 2025

From

Jonathan Blanton, City Manager
City Management

PRESENTATIONS Item # 3

Recognition of Former Waste Water Treatment Plant Employees

Will this require a public hearing?

No

Background/Purpose of Request

On September 16th 2025, the City of Mount Holly and the City of Charlotte officially commissioned the new Mount Holly Sewer Pump Station. With this commissioning, the City will now be decommissioning its Waste-Water Treatment Facility. This proclamation recognizes the outstanding performance of our previous waste-water treatment plant employees, Keith Lynch, Sarah Conder, and Karrigan Fowler, for remaining loyal to the City of Mount Holly and their incredible efforts to keep the Waste-Water Treatment Plant operating until the decommissioning.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

1. Proclamation Recognizing Lynch, Conder, and Fowler



CITY of MOUNT HOLLY

David Moore, Mayor
Lauren Shoemaker, Mayor Pro Tem
Ivory Craig, Councilman
Jeff Meadows, Councilman
Bryan Hough, Councilman
Kenneth Reeves, Councilman
Phyllis Harris, Councilwoman
Jonathan Blanton, City Manager

400 East Central Ave. Post Office Box 406 Mount Holly, NC 28120 704-827-3931 704-822-2933 fax www.mtholly.us

PROCLAMATION RECOGNIZING KEITH LYNCH, SARAH CONDER, AND KARRIGAN FOWLER FOR OUTSTANDING PERFORMANCE IN THE WORKPLACE

WHEREAS, on September 16th 2025, in a collaborative and regionalization effort, the City of Mount Holly and the City of Charlotte officially celebrated the commissioning of the Mount Holly Sewer Pump Station; and

WHEREAS, with the commissioning of the new Mount Holly Sewer Pump Station, the former Mount Holly Waste-Water Treatment Plant will be decommissioned; and

WHEREAS, the former Mount Holly Waste-Water Treatment Plant was professionally operated and diligently managed by the Operator in Responsible Charge, Keith Lynch since November 2nd 2020 until its decommissioning; and

WHEREAS, since February 22nd 2021, Sarah Conder has dutifully fulfilled her responsibilities as the Back-Up Operator in Responsible Charge at the Mount Holly Waste-Water Treatment Plant; and

WHEREAS, since September 4th 2023, Karrigan Fowler served devotedly to her position as a Sewer Plant Operator at the Mount Holly Waste-Water Treatment Plant; and

WHEREAS, Mr. Lynch, Ms. Conder, and Ms. Fowler brought energy, enthusiasm, and loyalty to the City of Mount Holly and set the standard for excellence in the field of essential services; and

WHEREAS, the entire City, its residents, staff, and City Council have benefited from and relied on their hard-work and long-hours in hazardous working conditions; and

WHEREAS, Mr. Lynch, Ms. Conder, and Ms. Fowler will now be transferred to different positions within the City where they will continue to share their expertise and talents with the City of Mount Holly; and

NOW, THEREFORE, I, David Moore, Mayor of Mount Holly, North Carolina, do hereby proclaim and expresses our sincerest gratitude and admiration for years of outstanding service by Keith Lynch, Sarah Conder, and Karrigan Fowler to the City’s Waste-Water Treatment Plant.

Proclaimed this 13th day of October, 2025.

Mayor David Moore

Attest: _____



Regular Meeting Agenda Action Form

Meeting Date

October 13, 2025

From

Eric Smallwood, Parks and Recreation Director
Parks and Recreation

PRESENTATIONS Item # 4

Ransom Hunter Park Presentation

Will this require a public hearing?

No

Background/Purpose of Request

Staff will present a slideshow and information at the meeting on the history of Ransom Hunter Park from start to the grand opening.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

None



Regular Meeting Agenda Action Form

Meeting Date

October 13, 2025

From

Tara Douglas, City Clerk
City Clerk

PRESENTATIONS Item # 5

Black History Forum

Will this require a public hearing?

No

Background/Purpose of Request

Black History Forum to speak on their upcoming events.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

None



Regular Meeting Agenda Action Form

Meeting Date

October 13, 2025

From

Jace Roberts, Planning Intern
Planning

PUBLIC HEARING Item # 1

Public hearing to consider an update Section 153.088 of the Subdivision Ordinance to add an approval signature block for rezoning plans. Case # TA-25-12

Will this require a public hearing?

Yes

Background/Purpose of Request

This amendment to Subdivision and Land Development Ordinance Section 153.088 will ensure that rezoning plans are following the rezoning regulations and processes outlined by the City of Mount Holly. This additional approval will verify that developers are in compliance and have followed the appropriate procedures to develop the land in the manner they propose.

Fiscal Impact

Will Item affect current budget? No.
Reviewed by Finance Director? No.
Preaudit Certification Required? No.
Capital Project Ordinance Required? No.
Budget Transfer Required? No.
Total City Dollars: NA
Budget Code: NA
Reviewed by City Attorney? No.

Manager/Staff Recommendation

Approve the proposed update to the Subdivision Ordinance as written.

Attachments

1. TA-25-12_Application & Redlines
2. Confirmation of Legal Ad_092925



**APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA**

Date Filed: **9-17-25**. Application Number: **TA-25-12**.

