



April 13, 2026  
City Council Regular Meeting

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



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

---

April 13, 2026 | 7:00 PM  
Municipal Complex - Council Chambers  
400 East Central Avenue  
Mount Holly, NC 28120

**CALL TO ORDER**

**INVOCATION:** Evangelist June Barker

**PLEDGE OF ALLEGIANCE:** Boy Scout Troop #59

**SET THE AGENDA**

**CONSENT AGENDA**

1. Proclamation for Arbor Day
2. Budget Amendment for Lead and Copper replacement project
3. Letter of Intent for Property Acquisition from Gaston County Schools
4. Resolution in Opposing Limiting Local Authority on Property Tax
5. Approval of Minutes -March 23, 2026
6. Approval of Minutes - Closed Session - March 23, 2026
7. Approval of Site Access Agreement for Verizon Wireless to the Stanley Tank for Maintenance and Use of Communications Facility

**PRESENTATIONS**

1. Presentation from Miss Mount Holly and Miss Teen Mount Holly 2026

Taylor Foley, Miss Mount Holly 2026  
Hansika Nasanalley, Miss Teen Mount Holly 2026

2. Swearing in for Fire Captain Chris Ohlin, Fire Captain Kieran Burke, Firefighter Ben Haynes, and Firefighter Jacob Hovis

Mayor Moore  
Ryan Baker

3. Presentation of Eagle Scout Projects for Catawba Heights Neighborhood Park and Tuckaseege Park

Mark Jusko  
Aiden Eubanks and Troy Matthews from Boy Scout Troop 59

4. Presentation from the Mount Holly Community Development Foundation

Jeff Lee



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

---

April 13, 2026 | 7:00 PM  
Municipal Complex - Council Chambers  
400 East Central Avenue  
Mount Holly, NC 28120

5. Proclamation Recognizing April 18, 2026 as National Line Workers Appreciation Day

Mayor Moore

**PUBLIC HEARING**

1. Continuation of a public hearing to consider a rezoning of Tax Parcel #'s 177847, 177844, 177594, 177846, and 218371 from R-1 (Gaston County) and R-12 (City) to City CD-MF (Conditional District Multifamily) for the Holly Heights Townhome Development, Case R-26-1.

Brandon Livingston

2. Continuing of a public hearing to consider a petition for annexation, submitted by Alissa Grice and William Stewart Jr., for a 34.35-acre tract of land, located at Parcel #'s 177847, 177844, 177594, 177846, and 218371.

Marie Anders

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

**OLD BUSINESS**

1. Update on StreetLights residential development agreements.

Jonathan Blanton

**NEW BUSINESS**

1. 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

April 13, 2026

### From

Tara Douglas, City Clerk  
City Clerk

### CONSENT AGENDA Item # 1

Proclamation for Arbor Day

### Will this require a public hearing?

No

### Background/Purpose of Request

### 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. 2026 CELEBRATE ARBOR DAY IN MOUNT HOLLY



PROCLAMATION TO CELEBRATE  
ARBOR DAY IN MOUNT HOLLY, NORTH CAROLINA

Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is not observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperatures, clean the air, produce life saving oxygen, and provide a habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I David Moore, Mayor of the City of Mount Holly, do hereby proclaim Friday, April 24, 2026 Arbor Day in the City of Mount Holly, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

This the 13th day of April, 2026.

---

David Moore, Mayor

Attest:

---

Tara Douglas, NCCMC/CMC

City Clerk



## Regular Meeting Agenda Action Form

### Meeting Date

April 13, 2026

### From

Robert Stewart, Deputy Utility Director  
Utility Department

### CONSENT AGENDA Item # 2

Budget Amendment for Lead and Copper replacement project

### Will this require a public hearing?

No

### Background/Purpose of Request

This is for the upfront cost to pay vendors and will be reimbursed at 100% by NCDEQ

### Fiscal Impact

Will Item affect current budget?	yes
Reviewed by Finance Director?	yes
Preaudit Certification Required?	no
Capital Project Ordinance Required?	no
Budget Transfer Required?	yes
<b>Total City Dollars:</b>	\$482,700
<b>Budget Code:</b>	62-91-7110-194
Reviewed by City Attorney?	no

### Manager/Staff Recommendation

Staff recommends approval of this Budget Amendment

### Attachments

1. Find\_Replc SRF-D-LSL-0153
2. Bessemer City - Invoice - FandR - MH002
3. BD#13-1



NORTH CAROLINA  
Environmental Quality

August 1, 2025

JOSH STEIN  
Governor  
D. REID WILSON  
Secretary  
SHADI ESKAF  
Director

Mr. Jonathan Blanton, City Manager  
City of Mount Holly  
Post Office Box 406  
Mount Holly, NC 28120

Subject: Lead Service Line Replacement Program  
Letter of Intent to Fund  
City of Mount Holly  
Lead and Copper Service Replacement – Find  
and Replace  
July 2025 SWIA Award  
Project No.: SRF-D-LSL-0153

Dear Mr. Blanton:

The Division of Water Infrastructure (Division) has reviewed your application, and the State Water Infrastructure Authority (SWIA) has approved your Lead Service Line Replacement (LSLR) project as eligible to receive a total funding amount of \$2,000,000 from DWSRF LSLR funds. One hundred percent (100%) of the loan up to a maximum of \$2,000,000 will be forgiven and the remainder will be repayable at 0.00% interest. A loan fee of 2% will be applied to the total funding amount.

Please note that this intent to fund is contingent on the Division receiving DWSRF LSLR funds from USEPA, approval of the loan through the Local Government Commission, and on meeting all the following milestones:

Milestone	Deadline date
INVENTORY	
Scope of Work Submittal	October 1, 2025
Scope of Work Approval	December 1, 2025
REPLACEMENT	
Engineering Report Submittal	December 1, 2025
Engineering Report Approval	February 2, 2026
Bid and Design Package Submittal	May 1, 2026
Bid and Design Package Approval	August 3, 2026
Advertise Project, Receive Bids, Submit Bid Information, and Receive Authority to Award	December 1, 2026
Execute Construction Contract(s)	February 1, 2027



North Carolina Department of Environmental Quality | Division of Water Infrastructure  
512 N. Salisbury Street | 1633 Mail Service Center | Raleigh, North Carolina 27699-1633  
919.707.9160

Mr. Jonathan Blanton, City Manager  
City of Mount Holly  
August 1, 2025  
Page 2 of 4

The Division will consider granting milestone timeline modifications including extensions if good cause for extension can be provided. Failure to meet any milestone may result in the forfeiture of funding for the proposed project.

The Scope of Work for projects that include inventorying work must be developed using the guidance document downloadable at <https://www.deq.nc.gov/water-infrastructure/guidance-lslr-scope-may-2024/download?attachment>.

#### Electronic Document Submittal

All project documents, including milestone extension requests, must be submitted to the Division via the documentation submittal form located at <https://edocs.deq.nc.gov/Forms/DW-Document-Upload-Form>. Use of this form provides more seamless document tracking, processing, filing, accessibility, and security via our electronic document repository, Laserfiche. The link and a list of frequently asked questions can also be accessed from the Division's *I Have Funding* page, <https://www.deq.nc.gov/about/divisions/water-infrastructure/i-have-funding>.

Upon detailed review of the project during the funding process, it may be determined that portions of your project are not eligible for funding and the total funding amount may be reduced. Additionally, changes in the scope or priority points awarded – based on additional information that becomes apparent during project review – may also result in changes to the total funding amount and loan terms.

#### Disbursement of Funds

Funds are disbursed for eligible costs that are documented as part of the project only after the costs have been incurred and all necessary documentation has been received and approved by the Division beforehand. Prior to requesting the first disbursement on your project, you will be asked to submit to the Division via the link above several required documents, including but not limited to:

1. Copy of the original funding offer-and-acceptance document, executed by the Authorized Representative for the project, along with the signed “Standard Conditions and Assurances”.
2. A resolution adopted by the governing body accepting the funding offer and making the applicable assurances contained therein.
3. Copies of all executed service agreements and/or contracts.

The Division will communicate to you when these documents are required. Once all documents have been received and approved, you may request disbursements. If you request funds prior to paying contractors, you will have three business days to pay contractors upon receipt of funds.

Disbursement requests are to be submitted via the DWI EBS System Log-in located at <https://www.ebs.nc.gov/logon/index.html>. **To submit a claim for the disbursement of project funds, the submitter must be registered in the DWI EBS System before logging in.** To register, if needed, complete and submit an [DWI EBS Claims System External User Access Request Application](#). The online portal and a list of frequently asked questions can also be

Mr. Jonathan Blanton, City Manager  
City of Mount Holly  
August 1, 2025  
Page 3 of 4

accessed from the Division's *I have Funding* webpage at <https://www.deq.nc.gov/construction-disbursement-funds>.

*Note that disbursement of loan funds is contingent upon debt approval by the Local Government Commission (LGC). You may coordinate debt approval directly with the LGC by e-mail at [srf@nctreasurer.com](mailto:srf@nctreasurer.com).*

#### Approval of Debt by Local Government Commission

Projects funded with a loan must receive approval from the Local Government Commission (LGC). Final approval of debt must be coordinated directly with the LGC after approval is received either for the Scope of Work or the Engineering Report, as applicable.

The following items must be submitted to the LGC:

- |                        |                                    |
|------------------------|------------------------------------|
| 1. Funding Application | 4. Letter of Intent to Fund (LOIF) |
| 2. LGC Form 108A       | 5. Scope of Work                   |
| 3. LGC Form 108C       | 6. Scope of Work Approval Letter   |

Documents must be e-mailed to [srf@nctreasurer.com](mailto:srf@nctreasurer.com). When ready to obtain debt approval, investor-owned water corporations should contact LGC staff and also notify the North Carolina Utilities Commission to ensure regulatory requirements are met.

#### Joint Legislative Committee on Local Government Notification Requirements

In accordance with G.S. 120-157.2, local government units with projects that require debt equal or greater than \$1,000,000 must submit a letter to Committee Chairs, Committee Assistant, and the Fiscal Research Division of the General Assembly at least 45 days prior to presentation before the Local Government Commission. You are responsible for submitting that letter and providing a copy to the Division.

#### Davis-Bacon Requirements and American Iron and Steel Provisions

Projects funded through the State Revolving Fund (SRF) programs must comply with Davis-Bacon wage requirements and American Iron and Steel provisions. You can find standard specifications covering these requirements on our website.

#### Build America, Buy America Act (BABA)

Projects funded through the DWSRF LSLR funds must comply with the Build America, Buy America Act (BABA). BABA requires that iron, steel, manufactured products, and construction materials used in infrastructure projects are produced in the United States. You can find additional information at the following link: <https://www.epa.gov/cwsrf/build-america-buy-america-baba>

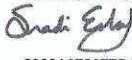
Upon receipt of your letter of intent to fund, please fill out the attached Federal ID & Unique Entity ID (UEI) form and submit it through Laserfiche using the link provided above.

Mr. Jonathan Blanton, City Manager  
City of Mount Holly  
August 1, 2025  
Page 4 of 4

If you choose to decline this funding, please send a letter on the applicant's letterhead, signed by the Authorized Representative as declared in the application, within 30 days of receipt of this letter. Applications for projects already funded will only be considered for additional funds to cover unfunded project costs.

If you have any questions, please contact Sam Bryant at [sam.bryant@deq.nc.gov](mailto:sam.bryant@deq.nc.gov) or by phone at 919.707.9055.

Sincerely,

DocuSigned by:  
  
6300A872077B4C5...

Shadi Eskaf, Director  
Division of Water Infrastructure, NCDEQ

Enclosure: Federal Tax ID/Unique Entity ID (UEID) Form

EC: A. Slade Harvin, P.E., Harvin Engineering, PLLC ([sladeharvin@gmail.com](mailto:sladeharvin@gmail.com))  
David Giachini, P.E., DWI (via DocuSign)  
Sam Bryant, DWI (via DocuSign)  
Allen Baker, MBA, DWI (via DocuSign)

DWI Agreement ID 2000084645 (COM – LOIF)

**FEDERAL ID & Unique Entity ID # REQUEST MEMO**

TO: All Loan and Grant Recipients

SUBJECT: Federal Identification Number

Please be advised that all local government units receiving grant or loan funds from the State of North Carolina must supply their Federal Identification Number to this office upon acceptance of your loan/grant offer.