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

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **Amend Subdivision and Land Development Ordinance Section 153.088 to add an approval signature block for rezoning plans.**

2. The following statement best describes what you would like the text amendment to reflect: **This amendment to Subdivision and Land Development Ordinance Section 153.088 will ensure that rezoning plans are following the rezoning regulations and processes outlined by the City of Mount Holly. This additional approval will verify that developers are in compliance and have followed the appropriate procedures to develop the land in the manner they propose.**

3. Name: **Jace Roberts, Planning Intern.**

Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3014

Phone Number

Jace Roberts

Signature of Applicant

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **\$250.00** (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.

§ 153.088 CERTIFICATIONS AND APPROVAL BLOCKS.

(A) The following certificates, notes and approval blocks shall appear on the appropriate plans and plats in substantially the following formats:

Sketch Plan (Major & Minor): Sketch Plan Approved

Planning and Development Director
Date:_____

Construction Plan (Major & Minor): Construction Plan Approved

Planning and Development Director
Date:_____

Rezoning Plan: Rezoning Plan Approved

Planning and Development Director
Approval Date:_____

Certificate of City Council Approval: Certificate of City Council Approval
(Final Plat) Approved for the recording by the City of Mount
Holly, NC City Council on the ___ day of ___ 20___
pursuant to authority of Article II of the
Subdivision Ordinance. Must be recorded within
thirty (30) days of this date.

City Clerk

Certificate of Zoning Approval: Certificate of Zoning Approval
(Final Plat) This plat meets all the requirements of the City of
Mount Holly Zoning Ordinance, signed the __ day
of___20___.

Planning and Development Director



Tara Douglas <tara.douglas@mtholly.us>

Thank you for placing your order with us.

1 message

Gastonia Legals <GastonLegals@gannett.com>

Mon, Sep 29, 2025 at 3:21 PM

To: tara.douglas@mtholly.us

Cc: shelly.stewart@mtholly.us

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Gastonia Gaston Gazette's online Classifieds [HERE](#) to place your legal notices in the future.

Deadlines vary by publication, changes and/or cancellations may not be honored due to deadline restrictions.

Job Details

Order Number: **LWLM0380412**
Classification: **Govt Public Notices**
Package: **General Package**
Additional Options: **1 Affidavit \$5.00**
Total payment: **\$216.60**

Schedule for ad number LWLM03804120

Fri Oct 3, 2025
Gastonia Gaston Gazette *All Zones*
Fri Oct 10, 2025
Gastonia Gaston Gazette *All Zones*

Account Details

City Of Mount Holly
P.O. Box 406
Mt. Holly, NC ♦ 28120
704-827-3931
tara.douglas@mtholly.us
City Of Mount Holly

NOTICE OF PUBLIC HEARINGS BEFORE THE MOUNT HOLLY CITY COUNCIL & PLANNING COMMISSION

The City of Mount Holly City Council will hold two separate public hearings on Monday, October 13, 2025, at 7:00 PM in the City Council Chambers located on the 1st floor of the Municipal Complex, located at 400 East Central Avenue. The first public hearing will consider an update to Section 6.8 of the Table of Permitted Uses, and Section 7.1-Notes to Table-Note #25 of the City's Zoning Ordinance to update regulations regarding temporary & coexisting uses. Case # TA-25-13. The second public hearing will consider an update Section 153.088 of the Subdivision Ordinance to add an approval signature block for rezoning plans. Case # TA-25-12. The Mount Holly Planning Commission will also hold two separate public hearings, on the aforementioned cases on Monday

tioned cases, on Monday, October 6, 2025, at 6:30 PM at the Municipal Complex, located at 400 East Central Avenue. Interested parties are encouraged to attend all public hearings, where an opportunity to be heard will be given. For more information, please call the Planning Department at (704) 951-3014.
 October 3, 10 2025
 LWLM0380412

City of Mount Holly
 Planning Department
 400 East Central Avenue
 Mount Holly, NC 28580
 (704) 951-3014
 www.mounthollync.gov

noname
 411K



Regular Meeting Agenda Action Form

Meeting Date

October 13, 2025

From

Greg Beal, Planning Director
Planning

PUBLIC HEARING Item # 2

Public hearing to consider an update to Section 6.8 of the Table of Permitted Uses, and Section 7.1-Notes to Table-Note #25 of the City's Zoning Ordinance to update regulations regarding temporary & coexisting uses. Case # TA-25-13

Will this require a public hearing?

Yes

Background/Purpose of Request

At the 2025 Annual City Council Retreat, staff presented a background and history of our current Coexisting, Mobile and Temporary Use Ordinance, first adopted in 2003. After the presentation, there was a consensus among Council that staff would explore lessening permitting requirements for mobile and temporary uses, operating on private property as a coexisting use. Currently, all mobile and temporary businesses operating on private property as a coexisting use with an established business must obtain a special use permit from the City of Mount Holly Board of Adjustment, based on a quasi-judicial evidentiary hearing, which has a fee of \$326 and can take weeks to process from application submission to the required hearing. The proposed text change would seek to only require a zoning compliance and business registration permit issued administratively by the City, upon submission of an application, review, approval and payment of a fee. The current permit requirements are a one-time permit, and staff would recommend keeping that the same. However, if a person proposes five or more mobile or temporary uses on a commercially-zoned property, operating as a coexisting use, staff recommends requiring a special use permit, due to the intensity of the use. The Board of Adjustment would hear neighborhood concerns and could impose reasonable conditions on the special use permit, such as hours of operation.

Next, the Council had consensus that they wanted to have food trucks properly inspected by the Gaston County Health Department. Gaston County Health Department currently requires mobile food units (food trucks or pushcarts) to register and be permitted. The current ordinance states that coexisting, mobile or temporary uses shall not: Violate any federal, state, county or city law or regulation that pertains to food, beverages or the selling thereof or that pertains to the operation of the vendor's business in the City of Mount Holly's zoning Jurisdiction. Staff believes that this is an all-encompassing requirement, but would add language to require display of the permit from Gaston County Health Department under Section (D)(c) in the ordinance Council also had questions about requiring a permit for mobile or temporary uses utilizing public parking spaces downtown. The current ordinance does not require a permit from a mobile vendor utilizing a public parking space in downtown. One would argue that the regulations under the City Code Parking Ordinance would still

apply, but these are limited to obstructing traffic and prohibition on storage of vehicles. The proposed text would allow for mobile uses to be allowed to park on a first-come, first-serve basis through the issuance of a one-time zoning compliance and business registration permit for public parallel parking spaces along E. Central Avenue, W. Central Avenue, N. Main Street and S. Main Street in the B-1 Central Business District. Temporary uses, such as stands or tents, should not be allowed in public parking spaces, outside City-sponsored events, for safety purposes. However, a properly-weighted and secured tent could be allowed if utilized in conjunction with a mobile use. Council wished to allow the reservation or blocking off of parallel parking spaces for mobile uses, it is suggested that a 2-hour window be allowed. At the August 25th Council work session, City Council was in favor of allowing mobile uses to block off up to two parallel public parking spaces no more than two hours prior to the start of business for the respective mobile use. Even though the enforceability of a 2-hour window would be very difficult, Council members noted it would at least give guidelines so that a vendor would not block parking spaces off for a lengthy amount of time.

To summarize, City Council's direction to staff at the August 25th work session was 1) to allow administrative approvals of mobile and temporary uses, defined as coexisting uses on private, commercially-zoned property, if less than five mobile or temporary uses are proposed, but to require a Special Use Permit if five or more mobile or temporary uses are proposed as a coexisting use on private, commercially-zoned property; 2) to allow for mobile uses, such as food trucks or carts, to park in parallel public parking spaces in downtown Mount Holly with the allowance of blocking up to two parallel parking spaces, to account for truck and trailer, no more than two-hours before the scheduled start of business each day; 3), mobile uses, utilizing public parallel parking spaces, would be required to apply for a one-time zoning compliance and business registration permit. This one-time permit application would have contact information of the business sponsoring said mobile use, such as a food truck, if applicable, which would address Council's suggestion that if a business owner is sponsoring a food truck, the City should have his/her contact information, in case a situation arises; and 4) if applicable, mobile and temporary uses shall display the zoning approval (current requirement) and Gaston County Health Department approvals. Staff also added a provision to allow for properly-secured and weighted canopy tents to be utilized in conjunction with a permitted mobile use that is utilizing public parallel parking spaces in the B-1 Central Business District.

The following bullet points as factual background information and where things stand, concerning mobile or temporary uses, such as food trucks, with the current ordinance, outside any proposed changes that are noted above.

- The Coexisting, Mobile and Temporary use ordinance was adopted by City Council as Note 25 in the Zoning Ordinance in 2003. This was in response to several food trucks and mobile uses operating in the City without Health Department approvals and/or property owner approvals (vendors were simply setting up in parking lots and on private commercial property). It defined the following as: MOBILE USE. Any vehicle, trailer, pushcart or pedal-powered cart, which can be moved with the assistance of a motor or by pushing or pedaling; COEXISTING USE. A mobile or temporary business operation that exists together, in the same place, on the same commercially zoned property, as an existing business operation; TEMPORARY USE. A non-permanent building, tent or stand that can be erected and taken down with relative ease. The Board of Adjustment may require that any such TEMPORARY USE be constructed with consideration given to size, quality and design.
- A vendor does not have to sell food to qualify as a mobile, coexisting or temporary use.
- All persons seeking to operate a coexisting, mobile or temporary use, within the city limits of Mount Holly must apply for a Special Use Permit and pay the \$326 fee.
- The Special Use Permit application, to be heard by the BOA, requires that the applicant submit a

site plan, with parking, ingress/egress, location of use, location of any buildings, and the nature of the requested use.

- Currently, the applicant is required to appear before the Board of Adjustment for approval or denial of a special use permit for the coexisting use through an evidentiary hearing; the Board is obligated to approve the coexisting, mobile or temporary use, if the applicant meets the minimum standards of the ordinance. The Board of Adjustment can place reasonable conditions on the Special Use Permit.
- Mount Holly City Council took no action on a proposed ordinance in 2018 to regulate food trucks/mobile vendors in the public right-of-way, including public on-street parking in downtown, as presented by Planning staff at the direction of then-City Manager Danny Jackson. Please consider that this was before JackBeagles, Traust Brewing [previously City Café, 128 South Main], One19 North Main-Thai, Sushi & More and The Holland were opened in downtown Mount Holly. Council's feedback was that there was a lack of options in downtown for dining, and food trucks were helping to fill a void. Furthermore, it was relayed by that City Council that more restrictions could mean that the downtown food trucks would simply move along to other locations outside of Mount Holly.
- Currently, no vendor would need any permit from the City of Mount Holly to operate within a public right-of-way or an on-street parking space, in downtown or throughout the City, under the current ordinance, and the mobile use would be considered lawful, so long as the public right-of-way (i.e. street or sidewalk) was not being impeded.
- In 2021, the ordinance was amended to allow Detached Kitchen Containers in the B-1 CBD (Downtown), as requested by Jonathan Todd. Those kitchen containers have specific recommendations as well.
- In over 20 years since the Coexisting, Mobile and Temporary Use Ordinance was adopted, staff can only recall five food truck operations being applied for and approved. This includes P.C.'s BBQ, a Mexican Food Truck (La Princesa) in the South Gateway, a food truck on the Taco Bell property (prior to), which never came to fruition, the Manor on Main's request for up to 20 food trucks and The Summit's more recent approvals.