<b>RECIPIENT:</b> <hr/>
<b>PROJECT NUMBER:</b> <hr/>
<b>FEDERAL IDENTIFICATION NUMBER:</b> <hr/>
<b>UNIQUE ENTITY ID:</b> <hr/>

# INVOICE

Invoice #: MH002

Date: **4/1/2026**

Invoice to:  
**Mount Holly**

**Find & Replace  
 SRF-D-LSL-0153**

**Attn: Robert Stewart, Asst. Public Works Director of Utilities**  
**400 E. Central Avenue**  
**Mount Holly, NC 28120**



<b>Amount Due This Invoice:</b>	<b>\$442,700.00</b>
---------------------------------	---------------------

Harvin Engineering, PLLC - Project No.: **1003.B.25**

<b>Mount Holly - Lead and Copper Service Find &amp; Replace</b>	
<b>Phase 1 - Preliminary Engineering Report</b>	
Ceiling Fee Amount:	\$15,000.00
Work Complete This Invoice:	0.00 Portion Completed \$0.00
Previous Invoice Amount:	\$0.00
Amount Remaining:	\$15,000.00
<b>Total Phase 1 Amount:</b>	<b>\$0.00</b>
<b>Phase 2 - Environmental Report/Categorical Exclusion</b>	
Ceiling Fee Amount:	\$10,000.00
Work Complete This Invoice:	0.00 Portion Completed \$0.00
Previous Invoice Amount:	\$0.00
Amount Remaining:	\$10,000.00
<b>Total Phase 2 Amount:</b>	<b>\$0.00</b>
<b>Phase 3 - Potholing of Water Services/Utility Coordination</b>	
Ceiling Fee Amount:	\$442,700.00
Work Complete This Invoice:	1.00 Portion Completed \$442,700.00
Previous Invoice Amount:	\$0.00
Amount Remaining:	\$0.00
<b>Total Phase 3 Amount:</b>	<b>\$442,700.00</b>
<b>Phase 4 - Update of Inventory</b>	
Ceiling Fee Amount:	\$4,000.00
Work Complete This Invoice:	0.00 Portion Completed \$0.00
Previous Invoice Amount:	\$0.00
Amount Remaining:	\$4,000.00
<b>Total Phase 4 Amount:</b>	<b>\$0.00</b>

<b>Phase 5 - Survey and Engineering Design</b>		
Ceiling Fee Amount:		\$30,000.00
Work Complete This Invoice:	0.00 Portion Completed	\$0.00
Previous Invoice Amount:		\$0.00
Amount Remaining:		\$30,000.00
<b>Total Phase 5 Amount:</b>		<b>\$0.00</b>
<b>Phase 6 - Permitting Assistance</b>		
Ceiling Fee Amount:		\$4,000.00
Work Complete This Invoice:	0.00 Portion Completed	\$0.00
Previous Invoice Amount:		\$0.00
Amount Remaining:		\$4,000.00
<b>Total Phase 6 Amount:</b>		<b>\$0.00</b>
<b>Phase 7 - Bidding Assistance</b>		
Ceiling Fee Amount:		\$5,000.00
Work Complete This Invoice:	0.00 Portion Completed	\$0.00
Previous Invoice Amount:		\$0.00
Amount Remaining:		\$5,000.00
<b>Total Phase 7 Amount:</b>		<b>\$0.00</b>
<b>Phase 8 - Contract Administration (Part-Time)</b>		
Ceiling Fee Amount:		\$18,000.00
Work Complete This Invoice:	0.00 Portion Completed	\$0.00
Previous Invoice Amount:		\$0.00
Amount Remaining:		\$18,000.00
<b>Total Phase 8 Amount:</b>		<b>\$0.00</b>
<b>Phase 9 - Construction Observation (Utility Side) (Part-Time)</b>		
Ceiling Fee Amount:		\$26,100.00
Work Complete This Invoice:	0.00 Portion Completed	\$0.00
Previous Invoice Amount:		\$0.00
Amount Remaining:		\$26,100.00
<b>Total Phase 9 Amount:</b>		<b>\$0.00</b>
<b>Phase 10 - Construction Observation (Private Side) (Part-Time)</b>		
Ceiling Fee Amount:		\$39,200.00
Work Complete This Invoice:	0.00 Portion Completed	\$0.00
Previous Invoice Amount:		\$0.00
Amount Remaining:		\$39,200.00
<b>Total Phase 10 Amount:</b>		<b>\$0.00</b>

<b>Phase 11 - Grant Administration</b>		
Ceiling Fee Amount:		\$10,000.00
Work Complete This Invoice:	0.00 Portion Completed	\$0.00
Previous Invoice Amount:		\$0.00
Amount Remaining:		\$10,000.00
<b>Total Phase 11 Amount:</b>		<b>\$0.00</b>

<b>Phase 12 - Contract Coordination (Utility)</b>		
Ceiling Fee Amount:		\$18,000.00
Work Complete This Invoice:	0.00 Portion Completed	\$0.00
Previous Invoice Amount:		\$0.00
Amount Remaining:		\$18,000.00
<b>Total Phase 12 Amount:</b>		<b>\$0.00</b>

<b>Phase 13 - Contract Coordination (Private Side)</b>		
Ceiling Fee Amount:		\$15,000.00
Work Complete This Invoice:	0.00 Portion Completed	\$0.00
Previous Invoice Amount:		\$0.00
Amount Remaining:		\$15,000.00
<b>Total Phase 13 Amount:</b>		<b>\$0.00</b>

<b>Phase 14 - Private Service Allowance Coordination</b>		
Ceiling Fee Amount:		\$13,000.00
Work Complete This Invoice:	0.00 Portion Completed	\$0.00
Previous Invoice Amount:		\$0.00
Amount Remaining:		\$13,000.00
<b>Total Phase 14 Amount:</b>		<b>\$0.00</b>

Total Contract Fee:		\$650,000.00
Previous Invoiced Amount:		\$0.00
This Invoice Amount:		\$442,700.00
Total Contract Fee Remaining:		\$207,300.00
Overpayment:		

Please Remit Payment to:  
**Harvin Engineering, PLLC**  
**4971 Old River Drive**  
**Hickory, NC 28602**

Any question or comments:  
Slade Harvin - (252) 702-7299  
[sladeharvin@gmail.com](mailto:sladeharvin@gmail.com)





**CITY OF MOUNT HOLLY  
FY 25-26 Budget Amendment**

<b>Account Number</b>	<b>Description</b>	<b>Account Debit</b>	<b>Account Credit</b>
62-00-3991-000	Fund Balance Appropriation	\$0.00	\$482,700.00
62-91-7110-194	Professional Services	\$482,700.00	\$0.00
<b>TOTAL</b>		\$482,700.00	\$ 482,700.00

Date Submitted: 13-Apr-26  
 Finance Officer: \_\_\_\_\_  
 City Manager: \_\_\_\_\_

Department Comments:  
Budget Amendment #13 to appropriate fund balance for Lead and Copper Replac Infrastructure  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



## Regular Meeting Agenda Action Form

### Meeting Date

April 13, 2026

### From

Brian DuPont, Assistant City Manager  
City Management

### CONSENT AGENDA Item # 3

Letter of Intent for Property Acquisition from Gaston County Schools

### Will this require a public hearing?

No

### Background/Purpose of Request

The Mayor, City Manager and Assistant City Manager held a meeting with the Gaston County School Superintendent in March to discuss certain facilities along South Hawthorne Street. The Superintendent recommended a letter from the City that he could provide to the School Board for their consideration.

### 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. Letter of Intent\_GCS(4.14.2026)



CITY of MOUNT HOLLY

David Moore, Mayor  
Phyllis Harris, Mayor Pro Tem  
Ivory Craig, Councilman  
Jeff Meadows, Councilman  
William T. Brooks, Councilman  
Kenneth Reeves, Councilman  
Lauren Shoemaker, 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

April 14, 2026

Subject: Letter of Intent – Property on South Hawthorne Street

Dear Members of the Gaston County Board of Education,

On behalf of the Mount Holly City Council, I am writing to express our interest in acquiring certain former school facilities located on South Hawthorne Street. The City believes these properties present a unique opportunity to expand community-serving uses while strengthening the longstanding partnership between the City and Gaston County Schools.

We would like to present two potential acquisition options for your consideration:

Option 1: Acquisition of the facility currently leased by Mount Holly located at 123 South Hawthorne Street, commonly referred to as the “Old Gym.”

Option 2: Acquisition of both the facility at 123 South Hawthorne Street (the “Old Gym”) and the former Auditorium located at 125 South Hawthorne Street. As part of this option, we would graciously request that a new roof be installed by the County prior to transfer of the facility.

The City envisions repurposing these facilities in a manner that preserves their historic and community significance while adapting them to meet current and future needs. Potential uses may include recreational programming, community events, cultural activities, and shared spaces that benefit residents of all ages. By activating these sites, we aim to create a vibrant hub that enhances quality of life and promotes continued civic engagement.

Importantly, this effort represents more than a property transaction—it is an opportunity to deepen collaboration between the City and Gaston County Schools. Through thoughtful planning and partnership, these facilities could continue to support educational, extracurricular, and community-based initiatives. The City is open to exploring shared-use agreements or programming opportunities that would allow students and school-affiliated groups to benefit from these spaces even after transfer of ownership.

We believe that working together, we can ensure these properties remain valuable assets for the greater Mount Holly community. This partnership has the potential to honor the legacy of these facilities while creating new opportunities for connection, enrichment, and growth.

The City welcomes the opportunity to discuss these options further and to collaborate on terms that are mutually beneficial. We appreciate your consideration and look forward to continuing our strong working relationship.

Thank you for your time and consideration. We appreciate your partnership and look forward to your response.

Sincerely,

Mayor David Moore  
City of Mount Holly



## Regular Meeting Agenda Action Form

### Meeting Date

April 13, 2026

### From

Brian DuPont, Assistant City Manager  
City Management

### CONSENT AGENDA Item # 4

Resolution in Opposing Limiting Local Authority on Property Tax

### Will this require a public hearing?

No

### Background/Purpose of Request

### 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. Resolution in Opposition to Limiting Local Authority on Prop Tax

**RESOLUTION OPPOSING STATE LEGISLATION  
THAT LIMITS LOCAL PROPERTY TAX AUTHORITY AND  
THREATENS CORE PUBLIC SERVICES**

**WHEREAS**, The City of Mount Holly is committed to providing essential public services and maintaining a high quality of life for its residents, including police and fire protection, parks and recreation, street maintenance, and community amenities; and

**WHEREAS**, Local governments in North Carolina rely primarily on property tax revenue as their most stable and locally controlled funding source to provide essential services to residents and businesses; and

**WHEREAS**, Unlike enterprise services funded through user fees, general government services rely almost entirely on property tax revenue, making them especially vulnerable to any restrictions on that revenue source; and

**WHEREAS**, Proposed legislation would impose limits on the growth of local property tax revenues, including levy limits and requirements for voter approval to exceed those limits; and

**WHEREAS**, Such limitations would significantly restrict the ability of local governments to maintain service levels, respond to growth, and plan responsibly for the future, particularly in communities experiencing continued population increases; and

**WHEREAS**, Public safety services, especially law enforcement, represent one of the most critical and resource-intensive responsibilities of local government, requiring consistent and predictable funding to ensure adequate staffing, training, and response capabilities; and

**WHEREAS**, Imposing rigid caps on property tax revenue would force local governments into a reactive financial posture, resulting in delayed investments, reduced service levels, and increased long-term costs to residents; and

**WHEREAS**, Requiring voter referenda to exceed arbitrary revenue limits would introduce uncertainty and delay into the funding of essential services that must be maintained without interruption; and

**WHEREAS**, Local elected officials are directly accountable to their residents and are best positioned to make informed decisions regarding taxation and service levels based on community needs; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Mount Holly, North Carolina as follows:

1. The City of Mount Holly strongly opposes any state legislation that limits local property tax authority, including levy limits, revenue caps, or mandatory voter referenda to exceed such limits;

2. The City affirms that property tax flexibility is essential to funding core public services, including law enforcement and community amenities that directly impact residents' daily lives;
3. The City urges the North Carolina General Assembly to reject any legislation that would undermine the ability of municipalities to fund essential services;
4. The City further urges state leaders to recognize that limiting property tax revenues will not reduce the need for services, but will reduce the ability to provide them effectively;
5. The City calls for the preservation of local control and accountability, allowing locally elected officials to make responsible fiscal decisions based on the needs of their communities;
6. The City Manager is directed to transmit this resolution to:
  - o Members of the North Carolina General Assembly representing Gaston County,
  - o Leadership of the North Carolina General Assembly,
  - o The North Carolina Association of County Commissioners, and
  - o The North Carolina League of Municipalities.