Fiscal Impact

Will Item affect current budget?	No.
Reviewed by Finance Director?	No.
Preaudit Certification Required?	No.
Capital Project Ordinance Required?	No.
Budget Transfer Required?	No.
Total City Dollars:	NA
Budget Code:	NA
Reviewed by City Attorney?	No.

Manager/Staff Recommendation

The Planning Commission voted unanimously (9-0) to recommend approval of the proposed text amendment to Chapter 6, Section 6.8 Permitted Uses and Chapter 7, Note 25 Coexisting, Mobile and Temporary Uses in the Zoning Ordinance, which staff supports.

Attachments

1. Application, Redlines, and Background_TA-25-13
2. Confirmation of Legal Ad_092925



**APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA**

Date Filed: **9-22-25**. Application Number: **TA-25-13**.

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

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **Amend Section 6.8 of the Table of Permitted Uses, and Section 7.1-Notes to Table-Note #25 of the City's Zoning Ordinance.**

2. The following statement best describes what you would like the text amendment to reflect: **This amendment to Section 6.8 of the Table of Permitted Uses, and Section 7.1-Notes to Table-Note #25 of the City's Zoning Ordinance will update regulations regarding temporary & coexisting uses, including those regulations pertaining to food trucks.**

3. Name: **Greg Beal, Planning Director.**

Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3012

Phone Number

Greg Beal

Signature of Applicant

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **\$250.00** (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.

§ 6.8 OTHER USES.

Use Types	Note	R-A	R-20	R-12	R-10	R-8SF	R-8MF	RD	MHMU	O&I	B-1	B-2	B-3	L-I	H-I
Adult oriented businesses (@ see Adult Oriented Business Overlay District, § 5.16)													@		
Agricultural production (crops)		X	X	X	X	X	X	X					X	X	X
Agricultural production (livestock)		X	X											X	X
Coexisting	25									X/S	X/S	X/S	X/S		
Forestry		X	X	X	X	X	X						X	X	X
Horticultural specialties		X	X										X	X	X
Private greenhouses		X	X	X	X	X	X	X	X	X	X	X	X	X	

(Ord. passed 5-13-1996)

Note 25, Coexisting, Mobile and Temporary Uses.

(A) *Intent.* To provide greater flexibility in the review and regulation of coexisting uses that seek to operate in the Zoning Jurisdiction of the City of Mount Holly. Each person seeking ~~special use permit~~ to operate a coexisting use, defined as a mobile or temporary business operation that exists together, in the same place, on the same commercially zoned property, as an existing business operation, shall be subject to the rules and procedures outlined in § 15.2, Zoning Permits, of the Zoning Ordinance, ~~which requires the approval of a one-time zoning compliance and business registration permit .~~

~~Each person seeking to operate five (5) or more mobile or temporary businesses as a coexisting use, as defined above, shall follow the rules and procedures outlined in § 12.6, Special Use Permits, of the Zoning Ordinance, in addition to the requirements found herein.~~

~~Each person seeking to operate a mobile use, within a public parallel parking space in the B-1 Central Business District, located along South Main Street, North Main Street, West Central Avenue and East Central Avenue, shall be subject to the rules and procedures outlined in § 15.2, Zoning Permits, of the Zoning Ordinance, which requires the approval of a one-time zoning compliance and business registration permit. The public parallel parking space shall be on a first come, first serve basis ~~OR~~ The mobile vendor may reserve up to two public parallel parking spaces in the B-1 Central Business District no more than two-hours ahead of the respective mobile vendor’s scheduled start of business each day.~~

~~Properly-weighted and secured canvas tents, to provide shelter and relief from the elements for customers, may be utilized in conjunction with permitted mobile uses in public parallel parking spaces only.~~

~~Outside of City-sponsored events, no temporary uses, defined herein, shall be allowed within any public parallel parking space within the B-1 Central Business District.~~

~~Mobile and temporary uses for City-sponsored events, and/or one-time special events located on private property, shall not be subject to the requirements of this ordinance.~~

(B) *Requirements.* Each person wishing to seek a special use permit for a coexisting use shall be subject to the following requirements.