**ADOPTED this \_\_\_ day of \_\_\_\_\_, 2026.**

---

David Moore, Mayor

ATTEST:

---

Tara Douglas, City Clerk



## Regular Meeting Agenda Action Form

### Meeting Date

April 13, 2026

### From

Tara Douglas, City Clerk  
City Clerk

### CONSENT AGENDA Item # 5

Approval of Minutes -March 23, 2026

### Will this require a public hearing?

No

### Background/Purpose of Request

Approval of City Council Meeting Minutes from March 23, 2026

### 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. CCM 03-23-2026\_Draft

**CITY OF MOUNT HOLLY**  
**CITY COUNCIL MEETING MINUTES**  
**MONDAY, MARCH 23, 2026**  
**COUNCIL CHAMBERS**  
**6:30 PM**

CALL TO ORDER

Mayor Moore called the meeting to order at 6:31 pm. The following were present:

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

INVOCATION

Mayor Moore led the Council, Staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

Councilwoman Shoemaker led the Council, Staff, and attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Moore stated that Closed Session will be added to the agenda after New Business. Mayor Moore entertained a motion to set the agenda as amended.

**Motion:** Councilman Reeves made a motion to approve the agenda as amended. Councilwoman Shoemaker seconded the motion.

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

CONSENT AGENDA

1. Appointment of Finance Director
2. Approval of Audit Contract FY Ending 6-30-2026

**CITY OF MOUNT HOLLY**  
**CITY COUNCIL MEETING MINUTES**  
**MONDAY, MARCH 23, 2026**  
**COUNCIL CHAMBERS**

**6:30 PM**

3. Memorandum of Understanding for Storefront Wrap
4. Removal of Councilman Meadows as the Gaston-Cleveland-Lincoln Metropolitan Planning Organization Board Alternate
5. Approval of City Council Retreat Minutes – February 27, 2026
6. Approval of City Council Meeting Minutes – March 9, 2026
7. Approval of Closed Session Minutes – March 9, 2026

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

**Motion:** Councilman Meadows made a motion to approve the Consent Agenda as presented. Councilman Craig seconded the motion.

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

**PRESENTATIONS**

1. Get to Know Gaston

***Adam Gaub and Gavin Stewart***

Mr. Stewart explained the Get to Know Gaston event that he is putting on in partnership with the City of Mount Holly's Parks and Recreation staff, specifically working closely with Special Events Coordinator Chloe Clary. Mr. Stewart explained that the reason for the event is that the local government has a lot of projects and in-kind services that they want the community to be aware of. Mr. Stewart described the different entertainment elements at the event last year, which was partnered with the City of Gastonia. Mr. Stewart discussed last year's event participants and how the Passport System works for the attendees. Mr. Stewart described some of this year's participants and entertainment options which will be held in Tuckaseege Park in Mount Holly on April 15, 2026.

2. Sanitation Truck Options Purchase/Lease

***Jason Green***

Mr. Green stated that for the past two years the Public Works Department has purchased new trucks from capital funds. Mr. Green stated that he worked a maintenance schedule into the purchase price of the trucks to cover servicing on the trucks for five years. Mr. Green stated that he has been researching the benefits to leasing these large trucks instead of purchasing them outright. Mr. Green stated leasing could spread out these large purchases into monthly payments to keep the budget down for the Public Works Department. Mr. Green described the current garbage trucks' pickup schedules and how frequently they are used. Mr. Green stated that the department has two trucks currently, and he is requesting two more to be more efficient with

**CITY OF MOUNT HOLLY**  
**CITY COUNCIL MEETING MINUTES**  
**MONDAY, MARCH 23, 2026**  
**COUNCIL CHAMBERS**  
**6:30 PM**

their routes. Mr. Green described the type of truck that he is requesting and the price for each, still including the preventive service costs. Mr. Green stated the lease total cost overtime is more than the full up-front purchase price because of financing fees. Mr. Green stated the City can back out of the lease before the end of the term or buy it at the end and would get full coverage insurance, which would not be included with a full up-front purchase. Mr. Green went over a pros and cons list for leasing and for purchasing these trucks. Mr. Green went over the department's fleet list with the milage to show the age on the trucks. Mr. Green stated that with the purchase of two new trucks, they could get rid of four vehicles: trucks 126, 132, 141, and 143. Mr. Green stated the lifespan for these large trucks is about eight years, so the City has gotten the maximum life out of their trucks, and it is the reason there are such high costs for service.

Councilman Craig asked if Mr. Green knew of any other municipalities that lease their trucks. Mr. Green stated that the City coined the idea of adding the maintenance costs into the purchase, and the City is also pioneering the leasing of the trucks. Mr. Green stated he thinks it is good for the City's monies since we do not have a diesel mechanic on staff, and the going pay for one is high.

Councilman Craig asked if the City can expect any returns for selling the old trucks. Mr. Green stated yes, he can put them on the Gov Deals website for sale.

Councilman Reeves asked about the bumper-to-bumper coverage – what does that encompass versus what the City has now. Mr. Green stated that currently if a truck needs service a mechanic comes to our garage, but with the two that were recently purchased that does not happen. Mr. Green stated that with leasing, the company the truck is leased from will take care of all service, besides the tires, because the truck still belongs to them during the lease.

Councilman Brooks asked if there is a restriction on the miles per year with a lease. Mr. Green stated that no, milage is already factored into the lease.

Councilwoman Shoemaker stated that when you lease a regular vehicle you pay for any wear and tear at the end of lease. Councilwoman Shoemaker asked if the City will have to do this. Peterbilt salesman, Eric Krenz, stated that they factor in wear and tear in a vocational lease. Mr. Krenz stated that there is coverage for most everything except for breakage caused by staff.

Councilman Meadows asked if Mr. Green is trying to get this to a fixed cost that is predictable versus variable costs. Mr. Green stated yes, because the costs of services has been up and down over the years. Mr. Green stated he will be able to budget a set amount with the lease.

Councilman Meadows stated that Mr. Green should study to see if it would be worth it to sell the

**CITY OF MOUNT HOLLY**  
**CITY COUNCIL MEETING MINUTES**  
**MONDAY, MARCH 23, 2026**  
**COUNCIL CHAMBERS**

**6:30 PM**

two recently purchased trucks in a few years and replace those with leases to save on the maintenance costs. Mr. Green stated he is considering that strategy.

**Motion:** Councilman Brooks made a motion to approve the option to lease two new garbage trucks. Councilman Reeves seconded the motion.

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

3. Presentation on Wastewater Treatment Plant Decommissioning

*Berry Shearin*

Mr. Shearin stated he is with HDR, the company completing the Wastewater Treatment Plant decommissioning. Mr. Shearin stated the project is moving forward so he is going to provide an update on what is left, challenges they have found, and the next steps. Mr. Shearin presented an aerial photograph of the site from when the project started and then showed a photograph of what the site looks like as of three weeks ago. Mr. Shearin stated that the base contract for this project was awarded by the Council last summer, so they have been working for about 8 months. Mr. Shearin stated about a month ago they learned that the Council approved the site to be a park extension, so they have been working with staff to adjust their work now that they know what the plan is for the site. Mr. Shearin stated that the grant for this project was described as decommissioning the Wastewater Plant for redevelopment, so HDR, staff, and grant administrators are having conversations about what the grant will cover. Mr. Shearin stated the project's next steps are finalizing site grading, replacing stormwater pipes, parking lot and street paving, and an environmental assessment due to phenol detection. Mr. Shearin stated that some of these items will come back to the Council as a change order because they were not covered in the base contract. Mr. Shearin stated that they knew they would have to submit a closure plan to the Department of Environmental Quality to sample for groundwater issues. Mr. Shearin stated that during that testing phenol was detected.

Mark Filardi stated he is a Senior Geologist with HDR, and he was brought in to the project after phenols were detected. Mr. Filardi described the timeline of the environmental assessments at the site. Mr. Filardi showed the Council an aerial photograph of the site before the decommissioning project with outlines of the environmental assessment plan next steps. Mr. Filardi stated that the Department of Environmental Quality requires an assessment and treatment of phenols. Mr. Filardi stated there will be eight days of field work, then samples will be sent to labs, and then they will evaluate the findings for site specific treatments. Mr. Filardi stated he thinks they will need to establish groundwater use restrictions on the site, which would mean the City would agree that in the future development of the site the City would install potable water wells.

**CITY OF MOUNT HOLLY**  
**CITY COUNCIL MEETING MINUTES**  
**MONDAY, MARCH 23, 2026**  
**COUNCIL CHAMBERS**

**6:30 PM**

Councilman Brooks asked how long the monitoring wells have to stay on the property. Mr. Filardi stated that currently there is no timeline, they just need to get enough samples to understand how the groundwater changes with the seasons. Mr. Filardi stated they are talking to City staff about where to install the wells to not impede any future use. Mr. Filardi stated they will need to stay in place after the remediations to monitor how the treatments are progressing.

Councilman Reeves asked that if we wanted to move forward, the wells would not hurt any soccer fields in the future. Mr. Filardi stated no, they would not interfere with development of the site.

Councilman Meadows stated he knows there are still a lot of unknowns right now but asked what the general time line is for finding out the Department of Environmental Quality's land use restrictions for the site. Mr. Filardi stated he understands that there is a time limit with the grant funds and the first goal is to get as much work done or booked under the grant. Mr. Filardi stated that the process to get to the groundwater restrictions would take approximately 1 year. Councilman Meadows asked if they should set aside grant funds in escrow for the remediation, so they do not end up paying for it with the City's money. Mr. Filardi stated that the contract does have an allowance amount. Mr. Shearin stated that the grant is administered with paid receipts, and he or Mr. Blanton can look into the mechanism to do what Councilman Meadows asked about.

Councilwoman Shoemaker stated that she is not familiar with remediating phenol but asked if it will just need time to remediate. Mr. Filardi stated it will take both time and some actions. Mr. Filardi stated that the lab that receives the samples will provide a site-specific recommendation for treatment. Mr. Filardi stated the treatment will be approximately a one- or two-time injection event into the groundwater.

Mr. Blanton stated he wanted to speak to Councilman Meadows' question about the grant extension and escrow. Mr. Blanton stated the City was awarded the \$15 million grant from the general assembly several years ago with an original deadline of Fall 2024. Mr. Blanton stated the Wastewater Treatment Plant was still in service in the Fall of 2024, so he approached our general assembly for an extension to June 30, 2026. Mr. Blanton stated he is working with our delegation currently about another extension and anticipates that it will be awarded.

Mr. Shearin stated he wants to address that when people here of a detection of something they want to know how bad it is. Mr. Shearin stated the levels of detection are stricter with ground water than with drinking water, and this is within the level that the EPA deems safe. Mayor Moore asked for confirmation that if there are athletic fields on the site that people or kids

**CITY OF MOUNT HOLLY**  
**CITY COUNCIL MEETING MINUTES**  
**MONDAY, MARCH 23, 2026**  
**COUNCIL CHAMBERS**  
**6:30 PM**

playing out there will be safe from health issues. Mr. Filardi stated yes because the groundwater is six feet below the ground surface.