(1) The applicant shall provide the City of Mount Holly Planning and Zoning Department with the following information:

(a) The shape and dimensions of the lot on which the proposed coexisting use, whether it shall be mobile or temporary, is to be erected or conducted;

(b) The location of the said lot with respect to adjacent rights-of-way;

(c) The shape, dimensions and location of all buildings, existing and proposed, on the said lot;

(d) The nature of the proposed use of the building or land, including the extent and location of the use, on the said lot; this shall include the nature of the merchandise or food that is to be sold;

(e) The location and dimensions of off-street parking and the means of ingress and egress to such space; each coexisting use is to have five parking spaces dedicated solely to its own customers. It is important to note that the coexisting use may not take away from any required parking of the existing business operation. Coexisting uses in the B-1 District do not have to provide off-street parking;

(f) The height, dimensions and location of all signage, existing and proposed, on said lot;

(g) Any other information which the Zoning Enforcement Officer may deem necessary for consideration in enforcing the provisions of this ordinance.

(2) **If the proposal involves operating five (5) or more mobile or temporary uses on a commercial property as a coexisting use**, it is important to note that the applicant must provide the required information to the City of Mount Holly Planning and Zoning Department no later than 20 days before the next scheduled Board of Adjustment meeting.

(3) **For proposals involving the operation of five (5) or more mobile or temporary uses on a commercial property as a coexisting use**, the applicant is required to appear before the Board of Adjustment for approval or denial of a special use permit for the coexisting use, with the owner of the property, on which the proposed coexisting use is to be located. If the property owner is for some reason unable to attend the Board of Adjustment meeting, he or she may submit a written letter, stating his or her consent for the coexisting use, to the applicant, which shall be made available to the Board.

(C) *Definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

APPLICANT. One who applies for a special use permit for a coexisting use.

COEXISTING USE. A mobile or temporary business operation that exists together, in the same place, on the same commercially zoned property, as an existing business operation.

FOOD. Solid food and non-alcoholic beverages and only includes foods sold by the piece or by an individual serving. Any such **FOOD** must strictly comply with any regulations as

interpreted and administered by the County Department of Environmental Health or any other food code enforcement agency.

KITCHEN CONTAINER, DETACHED. Use of a detached container may be located in the B-1 Zoning District to be used as a commercial kitchen to specifically to produce food for the patrons of the principal business on the property. The commercial kitchen must be registered as a restaurant and a separate business from the principal building use.

(a) The structure may utilize other pre-fab structures that comply with State Building Code and Gaston County Health Department as a permanent commercial structure.

(b) Section 3.11 Accessory Buildings and Structures must be complied with in locating the kitchen container.

(c) Exterior materials for the accessory structure may be metal, but must be painted with at least two coats of commercial sealer to protect the exterior. Once sealed, a finished decorative coat must be applied.

(d) The use must utilize an outdoor patio area that adjacent to and for shared use between the two businesses located on the same property. The minimum size of a kitchen container would be 160 square feet and the minimum size of a shared outdoor patio area must be at least 200 square feet.

(e) Must connect to public utilities permitted through the city and county to avoid generators or other intrusive elements for the operation of the kitchen.

(f) Must have a roofing system installed to provide protection from weather that meets all building code requirements. Roofing system shall be constructed of treated lumber or steel framing with metal, shingle or rubber membrane sheeting. If metal, then must follow division (c) of this definition above.

(g) Must be equipped with air conditioning and full commercial kitchen vent hood that is adequately sized for fire suppression.

(h) At no time can the structure be used for general storage that prevents the operation of the commercial kitchen.

MERCHANDISE. Items or entertainment as authorized by the Board of Adjustment.

MOBILE USE. Any vehicle, trailer, pushcart or pedal-powered cart, which can be moved with the assistance of a motor or by pushing or pedaling.

PERSON. Any individual, firm, partnership, association or corporation. Whenever the word **PERSON** is used in any section in this chapter prescribing a penalty or fine as applied to a

partnership or association, the word shall include the partners or members thereof; such word as applied to corporations shall include the officers, agents or employees thereof who are responsible for any violation of such section.

TEMPORARY USE. A non-permanent building, tent or stand that can be erected and taken down with relative ease. The Board of Adjustment may require that any such **TEMPORARY USE** be constructed with consideration given to size, quality and design.

VENDOR. A person receiving a special use permit for a coexisting use as prescribed under this chapter.

(D) *Prohibited conduct.*

(1) The following shall constitute unlawful conduct under this chapter. It shall be unlawful to:

(a) Violate any federal, state, county or city law or regulation that pertains to food, beverages or the selling thereof or that pertains to the operation of the vendor's business in the City of Mount Holly's zoning Jurisdiction;

(b) Fail to permit any lawfully requested inspection by health officials or fail to comply with any lawful request of a police officer or any other city enforcement official;

(c) Fail to carry and display at all times the permit issued under this article **or any required Gaston County Health Department permit, if applicable;**

(d) Have a coexisting use that is not in compliance with the review regulations or any additional special restrictions or conditions stated in the special use permit, **if applicable;**

(e) Vend in any area other than that space designated by the permit;

(f) Leave any stand overnight on any street or sidewalk, park other than in a lawful parking place or in violation of any section of this code or other city ordinance pertaining to parking, or fail to remove any stand during unmanned hours, if required by the permit. Does not apply to detached kitchen containers in the B-1 District;

(g) Leave any location without first picking up, removing and disposing of all trash or refuse remaining from sales made by the vendor;

(h) Sell food or beverages for immediate consumption, unless the vendor has available for public use, the vendor's litter receptacle or a public litter receptacle that is no more than ten feet distant from the person's stand. Does not apply to detached kitchen containers in the B-1 District;

(i) Allow any item relating to the operation of the vending business to be placed anywhere other than in, on or under the mobile or temporary use;

(j) Offer to sell any goods other than those permitted by the permit;

(k) Sound or permit the sounding of any device which produces a loud and raucous noise or engage in any hawking or harassment for the purpose of attracting the attention of the public to the stand for commercial purposes;

(l) Have any advertising, except the posting of prices, the name of the product and the name of the vendor, if desired; and/or

(m) Fail to actually operate the coexisting use, for whatever reason, during a period of 30 consecutive days. Such failure shall constitute an abandonment of the site and shall result in revocation of the permit.

(2) Any permitted vendor or person, who fails to operate his or her coexisting use under the provisions of this ordinance, shall be subject to action prescribed under § [15.5](#) of the Zoning Ordinance.

(3) If a special use permit is approved, then it may be operated in perpetuity if the guidelines of this ordinance, other city codes and applicable agency regulations are not violated.

Public Hearing on Coexisting, Mobile & Temporary Uses (Food Trucks) in Mount Holly

Planning Commission Meeting
October 6, 2025



Recap of Council direction from August



- Allow administrative permit approvals vs Special Use Permits for mobile or temporary uses.
- Require Special Use Permit for 5 or more proposed mobile or temporary uses on a property.
- Require permits for on-street parking of mobile uses.
- Require business owner information, if sponsoring a mobile or temporary use.
- Require display of proper permits from Gaston County Health Department, if applicable.
- Allow 2-hour window for reserving public parallel parking spaces.



Recap of Council direction from August

- Allow administrative permit approvals vs Special Use Permits for mobile or temporary uses.
Would allow for issuance of a zoning compliance and business registration (ZCBBR) permit under Section 15.2 of the Zoning Ordinance for all mobile and temporary uses, operating as a coexisting use. For five or more mobile or temporary uses on one commercially-zoned property, proposed ordinance would still require Special Use Permit.
- Require permits for on-street parking of mobile uses.
Would allow for issuance of ZCBBR permit for utilizing public parallel parking spaces in downtown.
- Require business owner information, if sponsoring a mobile or temporary use.
Would require this information as a point of contact on the application.
- Require display of proper permits from Gaston County Health Department.
Current ordinance requires compliance with all laws associated with the selling of food and beverages, but it has been specifically stated that display of both the ZCBBR and Health Department Permit, if applicable, are required.
- Explore options for reserving public parallel parking spaces.
Option to allow for blocking off of up to two public parallel parking spaces, no more than two hours before start of scheduled business.



- Specify that ordinance requirements are not for City-sponsored events or one-time special events on private property.
- Allow for properly-weighted and secured canopy tent for customers for mobile uses in public parallel parking spaces; no stand-alone tents or temporary uses shall be allowed.

History: Food Trucks in the early 2000s



- In the early 2000s, there was one food truck operating in Mount Holly.
- PC's BBQ operated a food truck/trailer at Broomer's Car Wash.
- While PC's BBQ operated a clean and well-loved food service, the City began to be inundated with food trucks and sales vans.
- Also, the high traffic generated from Broomer's and P.C.'s BBQ, was a cause of several accidents, which were a concern.



Council Takes Action

- One main concern was that other food trucks were not properly inspected and approved by the Gaston County Health Department.
- Other concerns were that people were literally selling used clothing and shoes out of the back of vans.
- The 2003 Vision Process had just been completed, and the City was sensitive how unpermitted or unregulated uses would impact businesses and the aesthetics of Mount Holly.
- Council instructed staff to deal with these types of uses, but there was not a lot of example ordinances at this time.
- Ultimately, the City adopted Note 25 in the Zoning Ordinance entitled, *Coexisting, Mobile and Temporary Uses*.



What Note 25 requires of the applicant



- All persons seeking to operate a mobile, temporary or co-existing use, must apply for a Special Use Permit.
- The Special Use Permit application, to be heard by the BOA, requires that the applicant submit a site plan, with parking, ingress/egress, location of use, location of any buildings, and the nature of the requested use.
- The applicant is required to appear before the Board of Adjustment for approval or denial of a special use permit for the coexisting use.
- In 2021, the ordinance was amended to allow Detached Kitchen Containers in the B-1 CBD (Downtown), as requested by Jonathan Todd. Those kitchen containers have specific recommendations as well.
- In over 20 years since the Coexisting, Mobile and Temporary Use Ordinance was adopted, staff can only recall five food truck operations being applied for and approved. This includes P.C.'s BBQ, a Mexican Food Truck in the South Gateway, a food truck on the Taco Bell property (prior to), which never came to fruition, the Manor on Main's request for up to 20 food trucks & The Summit's more recent approvals.



Concerns surrounding Food Trucks

- Complaints on the allowance of food trucks persists by brick & mortar restaurants.
- Complaints from applicant food truck operators on the cumbersome nature of the Mount Holly Zoning Ordinance.
- Complaints received from other downtown business owners when food trucks block parking spaces.



Benefits of Food Trucks



- **Economic Development:** Food trucks can help diversify a town's economy and create jobs.
- **Community Development:** Food trucks can help fill gaps in communities where there aren't many restaurants.
- **Support for New Businesses:** Food trucks can support the growth of new businesses and entrepreneurs.
- **Collaboration with Other Businesses:** Food trucks can create opportunities for collaboration with nearby businesses.
- **Foot Traffic:** Food trucks can boost foot traffic and lead customers to discover new restaurants.
- **Innovation:** Food trucks can push restaurants to innovate.