Councilwoman Shoemaker stated for clarification it is not in the soil; it is in the groundwater. Mr. Filardi stated that it is correct, but it is likely in the soil where it meets the groundwater. Mr. Filardi stated that the assumption is that inputs into the basins settled at the bottom of the basins which are in contact with the groundwater. Mr. Filardi stated that the Department of Environmental Quality was only concerned with groundwater, not the soil.

PUBLIC HEARING

1. Public legislative hearing on the question of a joint development project conveyance to sell real estate on East Catawba Avenue, East Central Avenue, and Municipal Lane in downtown Mount Holly, NC for redevelopment under NCGS 160D-1315.

*Jonathan Blanton*

Mr. Blanton stated this has previously been known as the Veterans Park Expansion and Downtown Redevelopment project. Mr. Blanton stated tonight's public hearing is on the question of whether to partner with Streetlights Residential to move forward with a mixed-use development. Mr. Blanton stated there are General Statutes that give municipalities the ability to acquire and develop property, N.C.G.S. 160D-1312 and N.C.G.S. 106D-1315. Mr. Blanton stated that the Town of Pineville and the City of Statesville have successfully used these General Statutes to add to and revitalize their downtown with the creation of parks, residential and commercial spaces, parking garages, and public amenity improvements. Mr. Blanton stated the City has been working for several years to expand downtown and create a public park based on the needs identified in the 2018 Strategic Vision Plan. Mr. Blanton stated he is proud of the Council for being selective and their commitment to demanding the best for the community by rejecting a previous proposal because it did not command the best use and highest quality development. Mr. Blanton stated that beginning last year the City started working with Streetlights Residential, a developer that has completed many projects nationally. Mr. Blanton stated staff has been discussing with Streetlights a mixed-use product with townhomes, a public park, amphitheater, and open space. Mr. Blanton stated that the Mount Holly Community Development Foundation helped get feedback from the community at a Mount Holly Matters meeting on January 22, 2026 by gathering questions and inquiries from residents about the project that staff and Council addressed. Mr. Blanton stated there were several common inquiries which consisted of pedestrian infrastructure, restrooms for the park, size and placement of the park, and most commonly commercial spaces downtown. Mr. Blanton stated that they are working the with Gaston Lincoln Cleveland Metropolitan Planning Organization to address the infrastructure needs and showed renderings of the park at the Mount Holly Matters meeting to

**CITY OF MOUNT HOLLY**  
**CITY COUNCIL MEETING MINUTES**  
**MONDAY, MARCH 23, 2026**  
**COUNCIL CHAMBERS**  
**6:30 PM**

address the size and placement. Mr. Blanton stated that they have been working to address the questions about commercial spaces downtown. Mr. Blanton stated that some commercial space would be demolished by project, but currently on the site of the proposed development there is 28,664 square feet of commercial space. Mr. Blanton stated that if the proposal comes to fruition, 20,086 square feet of commercial space will go offline within the next 18 months, however the City will see an increase of approximately 60,139 square feet of commercial space downtown that would come online in next 18 months from this project, 131 South Main St., and at the Farmers Market. Mr. Blanton stated that there will be a short-term dip in commercial space if the Council decides to move forward with the Streetlights development, but staff will work to promote the spaces that are vacant with an economic development standpoint to get them filled. Mr. Blanton stated that following the feedback from the Mount Holly Matters event, Council called for the public hearing tonight. Mr. Blanton stated the City had to follow certain steps outlined in the General Statutes. Mr. Blanton stated the public hearing has been advertised in the Gaston Gazette and the City's website for the last two weeks. Mr. Blanton stated that the General Statutes require the City to state the appraised value of the property and the proposed consideration. Mr. Blanton stated the appraised value of this transaction is \$2,540,000; the proposed consideration for the construction of the park is \$3,150,000; the total escrow amount is \$4,150,000. Mr. Blanton stated that should Council proceed with these agreements, the next step would be a six-month due diligence period. Mr. Blanton stated that during this time either party can terminate the agreement prior to closing, and there will be lots of discussions with Streetlights about options, finalizing the budgets, Streetlights will evaluate the property, and plat approval will occur. Mr. Blanton stated that work would not start immediately. Mr. Blanton stated that we are working with three separate agreements: purchase and sale agreement, development agreement, and the escrow agreement. Mr. Blanton went over the essential tenants of those agreements. Mr. Blanton discussed the schedule that Council would be looking at should they approve the agreements. Mr. Blanton stated they are working toward the best possible product for downtown Mount Holly.

Mayor Moore entertained a motion to go out of the regular meeting and into the public hearing.

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

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

1. Jim Hope, 104 Clover St. – Mr. Hope stated that he served the City for over 31 years. Mr. Hope stated that Mr. Blanton did a great job explaining the project, but the property that was purchased is not going anywhere. Mr. Hope stated he believes that we all want the betterment of the City, but when you turn the project over to a developer, they leave the

**CITY OF MOUNT HOLLY**  
**CITY COUNCIL MEETING MINUTES**  
**MONDAY, MARCH 23, 2026**  
**COUNCIL CHAMBERS**  
**6:30 PM**

project. Mr. Hope stated they will sell later on. Mr. Hope stated Council should give the citizens something to be proud of and encouraged Council to make the best decision for the betterment of the City.

Mayor Moore entertained a motion to continue the public hearing until the April 13, 2026 Council meeting, citing the need for further review on the contract.

**Motion:** Councilman Reeves made a motion to continue the public hearing until the April 13, 2026 Council meeting. Mayor Pro Tem Harris seconded the motion.

Councilman Meadows asked what prevents the Council from closing the public hearing if there are items that they need to discuss. Mrs. Anders stated that there is nothing preventing the closing of the public hearing, but if you continue it and if issues arise, the Council can hear more opinions at the April 13, 2026 meeting.

Councilman Meadows asked what the issues with the contract are that Mayor Moore mentioned. Mayor Moore stated the contract needs further review. Councilman Craig asked if that can be worked out in the due diligence period. Mrs. Anders stated that it is the buyer's due diligence period. Mrs. Anders clarified an earlier point that only the buyer can back out during the due diligence period for no reason, but the City will be held to the contract as the seller. Mrs. Anders stated that she is still receiving redline revisions, so if the City still has any issues that they want resolved it is important to have them finalized before approving the contract.

Councilman Meadows asked for confirmation that the contract will still have to come back to the Council for approval, even if the public hearing is closed. Mrs. Anders stated yes, the Council can do either option to continue it or close it. Mrs. Anders stated that if the Council decides to continue the public hearing to April 13, 2026 and close it that night, the contract could still be approved on the same night. Councilman Meadows stated he does not know what the issues are that are being mentioned. Mayor Moore stated he thinks the Council should listen to the City Attorney and whatever the Council does, they do it right. Mayor Moore stated it is just two weeks to go through and review the contract that will affect citizens for decades. Councilwoman Shoemaker stated the Council is not agreeing to approve the contract right now. Councilman Craig stated he only has what is in the packet, which he understands, but it has not been explained why we need to continue the public hearing. Mayor Moore stated that this is the reason the Council will be going into closed session. Councilman Craig stated he was not aware of that. Mayor Moore stated that it just happened tonight and why it was added when we set the agenda.

Mayor Moore stated there is a motion on the floor to continue the public hearing to April 13, 2026 by Councilman Reeves, seconded by Mayor Pro Tem Harris.

**CITY OF MOUNT HOLLY**  
**CITY COUNCIL MEETING MINUTES**  
**MONDAY, MARCH 23, 2026**  
**COUNCIL CHAMBERS**  
**6:30 PM**

*Council members present and voting, voted as follows: (Motion Failed 2-3)*

Yay: Councilman Reeves, Mayor Pro Tem Harris

Nay: Councilman Meadows, Councilwoman Shoemaker, Councilman Craig, Councilman Brooks

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

*Council members present and voting, voted as follows: (Motion Carried 5-1)*

Yay: Councilman Meadows, Councilwoman Shoemaker, Councilman Craig, Councilman Reeves  
Councilman Brooks

Nay: Mayor Pro Tem Harris

NEW BUSINESS

1. City Manager Report

***Jonathan Blanton***

Mr. Blanton stated there will be a ribbon cutting for Zimora Orthodontics on Thursday, March 26 at 5 pm with the Montcross Area Chamber to celebrate the newest business in the South Gateway area. Mr. Blanton stated that next Wednesday, April 1 at 10 am the City is hosting the Toddler Egg Hunt at Tuckaseege Park. Mr. Blanton stated that on Friday, April 3 City Administrative Offices will be closed for Good Friday but there will be no delay in residential garbage pickup. Mr. Blanton stated that Chalk the Walk will be held on April 11 at 10 am here at Municipal Complex. Mr. Blanton stated the City's new Finance Director, Ashley Whetstine, started today. Mr. Blanton thanked all of tonight's speakers, specifically Mr. Green. Mr. Blanton stated that there was a similar project with the leasing of the Police Department fleet that has been successful, so he thanked Mr. Green and Mr. Clark for looking into this for the Public Works Department.

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S. 143-318.11(a) (3 and 5)
- 2.

Mayor Moore entertained a motion to go out of the regular meeting and into closed session pursuant to N.C.G.S. 143-318.11(a) (3 and 5)

**Motion:** Mayor Pro Tem Harris made a motion to go out of the regular meeting and into closed session at 7:38 pm. Councilwoman Shoemaker 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, MARCH 23, 2026**  
**COUNCIL CHAMBERS**  
**6:30 PM**

**Motion:** Councilman Brooks made a motion to go out of closed session and back into the regular meeting at 8:31pm. Councilwoman Shoemaker seconded the motion.

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

**ADJORN**

**Motion:** Mayor Pro Tem Harris made a motion to adjourn the March 23, 2026 City Council meeting at 8:31 pm. Councilman Reeves seconded the motion.

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

The meeting adjourned at 8:31 pm.



## Regular Meeting Agenda Action Form

### Meeting Date

April 13, 2026

### From

Tara Douglas, City Clerk  
City Clerk

### CONSENT AGENDA Item # 6

Approval of Minutes - Closed Session - March 23, 2026

### Will this require a public hearing?

No

### Background/Purpose of Request

Per the internal staff policy shared with Council, approval of closed session minutes will be part of the consent agenda. A copy of the minutes will be provided under a separate cover to the Council as part of the closed session information packet.

### 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

April 13, 2026

### From

Brian DuPont, Assistant City Manager  
City Management

### CONSENT AGENDA Item # 7

Approval of Site Access Agreement for Verizon Wireless to the Stanley Tank for Maintenance and Use of Communications Facility

### Will this require a public hearing?

No

### Background/Purpose of Request

Verizon is considering placing antennas on the water tank and will be conducting its due diligence. Since the Town of Stanley owns the land and the City of Mount Holly owns the water tank, both entities are included in the agreement.

### 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. SOUTH STANLEY -- ROE - Site Access Agreement MMA 20846984v1a

## SITE ACCESS AGREEMENT

This Site Access Agreement (this “**Agreement**”) is executed by **THE TOWN OF STANLEY**, a North Carolina municipal corporation with a mailing address of PO Box 279, Stanley, NC 28164, Attention: Town Manager and **THE CITY OF MOUNT HOLLY**, a North Carolina municipal corporation with a mailing address of 400 E. Central Avenue, Mount Holly, NC 28120, Attention: Public Works Director - Utilities (collectively, the “**Licensor**”) and **CELLCO PARTNERSHIP d/b/a Verizon Wireless** (the “**Licensee**”), with a business address of 180 Washington Valley Road, Bedminster, NJ 07921.

### BACKGROUND

As part of Licensee’s consideration of the water tank and the real property (collectively, the “**Property**”) located at 951 Highway 27 South, Stanley, North Carolina 28164, as more fully described in Exhibit “A”, attached, for the placement, maintenance and use of a communications facility and appurtenant uses, the Licensor has agreed to grant to Licensee and other persons described herein, a license, to enter upon the Property to conduct activities to help Licensee assess the suitability of the Property for its intended use. These activities may include, among other things, environmental inspection, testing and sampling activities (“**Site Investigations**”) at the Property.