Parking in the public right-of-way

- Mount Holly City Council took no action on proposed ordinance in May 2019 to regulate food trucks/mobile vendors in public right-of-way. Said it was not needed.
- Planning staff reviewed food truck ordinances from 18 towns in NC.
- 16 of these towns require a separation requirement (i.e. 15' from a fire hydrant or 25' from another food vendor, 75' from a restaurant entrance).
- 18 towns have 29 different regulations for food truck (i.e. ventilation and generator requirements, private property owner approval, require display of all applicable permits).
- Only one of the 18 towns require a special use permit, similar to the City of Mount Holly (Harrisburg).
- 12 of the 18 towns require a permit from the local government (i.e. business, temporary use or zoning permit).
- 8 of the 18 towns prohibit food truck parking in the public right-of-way or within public parking spaces.
- The remainder do not address public parking spaces, only state that vehicular and pedestrian traffic shall not be impeded.



Final Comments/Questions/Open Discussion





Tara Douglas <tara.douglas@mtholly.us>

Thank you for placing your order with us.

1 message

Gastonia Legals <GastonLegals@gannett.com>

Mon, Sep 29, 2025 at 3:21 PM

To: tara.douglas@mtholly.us

Cc: shelly.stewart@mtholly.us

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Gastonia Gaston Gazette's online Classifieds [HERE](#) to place your legal notices in the future.

Deadlines vary by publication, changes and/or cancellations may not be honored due to deadline restrictions.

Job Details

Order Number: **LWLM0380412**
Classification: **Govt Public Notices**
Package: **General Package**
Additional Options: **1 Affidavit \$5.00**
Total payment: **\$216.60**

Schedule for ad number LWLM03804120

Fri Oct 3, 2025
Gastonia Gaston Gazette *All Zones*
Fri Oct 10, 2025
Gastonia Gaston Gazette *All Zones*

Account Details

City Of Mount Holly
P.O. Box 406
Mt. Holly, NC ♦ 28120
704-827-3931
tara.douglas@mtholly.us
City Of Mount Holly

NOTICE OF PUBLIC HEARINGS BEFORE THE MOUNT HOLLY CITY COUNCIL & PLANNING COMMISSION

The City of Mount Holly City Council will hold two separate public hearings on Monday, October 13, 2025, at 7:00 PM in the City Council Chambers located on the 1st floor of the Municipal Complex, located at 400 East Central Avenue. The first public hearing will consider an update to Section 6.8 of the Table of Permitted Uses, and Section 7.1-Notes to Table-Note #25 of the City's Zoning Ordinance to update regulations regarding temporary & coexisting uses. Case # TA-25-13. The second public hearing will consider an update Section 153.088 of the Subdivision Ordinance to add an approval signature block for rezoning plans. Case # TA-25-12. The Mount Holly Planning Commission will also hold two separate public hearings, on the aforementioned cases on Monday

tioned cases, on Monday, October 6, 2025, at 6:30 PM at the Municipal Complex, located at 400 East Central Avenue. Interested parties are encouraged to attend all public hearings, where an opportunity to be heard will be given. For more information, please call the Planning Department at (704) 951-3014.
 October 3, 10 2025
 LWLM0380412

City of Mount Holly
 Planning Department
 400 East Central Avenue
 Mount Holly, NC 28069
 (704) 951-3014
 www.mounthollync.gov

noname
 411K



Regular Meeting Agenda Action Form

Meeting Date	From
--------------	------

October 13, 2025

Matt Black, Economic Development Director
Economic Development

NEW BUSINESS Item # 1

Update on Economic Development Initiatives

Will this require a public hearing?

No

Background/Purpose of Request

Update City Council on Economic Development initiatives and projects

Fiscal Impact

Will Item affect current budget?	No
Reviewed by Finance Director?	No
Preaudit Certification Required?	No
Capital Project Ordinance Required?	No
Budget Transfer Required?	No
Total City Dollars:	0
Budget Code:	N/A
Reviewed by City Attorney?	N/A

Manager/Staff Recommendation

No recommendation is required.

Attachments

- Economic Development Presentation

Economic Development Update

City of Mount Holly

October 13, 2025



1

Presentation Outline

- 1. Goals of Economic Development**
- 2. Mount Holly by the Numbers**
- 3. Initiatives Over the Year**
- 4. DiscoverMountHolly.com**
- 5. Economic Development Promotional Videos**



2



-Strengthen place and resilience

revitalizing key corridors/downtown
supporting small businesses and innovation
ensuring growth is inclusive and infrastructure-ready



-Create and keep quality jobs

align workforce skills with employer needs.