The purpose of this Agreement is to enter into a site access license governing the Site Investigations that may be conducted by Licensee’s authorized agents, contractors, consultants and employees.

Licensee and Licensor agree as follows:

1. **Authority to Grant a License.** Licensor represents that it has the authority to grant the access allowed by this Agreement and that there is no need to obtain the approval or consent of any other party. The Licensor hereby grants a license to Licensee to conduct the Site Investigation.
2. **Access to Property and Licensor’s Consent.** Licensor grants to Licensee and its agents, advisors, employees, consultants, representatives, and independent contractors, including environmental contractors and consultants hired directly or indirectly by Licensee (collectively, the “**Licensee Representatives**”), the right, but not the obligation, of ingress to, egress from, and access under, above, and through, the Property for the purpose of performing the Site Investigation. The Site Investigation may include, but is not necessarily limited to, activities intended to (1) review environmental, safety and health conditions;(2) conduct radio tests, including the placing of radio broadcast/receive equipment on the Property for necessary periods; (3) conduct physical, structural and geotechnical testing; and (4) perform boundary and other surveys. These activities may, among other things, include the collection and testing of samples of soil, water, building materials and other substances. Without limiting the generality of the foregoing, the Licensee Representatives may drill into the soil, drill through pavement, remove reasonable amounts of soil as approved and inspected by Licensor, or representatives thereof, install and sample monitoring wells, and perform other tests, actions, evaluations, procedures, and treatments to complete its investigations. The Licensee Representatives shall undertake all activities on the Property in compliance with all applicable laws and shall use commercially reasonable efforts to minimize the extent and duration of any

interference with Licensor's business operations on the Property, and shall in no event interfere with Licensor's provision of water service to their customers. The cost of all such activities shall be the responsibility of Licensee (or the Licensee Representatives as arranged between the Licensee Representative and the Licensee) and not Licensor.

3. **Advance Notice.** Licensee or Licensee Representatives shall give Licensor at least seventy two (72) hours advance notice, either orally (by telephone or in person) or by electronic message of a planned activity that can reasonably be expected to require invasive activities into the Property's subsurface, including notice of the areas of the Property that are expected to be materially affected by any sampling, monitoring, installation, or similar action. Licensee Representatives shall cooperate with Licensor to schedule the activities so as to minimize the extent and duration of any interference with Licensor's operations.

4. **Installation, Sampling, and Removal.** Licensor shall provide assistance to the Licensee Representatives regarding all installation, monitoring, sampling, removal and related activities that Licensee Representatives desire to conduct on the Property. Licensor shall provide assistance in locating buried utilities and improvements on the Property at the request of Licensee Representative and shall assist the Licensee Representatives in avoiding impacts to such buried or concealed features. At the Licensor's specific request, Licensee Representatives shall use commercially reasonable efforts to schedule its activities to avoid times of peak business activity on the Property. Licensor authorizes Licensee Representatives to obstruct temporarily, but for a reasonable period of time as approved by the Licensor in advance, access to, or use of, limited areas of the Property to conduct Site Investigations. Licensee Representatives may use any electrical or other utility outlets or connections on the Property to conduct its activities. Licensee Representatives shall split all samples with Licensor upon Licensor's request, so long as Licensor pays for any and all additional costs incurred by the Licensee Representatives in this regard. After completing the activities contemplated by this Agreement, Licensee or Licensee Representatives shall remove their equipment and restore any part of the Property that was affected by its activities to a condition that is similar to the condition of the Property at the time immediately preceding the commencement of said activities.

5. **Indemnification.**

(a) Licensee shall indemnify and hold harmless Licensor for any penalties, damages or costs that result from the negligence or willful misconduct, misrepresentation or breach of warranty in this agreement by Licensee or Licensee representatives. Licensee shall provide Licensor evidence of general liability insurance naming Licensor as an additional insured prior to the first entry on the Property.

(b) The indemnification in this agreement shall only apply if prompt notice is provided to the indemnifying party. The indemnity is conditioned on the following: (i) the indemnifying party has the opportunity to fully manage any indemnified matter as it deems appropriate (including any required remediation or defense of claims) with employees, agents, contractors, consultants and attorneys of the indemnifying party's choosing and (ii) the reasonable cooperation of any indemnified party (including the signing of any properly completed forms that will allow for the continued current use of the property).

(c) The site access granted to the Licensee and/or Licensee Representatives pursuant to this Agreement extends to any repair or restoration work required to remediate any damage to the Property that is indemnified pursuant to this Section.

6. **Test Results.**

(a) Licensor understands and acknowledges that the environmental testing to be undertaken may create legal duties applicable to Licensor if conditions of pollution are discovered and that except to the extent required by law, neither Licensee nor Licensee Representatives have an obligation to report any test results or conditions to any party as a result of this Agreement. Licensee and Licensee Representatives will provide copies of test results to Licensor unless Licensor specifically requests, in writing, prior to the start of testing, not to receive the test results from Licensee's review.

Licensor acknowledges that these tests are performed for Licensee's specific purposes and cannot be relied on by Licensor in any way as being accurate or sufficient for any purposes. Licensor agrees and acknowledges that it is not authorized to share, provide, disseminate, present, and/or make available the test results to any third party unless required by law.

(b) In certain cases test results regarding the environmental conditions of the property may result in a reporting obligation specific to Licensee or Licensee Representatives. In any of those cases, Licensee or Licensee Representative shall, if reasonably possible, notify Licensor at least twenty four (24) hours prior to making the notification but in any case within seventy two (72) hours after making the notification to the appropriate agency. Licensor agrees that Licensee and Licensee Representatives bear no responsibility for the costs resulting from that reporting and that Licensee shall not become responsible for any conditions that it discovers during the Site Investigation.

(c) Licensor acknowledges and agrees that any samples that are taken during the activities undertaken pursuant to this Agreement and any investigation-derived media (i.e., drill cuttings, well purge water) generated by the investigation may require off-site disposal based upon test results. Licensor agrees to execute all properly completed waste manifests or other documents required for proper disposal of test results. Licensor's obligation to sign any properly completed waste manifests or other documents required for proper disposal survives this Agreement so long as those items that require disposal were generated pursuant to this Agreement. The cost of off-site disposal of media will be paid for by Licensee or the appropriate Licensee Representative, not Licensor.

(d) Licensee may use the results of the Site Investigation as it deems appropriate and may share the results with third parties, including, but not necessarily limited to attorneys, consultants, contractors, employees and regulators.

7. **Termination.** This Agreement shall terminate automatically on the earlier of: (1) execution of a lease agreement for any part of the Property between Licensee and Licensor, (2) a decision by Licensee that the site is unsuitable, or (3) written notice from either Licensor to Licensee of termination.

8. **Waiver; Modification; Severability.** An extension, amendment, modification, cancellation, or termination of this Agreement will be valid and effective only if it is in writing and signed by each party to this Agreement, except as provided otherwise in this Agreement. In addition, a waiver of

any duty, obligation, or responsibility of a party under this Agreement will be valid and effective only if it is evidenced by a writing signed by, or on behalf of, the party against whom the waiver or discharge is sought to be enforced. Whenever possible, each provision of this Agreement should be construed and interpreted so that it is valid and enforceable under applicable law. However, if a provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, that provision will be deemed severable from the remaining provisions of this Agreement and will not affect the validity, interpretation, or effect of the other provisions of this Agreement or the application of that provision to other circumstances in which it is valid and enforceable.

9. **Assignment; Third Party Beneficiaries.** Neither the entry of this Agreement or any action taken by Licensee hereunder shall create any third party beneficiary or third party beneficiary rights.

10. **Legal Matters.** The validity, construction, enforcement, and interpretation of this Agreement are governed by the laws of the State where the Property is located and the federal laws of the United States of America.

11. **Notices.** Except for oral notices specifically authorized in this agreement, notices permitted by this Agreement will be valid only if such notice is in writing, delivered personally or by e-mail, telecopy, commercial courier, or first class, postage prepaid, United States mail (whether or not certified or registered and regardless of whether a return receipt is requested or received by the sender), and addressed by the sender to the intended recipient at its address set forth in the first paragraph of this Agreement, or to such other address as the intended recipient may designate by notice given to the sender in accordance with this section. A validly given notice, consent, demand, request, or approval will be effective on the earlier of its receipt, if delivered personally or by e-mail, telecopy, or commercial courier, or the third day after it is postmarked by the United States Postal Service, if delivered by first class, postage prepaid, United States mail. Each party promptly shall notify the other of any change in its mailing address or telephone contact number stated in this Agreement.

12. **Complete Agreement; Survival.** This Agreement records the entire understanding between the parties regarding the subjects addressed in it and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by either of them. All parties concur that the fulfillment of this Agreement does not constitute or guarantee the issuance of any and all applicable municipal zoning or NC Building Code permits that may be required and are separate and apart from this Agreement.

13. **Execution and Effectiveness.** This Agreement will become effective upon the last signatory's delivery of the fully executed document to the other party, and the last signatory shall fill in the EXECUTED date below prior to such delivery.

**EXECUTED:** \_\_\_\_\_, 202\_\_.

**LICENSOR:**

**THE TOWN OF STANLEY**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

**THE CITY OF MT. HOLLY**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

**LICENSEE:**

**CELLCO PARTNERSHIP**

**d/b/a Verizon Wireless**

By: \_\_\_\_\_

Daniel Brown  
Associate Director Network Reg/RE

Date: \_\_\_\_\_

The undersigned "Licensee Representative" has reviewed this Agreement and hereby agrees to comply with all obligations pertaining to, and imposed on, Licensee Representatives contained herein.

Agreed to and accepted by:

**TERRACON CONSULTANTS, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT A

SITE TO BE TESTED

Site Name: SOUTH STANLEY  
Site Address: 951 Highway 27 South, Stanley, Gaston County, North Carolina  
Tax Parcel ID: 175771  
Vesting Deed: Book 2396, Page 0161

As more fully described below:

Beginning at an iron pin set in the northeasterly right of way line of N.C. Highway #27, said iron pin being a common corner of the property of McLurd Development Corporation as described in Deed Book 1192 at Page 236 and the property of Craig Realty and Development Company as described in Deed Book 692 at Page 255. (Tract Number 6) all in the Gaston County Public Registry; running thence with the southernmost line of Craig Realty and Development Company, as above referenced, south 74 degrees 29 minutes 23 seconds East crossing an iron pin at 5.5 feet for a total distance of 68.51 feet to a concrete monument, said concrete monument being located south 12 degrees 32 minutes 16 seconds west 294.20 feet from an iron pin marking the northeasterly corner of the property of Craig Realty and Development Company, as above referenced; running thence from said concrete monument with the southern line of the property of Craig Realty and Development Company as described in Deed Book

1264 at Page 234 in the Gaston County Public Registry south 74 degrees 29 minutes 23 seconds east 385.89 feet to an iron pin; said iron pin being located north 74 degrees 29 minutes 23 seconds west 237.01 feet from an iron pin marking the northwesterly corner of the property of Mount Holly Enterprises, Inc. as described in Deed Book 1974 at Page 766 in the Gaston County Public Registry; thence from said iron pin south 34 degrees 36 minutes 25 seconds west 207.89 feet to an iron pin set in the northeasterly right of way line of N.C. Highway #27; thence with the northeasterly right of way line of N.C. Highway #27 and with the arc of a circular curve having a radius of 8,019.50 feet for an arc distance of 416.14 feet (chord north 47 degrees 35 minutes 56 seconds west 416.10 feet) to an iron pin; thence continuing with a northeasterly right of way line of N.C. Highway #27 north 46 degrees 06 minutes 44 seconds west 17.37 feet to an iron pin, the point and place of beginning. The same being a 1.044 acre tract as shown on a survey by W. K. Dickson dated June 24, 1994 and entitled "Property Acquisition Survey for the Town of Stanley", to which survey reference is hereby made.

For chain of title, reference is hereby made to Deed recorded in Deed Book 1192 at Page 236 in the Gaston County Public Registry.



## Regular Meeting Agenda Action Form

### Meeting Date

April 13, 2026

### From

Tara Douglas, City Clerk  
City Clerk

### PRESENTATIONS Item # 1

Presentation from Miss Mount Holly and Miss Teen Mount Holly 2026

### Will this require a public hearing?

No

### Background/Purpose of Request

### 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

April 13, 2026

### From

Craig Spry, Deputy Fire Chief  
Fire Department

### PRESENTATIONS Item # 2

Swearing in for Fire Captain Chris Ohlin, Fire Captain Kieran Burke, Firefighter Ben Haynes, and Firefighter Jacob Hovis

### Will this require a public hearing?

No

### Background/Purpose of Request

Swearing in for Fire Captains and Firefighters

### 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. Captain Oaths - Ohlin and Burke
2. Firefighter Oath Haynes Hovis

# ***Captain***

***Chris Ohlin & Kieran Burke***

***Do you solemnly swear that you will support and defend the Constitution of the United States of America and the State of North Carolina against all enemies, both foreign and domestic, and you will faithfully and impartially discharge your duties as a Captain of the City of Mount Holly Fire Department under the appointment of the City of Mount Holly to the laws of the North Carolina to the best of your skills and abilities, so help you God.***

# ***Firefighter***

***Ben Haynes Jacob Hovis***

***Do you solemnly swear that you will support and defend the Constitution of the United States of America and the State of North Carolina against all enemies, both foreign and domestic, and you will faithfully and impartially discharge your duties as firefighter of the City of Mount Holly Fire Department under the appointment of the City of Mount Holly to the laws of the North Carolina to the best of your skills and abilities, so help you God.***



## Regular Meeting Agenda Action Form

### Meeting Date

April 13, 2026

### From

Mark Jusko, Parks and Rec Supervisor  
Parks and Recreation

### PRESENTATIONS Item # 3

Presentation of Eagle Scout Projects for Catawba Heights Neighborhood Park and Tuckaseege Park

### Will this require a public hearing?

No

### Background/Purpose of Request

Aidan Eubanks will be presenting his Eagle Scout project. He would like to build an A-frame swing and install it at Catawba Heights Neighborhood Park. Troy Matthews will also be presenting his Eagle Scout project. He is looking to build 3 wooden trash box can covers, that will be installed along the greenway. Both projects were unanimously supported by the Parks & Recreation Commission at their Feb. 24th meeting. Staff also supports both projects.

### 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

Staff is looking for approval of both Eagle Scout projects for our parks.

### Attachments

None



## Regular Meeting Agenda Action Form

### Meeting Date

April 13, 2026

### From

Jonathan Blanton, City Manager  
City Management

### PRESENTATIONS Item # 4

Presentation from the Mount Holly Community Development Foundation

### Will this require a public hearing?

No

### Background/Purpose of Request

### 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

April 13, 2026

### From

Tara Douglas, City Clerk  
City Clerk

### PRESENTATIONS Item # 5

Proclamation Recognizing April 18, 2026 as National Line Workers Appreciation Day

### Will this require a public hearing?

No

### Background/Purpose of Request

To recognize April 18, 2026 as National Line Workers Appreciation Day

### 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. 2026 Lineworker Appreciation Day Proclamation



**PROCLAMATION**  
**NATIONAL LINEWORKER APPRECIATION DAY**  
April 18, 2026

**WHEREAS**, lineworkers' roles are critical to the safe and efficient delivery of power for our customers; and

**WHEREAS**, lineworkers are highly skilled professionals who undergo rigorous training to work with electricity safely and efficiently; and

**WHEREAS**, linework comes with many hazards, from extreme elements of storm damage to freezing cold, or sweltering heat; and

**WHEREAS**, lineworkers perform their duties day and night, under severe conditions, looking out for each other and our community regularly, without injury; and

**WHEREAS**, they are our first line of defense and do the important work of "keeping the lights on" from high-voltage transmission lines from power plants to distribution lines that connect power to our customers' homes and businesses; and

**WHEREAS**, lineworkers showed bravery and resilience in restoration and outreach to customers in the aftermath of the historic Hurricane Helene:

**NOW, THEREFORE**, I, David Moore, Mayor of Mount Holly, do hereby proclaim April 18, 2026 as

**NATIONAL LINEWORKER APPRECIATION DAY**

In Mount Holly and commend its observance to all citizens.

**WITNESS MY HAND** and the official Seal of the City of Mount Holly, this 13<sup>th</sup> day of April, 2026.

SIGNED:

\_\_\_\_\_  
David Moore, Mayor

Attest:

\_\_\_\_\_  
Tara Douglas, City Clerk



# Regular Meeting Agenda Action Form

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

April 13, 2026

Brandon Livingston, Planner II  
Planning

## PUBLIC HEARING Item # 1

Continuation of a public hearing to consider a rezoning of Tax Parcel #'s 177847, 177844, 177594, 177846, and 218371 from R-1 (Gaston County) and R-12 (City) to City CD-MF (Conditional District Multifamily) for the Holly Heights Townhome Development, Case R-26-1.

## Will this require a public hearing?

Yes

## Background/Purpose of Request

Planning staff has been working with representatives of Moore and Van Allen as well as Lafayette Homes for the proposed 207, formerly 220 units, townhome subdivision to be called Holly Heights since December 2024. The parcels (Parcel #'s 177847, 177844, 177594, 177846, and 218371) are contiguous to the existing City limits. The applicant wishes to rezone the entire 34.35-acres to a Conditional District zoning for multi-family townhomes and amenities from the Gaston County R-1 zoning district.

As you are aware, the Planning Commission heard this CD rezoning case at their regular meeting on Monday, March 2nd, where members voted to recommend to City Council that you table consideration of this matter until the April 6th Planning Commission meeting, as well as the April 13th City Council meeting, along with the applicant-developer to consider reducing the number of units, from the proposed 220-unit total to 207 or less units, and for the applicant-developer to look into better management of the traffic that could be generated by the proposed development.

Staff also reran the CBA, with the reduced number of units, and the development still shows a positive value of 708k per year, vs 824k in net revenue per year when 220 units were being proposed.

Cost Benefit Analysis Overview				
Year of Initial Homes Const.:		3	Year of Final Home Const.:	4
# of Homes in Initial Year:		103	# of Homes in Final Year:	104
GF Benefit through Build-Out:	\$	(504,986)	GF Benefit at Build-Out:	\$ (226,132)
EF Benefit through Build-Out:	\$	1,213,451	EF Benefit at Build-Out:	\$ 196
Total Benefit (Loss) through BO:	\$	708,465	Design Guideline Score:	0

As a result of the Planning Commission's request, the City Council voted to open your public hearing on this CD rezoning and table the public hearing and consideration of this matter to your April 13th meeting. Additionally, staff met with both the developer and the City's traffic engineering consultant, Kimely Horn, on March 10th. From that meeting, Kimley Horn reps felt that there would not be any negative impacts to adjacent property owners as a result of traffic mitigation improvements; there appears to be enough existing right-of-way that additional land from property owners would not be needed.

As a result of an additional meeting with the developer on March 19th, further reductions in the unit count were not agreed to, and the developer/applicant is still proposing the 207 units that were discussed at the March 2nd Planning Commission meeting.

The revised site plan for Holly Heights, showing up to 207 units is included in this packet. The areas, highlighted in red, are where units were taken out, and according to the developer, these areas were the most difficult to develop. If one looks closely at the site plan, the previous units are outlined in grey.

When questioned by members of the Planning Commission on April 6th, representatives that are working on the Holly Heights proposal stated that after making the reduction from 220 to 207 units, that they worked to retain the most desirable areas for development & that further reductions were not supported by the development team.

Brady Finklea, with Kimley Horn, was also present at the Planning Commission's April 6th meeting, and answered questions from Planning Commission members related to the traffic impact analysis and traffic conditions along N. Main Street (Hwy 273) for this proposed project. Finklea also answered more detailed questions regarding when counts were collected, and inquiries regarding potential impacts that the development might have on service in the area. In Finklea's opinion, the planned development would have no substantial impact on service along Hwy 273. Finklea will be at your meeting on the 13th to address any questions regarding this matter.

Planning Commission members also noted that vinyl siding should not be used and should be removed from the approved materials. The developer noted that vinyl would only be used on windows and soffits, which is standard, and the board noted that this was acceptable, but that the wording on the condition should reflect such. Additionally, the Planning Commission noted that there was language in the TIA mitigation portion which was concerning, and could potentially enable the developer to "get out" of required mitigation. The developer agreed to remove the language and comply with all mitigation requirements found in the TIA. Planning Director Beal noted that staff had met with the developer to ensure that all mitigation improvements would be satisfied through the annexation agreement and a money-in-lieu option for the multipurpose path and crosswalk.

After discussing this matter briefly, the Planning Commission then voted to make a favorable recommendation on a 5-1 vote during their meeting held on March 6th.

During their discussion, members raised concerns about traffic that could be generated via this development.

Additionally, the applicant is requesting annexation, which will be heard by City Council.

Please find further information TIA regarding the request below.

Lot Dimensions and Square Footage

The development will have up to 207 attached town home units consisting of four possible building types. The setbacks would be 17-foot for front yard, 10-foot side yards, and 12-foot rear setbacks. Maximum height would be 35 feet. Proposed building separation will be 20 feet.

All units would feature three bedrooms and would range in size from 1,200 to 1,600 square feet.

### Open Space and Amenities

The applicant is proposing 9.46 acres of usable open space, which exceeds the required minimum of 9.44 acres. The applicant is also proposing to retain at least 23.2% (or 7.97 acres) of the site in pre-construction condition.

The proposed park amenity would include at least two of the following seven features: swimming pool, cabana, dog park, playground, greenway, gathering spaces with bench seating and tables, enhanced shaded landscaping. These would be put in place before the certificate of occupancy of the 110<sup>th</sup> unit. After this time if amenities are not in place, future zoning permits will be held by the City. This condition has been agreed to by the petitioner.

### Traffic Impact Analysis

The number of units did trip the threshold for requiring a Transportation Impact Analysis under the City's ordinance. Based on the TIA Analysis and scoping meetings held, the applicant is accepting the responsibility for making these improvements. The improvements are provided below:

### Mitigation Improvements

Based on the vehicular, pedestrian and bicycle operations analyses performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants and crash analyses contained herein, the following improvements are identified to mitigate the impact of the proposed development on the adjacent street network:

### **Vehicular Network Improvements**

#### **1. N. Main Street at Access A**

1. Northbound left-turn lane along N Main St (NC 273) with a minimum of 100' of storage
2. Construct Access A with separate eastbound left- and right-turn lanes (two-lane egress, single lane ingress) with a minimum of 100' of storage for the right-turn lane.
3. Provide a 100' internal protected stem (IPS) along Access A

#### **2. N. Main Street and Access B**

1. Single eastbound egress lane and ingress lane along Access B under RIRO operations
2. Provide a 100' IPS along Access B
3. Install a monolithic concrete island along N Main Street (NC 273) to be constructed per NCDOT standards to restrict Access B to RIRO access.

#### **3. Belmont-Mount Holly Loop**

1. 100' of Right-of-way for the CTP alignment (revised and adopted by GCLMPO in May 2024) for the future Belmont-Mount Holly Loop is provided. Coordination with the City, NCDOT and GCLMPO to determine appropriate alignment to be reserved through the proposed site is understood.