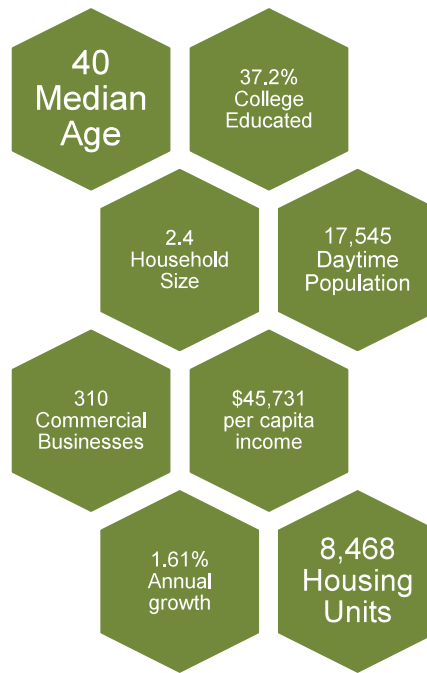
-Grow the tax base sustainably

retaining/expanding existing firms and attracting new private investment
In return, the city can fund services and amenities without raising rates



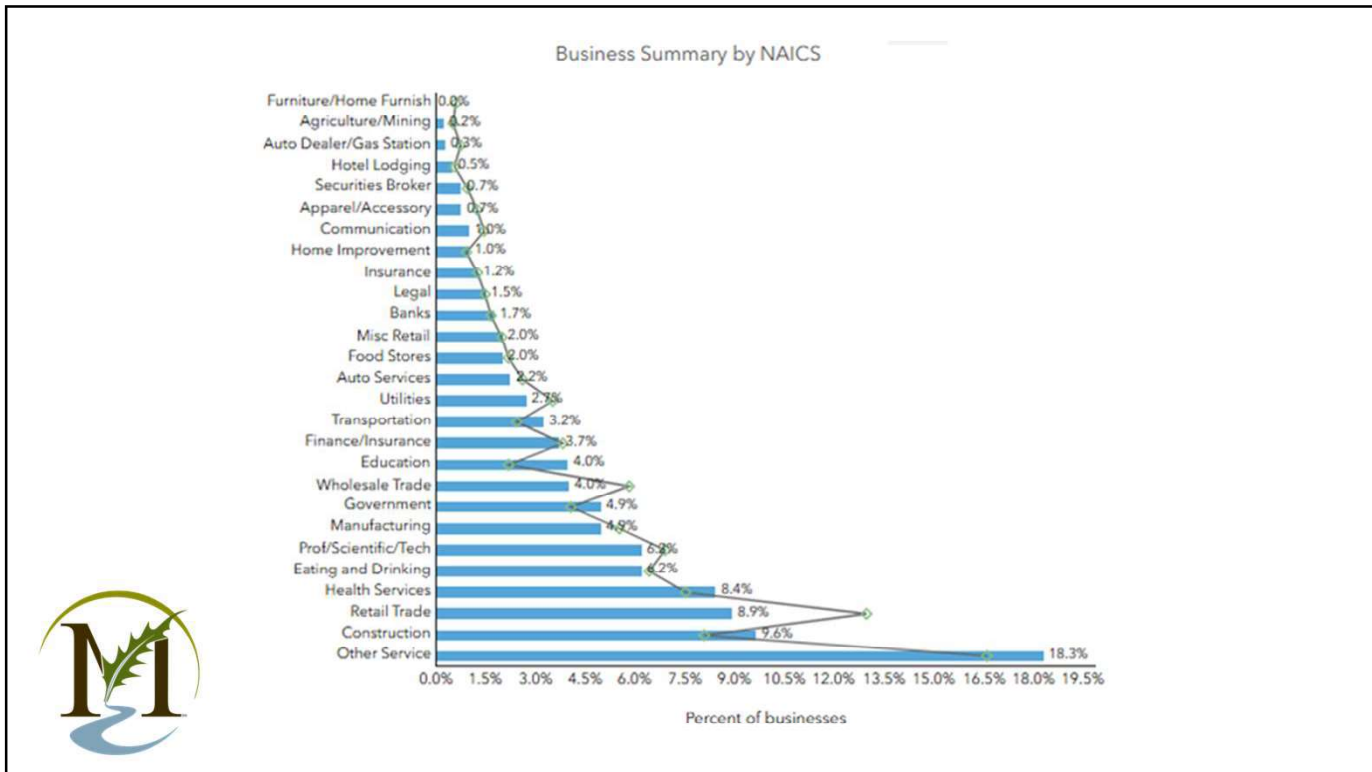
3

Mount Holly by the Numbers



*per Esri 2024 Business Analytics
City Water Accounts
Census Tract

4



5

Initiatives Over the Year

- 235** One-On-Ones
- 3** Small Business Meeting(s)
- 71** Request for Information
- 1** New Website

- Property Availability Tracking
- Future vs Current Zoning Map for proactive zoning
- Business Welcome Guide
- Quarterly Business Networking Events
- Economic Development & Tourism Website
- Economic Development Promotion videos
- StreetLights engagement
- Disposal of 131 S. Main Street though G.S.
- Quarterly Business Outreach



6

Commercial Investment- Sept 2024 through 2025

62

Commercial permits - ALL types

27

Commercial permits - BUILDING only

\$46,608,502

Commercial investment - ALL types

\$29,955,587

Commercial investment – BUILDING only



*per Gaston County building permit statistics


7

DiscoverMountHolly.com


Click a Listing Below for more Details:



8



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Daimler Truck AG develops the right vehicles and services for our customers – for all who keep the world moving. That’s what drives us.

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Mount Holly Means Business





Regular Meeting Agenda Action Form

Meeting Date

October 13, 2025

From

Jonathan Blanton, City Manager
City Management

NEW BUSINESS Item # 2

City Manager Report

Will this require a public hearing?

No

Background/Purpose of Request

City Manager Blanton to update the Mayor, Council, and citizens

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

None