#### 4. N Main Street (NC 273) Shared-Use Path (10' Paved) / Mid-block Crossing

1. Based on the current and projected traffic volumes (including truck traffic that serve the local industrial plants and speed limit along N Main St (NC 273), a paved 10' shared-use path is recommended to be installed along the west side of N Main St (NC 273) between the northernmost and southernmost limits of the proposed site (approximately 550 linear feet) in place of the sidewalk and bike lanes identified in multiple planning documents.
2. Provide a form of barrier/separation (i.e., curb, planting strip) to facilitate the separation of the shared-use path from the travel lanes (coordinate with City/NCDOT to determine appropriate design elements).
3. Install a marked crosswalk connection at the planned full signalized intersection in coordination with the 1714 N. Main Street Development, subject to NCDOT and City approval, and coordinated in good-faith with the 1714 N. Main Street Development's signal design and timing.
4. If the Developer is unable, after good-faith efforts, to secure the right\_of\_way or easements necessary to construct the 10' shared\_use path and/or the crosswalk improvements, or if NCDOT or the City does not approve the improvements, the Developer shall not be required to construct the improvements. In such case, the Developer shall provide a fee\_in\_lieu to the City in an amount equal to one hundred twenty percent (120%) of the sealed engineer's estimated cost of the unbuilt improvements. Payment of the fee-in-lieu shall fully satisfy the Developer's obligation for such improvements, and the Developer shall have no further construction obligation thereof. The City may use the fee\_in\_lieu to complete the improvements when ROW/easements and approvals are available, or for other applicable sidewalk and/or traffic improvements in the area, including in coordination with adjacent development. If, prior to payment of the fee-in-lieu, NCDOT and the City approve an alternative treatment, the Parties may coordinate in good faith to substitute such treatment. Given the cost stay neutral to the Developer.

#### Building Materials and Architecture Standards

The applicant proposes architectural elements such as:

- The base of all townhomes shall be wrapped with a masonry veneer to a minimum of 24" along the front and side elevations and will cover any exposed concrete from the primary foundation.
- A minimum of two siding materials shall be used on all front elevations, such materials would include at least two of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), vinyl, EIFS or wood. Aluminum as a building material may only be used on windows, soffits and on handrails/railings. Concrete masonry units not architecturally finished is prohibited.
- All townhomes shall have an enclosed garage for at least one car, with garage doors to feature windows and carriage style hardware.
- All of the townhomes will have front-facing garages. Glass window panels (windows) and carriage style hardware, will be provided for each garage.
- Minimum 12" slab shall be provided.
- Of all the townhomes, 50% will feature a front porch that is a minimum of 50 square feet.

#### Consistency with the Vision Plan and Future Land Use Plan

The Future Land Use Map identifies this area adjacent to Neighborhood Residential and supports this type of subdivision. An Annexation Policy was adopted as part of the Land Use Plan in June 2020. The Annexation Policy outlines a Design Guidelines Matrix that created a scoring criteria for 25 elements found in the Strategic Vision Plan and other best practices for reviewing annexations.

The Matrix is intended as a guide during review of conditional zoning requests by taking the quid pro process a step further and allows the applicants to understand what the City places value towards, but allows for the diversity of projects that may come forward. The methodology for this Conditional Zoning Plan resulted in a score of 114 out of 200 points and translates to “Very Good” scoring range.

Very Good	90 or >
Good	80-89
Fair	70-79
Poor	< than 70

Maximum total Score: 200 points  
 Minimum total Score: -100 points

Public Involvement Meeting

A Public Involvement Meeting was held on Thursday, September 25<sup>th</sup> from 4:00-6:00 PM in the Training Room at the Municipal Complex. Notices of the meeting were mailed to one-hundred and thirty-seven (137) properties that are within two-hundred and fifty (250) feet of the proposed development, a newspaper advertisement was placed in the Gaston Gazette and the property was posted twice along North Main Street. Twenty-two (22) people attended, and raised concerns regarding traffic and impacts to the character of the community.

**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:** N/A.  
**Budget Code:** N/A.  
 Reviewed by City Attorney? No.

**Manager/Staff Recommendation**

The Holly Heights development, consisting of a proposed 207 townhomes, has met all obligations of the City of Mount Holly’s Annexation Policy, adopted in June 2020 by City Council, as part of the Comprehensive Land Use Plan. These steps include 1) certification from the City’s Technical Review Committee (TRC), composed of various representatives from all City Departments, stating that the proposed development meets the City’s Subdivision Ordinance and Land Development Guidelines; 2) the required Traffic Impact Analysis, conducted by the City’s on-call transportation engineering firm, Kimley-Horn, and resulting traffic mitigation outlined in the CD rezoning plan, approved by the City’s TRC and NCDOT Division 12; 3) the

completed Cost Benefit Analysis, which shows a positive financial benefit to the City; and 4) a Design Matrix Score of 114, which shows a "Very Good" development proposal under the current scoring guidelines. Planning Commission had concerns on traffic and requires all traffic mitigation improvements from the Traffic Impact Analysis be completed. Vinyl will not be allowed as a siding material and will only be allowed around soffits and trims, and upon the developer addressing these concerns, the Planning Commission voted 5-1 to recommend that City Council approve the CD rezoning for the proposed Holly Heights 207 townhome project.

## Attachments

1. Applications (Dates and Case #)
2. REVISED REZONING PLAN WITH UNIT REDUCTION
3. Statement of Consistency
4. Future Land Use Map(4)
5. Neighborhood Residential - Future Land Use Plan



**MOUNT HOLLY  
PLANNING AND DEVELOPMENT**

**Planning Commission  
Conditional Rezoning  
Application**

Date Submitted: 12/12/2024 Fee: 2-Acres or less **\$300.00** \_\_\_\_\_ Case Number R-26-1  
 2-10 Acres **\$500.00** \_\_\_\_\_  
 10-25 Acres **\$800.00** \_\_\_\_\_  
 25-100 Acres **\$1,000.00** X \_\_\_\_\_  
 100+ Acres **\$1,200.00** \_\_\_\_\_

**Provide the required information as indicated below.** Pursuant to the Zoning Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Administrator. A pre-application meeting with Planning staff is required. Scheduling for the Planning Board agenda will be based on the determination of a complete application submittal.

Pursuant to Section 14.2 B-2 of the Zoning Ordinance, the undersigned hereby requests Mount Holly to rezone the property described below from the Gaston Cty R-1 zoning district to the Mount Holly R-8MF (CD) zoning district.

Said property is located near the intersection of N. Main St. and Mackenzie Blvd  
 in River Bend Township; Being a total of: 34.35 acres.

Further referenced by the Gaston County Tax Department as:

Tax Parcel # <u>177847</u>	Tax Parcel # <u>177844</u>
Tax Parcel # <u>177594</u>	Tax Parcel # <u>177846</u>
Tax Parcel # <u>218371</u>	Tax Parcel # _____

*Additional sheets for tax parcels are available upon request.*

**Check One:**

- The property requested for rezoning is an entire parcel or parcels as shown on the Gaston County Tax Map.
- The property requested for rezoning is a portion of a parcel or parcels as shown on the Gaston County Tax Map; a written legal description of the property and/or a map are attached.

**Conditional Zoning Requirements:**

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 1, Mapping Standards of the City's Subdivision & Land Development Ordinance.
- Zoning Conditions. Use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Chapter 6 of the Zoning Ordinance.



# MOUNT HOLLY PLANNING AND DEVELOPMENT

## Planning Commission Conditional Rezoning Application

### Use Conditions

Uses of the property shall be limited to the following uses as listed in Chapter 6 of the City's Zoning Ordinance:

- 1) Up to 220 Townhome units and accessory uses permitted in the R-8MF district  
\_\_\_\_\_
- 2) \_\_\_\_\_  
\_\_\_\_\_
- 3) \_\_\_\_\_  
\_\_\_\_\_
- 4) \_\_\_\_\_  
\_\_\_\_\_

### Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the City's Zoning Ordinance or/and Subdivision & Land Development Ordinance.

- 1) \_\_\_\_\_  
\_\_\_\_\_
- 2) \_\_\_\_\_  
\_\_\_\_\_
- 3) \_\_\_\_\_  
\_\_\_\_\_
- 4) \_\_\_\_\_  
\_\_\_\_\_

### YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

#### A Conditional Zoning Application must be signed by current property owner(s).

*I hereby agree to conform to all applicable laws of the City of Mount Holly and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Mount Holly Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.*

Submitted  
DocuSigned by:

Alissa Grice  
BB1EE217B9E74E4...ure

Alissa Grice

Name

1707 N Main Street

Mailing Address

Mount Holly, NC 28120

City, State and Zip Code

503-869-7694

Phone Number

Aggrice@me.com

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address



**CITY of MOUNT HOLLY**

Bryan Hough, Mayor  
 Phyllis Harris, Mayor Pro Tem  
 David Moore, Councilman  
 Jeff Meadows, Councilman  
 Lauren Shoemaker, Councilwoman  
 Ivory Craig, Jr., Councilman  
 Christina Pawlish, Councilwoman  
 Danny Jackson, Interim City Manager

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

PETITION REQUESTING ANNEXATION FOR A  
**CONTIGUOUS PROPERTY**

Date: 12/12/2024

To the City Council of the City of Mount Holly:

- The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 177847, 177594, 218371, 177844, & 177846, and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.)
- The area to be annexed is contiguous to the City of Mount Holly.
- We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Alissa Gail Grice	Parcel ID: 218371	Yes	DocuSigned by: _____
Alissa Gail Grice	Parcel ID: 177846	Yes	DocuSigned by: _____
Alissa Gail Grice	Parcel ID: 177844	Yes	DocuSigned by: <u>Alissa Grice</u> BB1EE217B9E74E4...

WARNING: THE TITLE TO THE SUBJECT PROPERTY CANNOT BE TRANSFERRED PRIOR TO THE COMPLETION OF THE ANNEXATION PROCESS (which is the Annexation Order adopted by the City Council) OR THE PROCEDURE WILL HAVE TO BE DONE OVER FROM THE BEGINNING.

Signature of Property Owner  
 DocuSigned by:  
Alissa Grice  
 BB1EE217B9E74E4...  
 Print Name: Alissa Grice  
 Phone Number: 503-869-7694  
 Email: Aggrice@me.com

Signature of Property Owner  
 \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



**CITY of MOUNT HOLLY**

Bryan Hough, Mayor  
 Phyllis Harris, Mayor Pro Tem  
 David Moore, Councilman  
 Jeff Meadows, Councilman  
 Lauren Shoemaker, Councilwoman  
 Ivory Craig, Jr., Councilman  
 Christina Pawlish, Councilwoman  
 Danny Jackson, Interim City Manager

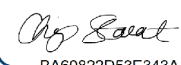
400 East Central Ave. Post Office Box 406, Mount Holly, NC 28120 704-827-3931 704-822-2933 fax www.mtholly.us

PETITION REQUESTING ANNEXATION FOR A  
**CONTIGUOUS PROPERTY**

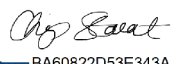
Date: 12/12/2024

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 177847, 177594, 218371, 177844, & 177846, and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.)
2. The area to be annexed is contiguous to the City of Mount Holly.
3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
William H Stewart Jr	Parcel ID: 177594	Yes	DocuSigned by: _____
William H Stewart Jr	Parcel ID: 177847	Yes	DocuSigned by: 
			BA60822D53E343A...

**WARNING: THE TITLE TO THE SUBJECT PROPERTY CANNOT BE TRANSFERRED PRIOR TO THE COMPLETION OF THE ANNEXATION PROCESS (which is the Annexation Order adopted by the City Council) OR THE PROCEDURE WILL HAVE TO BE DONE OVER FROM THE BEGINNING.**

Signature of Property Owner  
 DocuSigned by:   
 BA60822D53E343A...  
 Print Name: Chip Stewart  
 Phone Number: 7045648103

Signature of Property Owner  
 \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

Email: allamericanfitness@gmail.com  
 by his attorney in fact, William H. Stewart, III  
 Authorized Signatory

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



# MOUNT HOLLY PLANNING AND DEVELOPMENT

## Planning Commission Conditional Rezoning Application

Date Submitted: 12/12/2024 Fee: 2-Acres or less **\$300.00** \_\_\_\_\_ Case Number R-26-1  
 2-10 Acres **\$500.00** \_\_\_\_\_  
 10-25 Acres **\$800.00** \_\_\_\_\_  
 25-100 Acres **\$1,000.00** X \_\_\_\_\_  
 100+ Acres **\$1,200.00** \_\_\_\_\_

**Provide the required information as indicated below.** Pursuant to the Zoning Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Administrator. A pre-application meeting with Planning staff is required. Scheduling for the Planning Board agenda will be based on the determination of a complete application submittal.

Pursuant to Section 14.2 B-2 of the Zoning Ordinance, the undersigned hereby requests Mount Holly to rezone the property described below from the Gaston Cty R-1 zoning district to the Mount Holly R-8MF (CD) zoning district.

Said property is located near the intersection of N. Main St. and Mackenzie Blvd  
in River Bend Township; Being a total of: 34.35 acres.

Further referenced by the Gaston County Tax Department as:

Tax Parcel # <u>177847</u>	Tax Parcel # <u>177844</u>
Tax Parcel # <u>177594</u>	Tax Parcel # <u>177846</u>
Tax Parcel # <u>218371</u>	Tax Parcel # _____

*Additional sheets for tax parcels are available upon request.*

**Check One:**

- The property requested for rezoning is an entire parcel or parcels as shown on the Gaston County Tax Map.
- The property requested for rezoning is a portion of a parcel or parcels as shown on the Gaston County Tax Map; a written legal description of the property and/or a map are attached.

**Conditional Zoning Requirements:**

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 1, Mapping Standards of the City's Subdivision & Land Development Ordinance.
- Zoning Conditions. Use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Chapter 6 of the Zoning Ordinance.



# MOUNT HOLLY PLANNING AND DEVELOPMENT

## Planning Commission Conditional Rezoning Application

### Use Conditions

Uses of the property shall be limited to the following uses as listed in Chapter 6 of the City's Zoning Ordinance:

- 1) Up to 220 Townhome units and accessory uses permitted in the R-8MF district  
\_\_\_\_\_
- 2) \_\_\_\_\_  
\_\_\_\_\_
- 3) \_\_\_\_\_  
\_\_\_\_\_
- 4) \_\_\_\_\_  
\_\_\_\_\_

### Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the City's Zoning Ordinance or/and Subdivision & Land Development Ordinance.

- 1) \_\_\_\_\_  
\_\_\_\_\_
- 2) \_\_\_\_\_  
\_\_\_\_\_
- 3) \_\_\_\_\_  
\_\_\_\_\_
- 4) \_\_\_\_\_  
\_\_\_\_\_

### YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

#### A Conditional Zoning Application must be signed by current property owner(s).

*I hereby agree to conform to all applicable laws of the City of Mount Holly and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Mount Holly Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.*

Submitted

DocuSigned by:

  
\_\_\_\_\_

BA60822D53E343A... re

Chip Stewart

Name  
18209 Town Harbour Road  
Mailing Address  
Cornelius, NC 28031  
City, State and Zip Code

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

by his attorney in fact, William H. Stewart, III  
Authorized Signatory

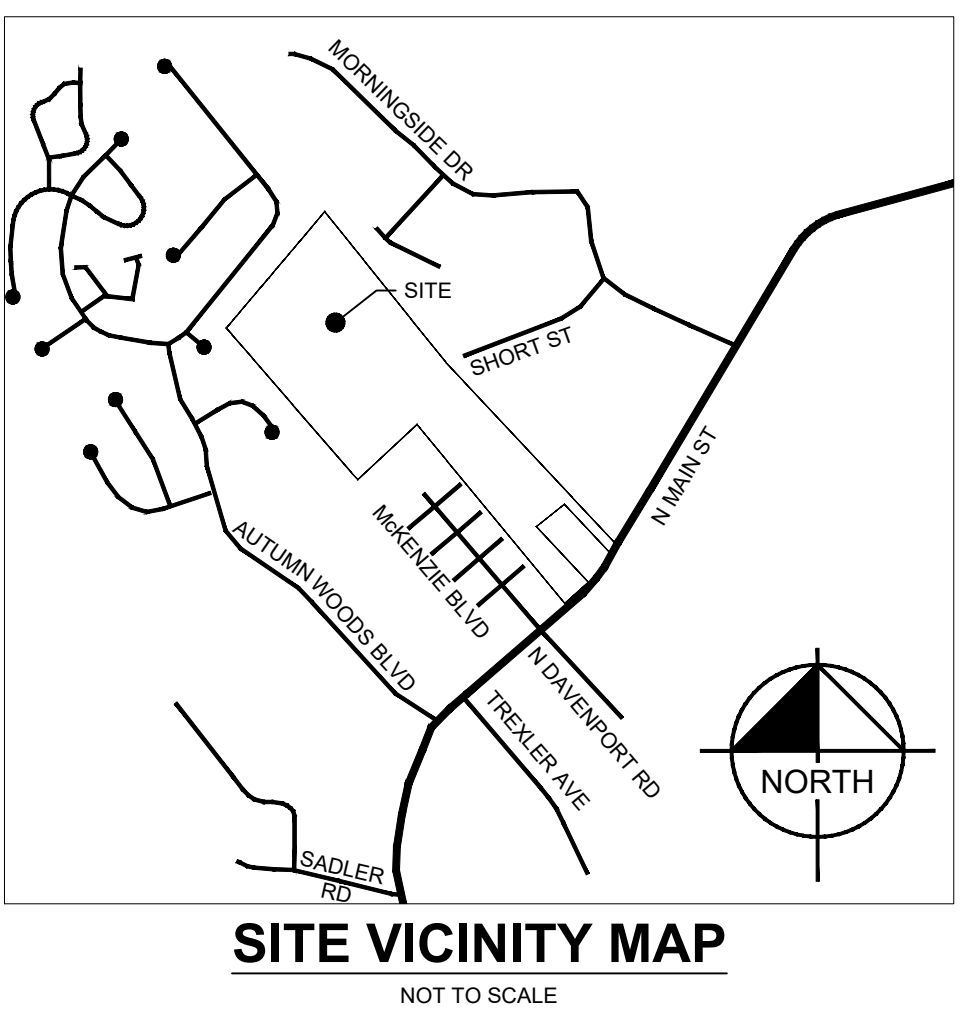
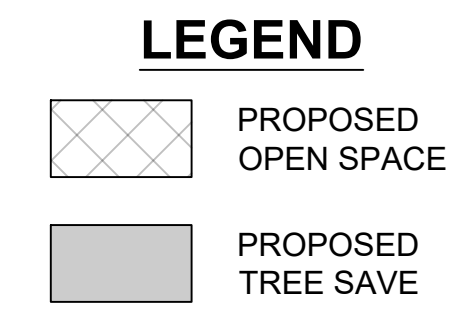
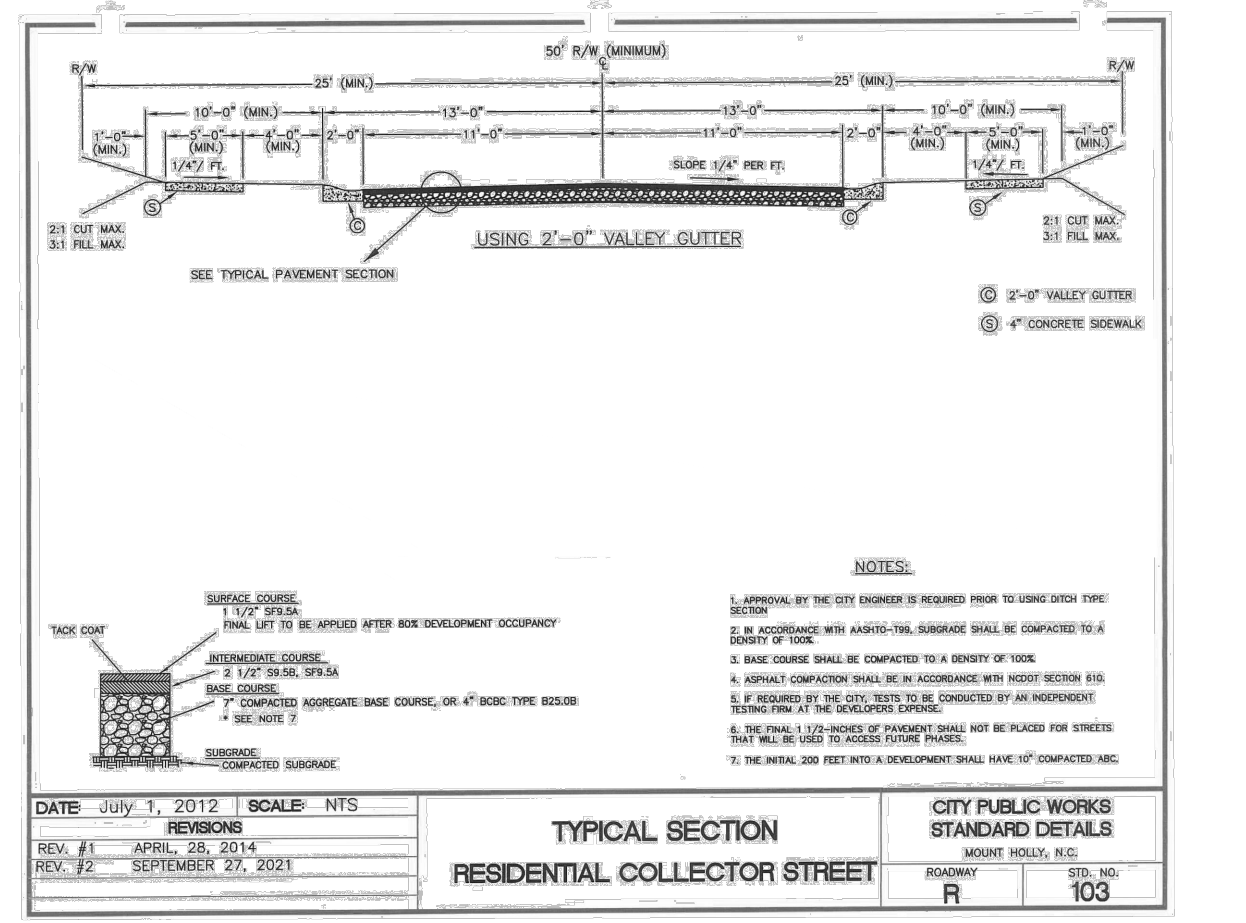
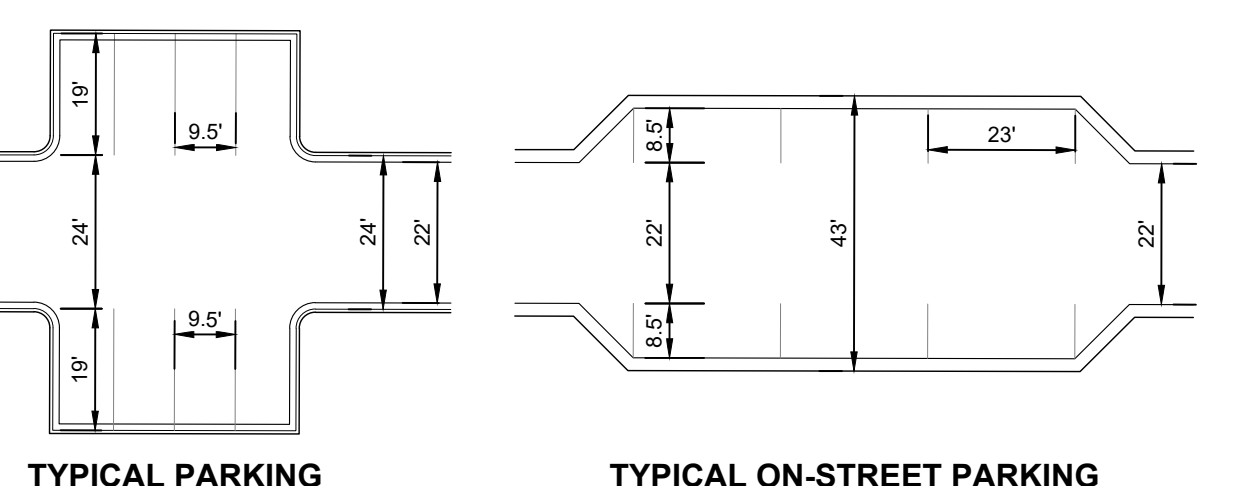
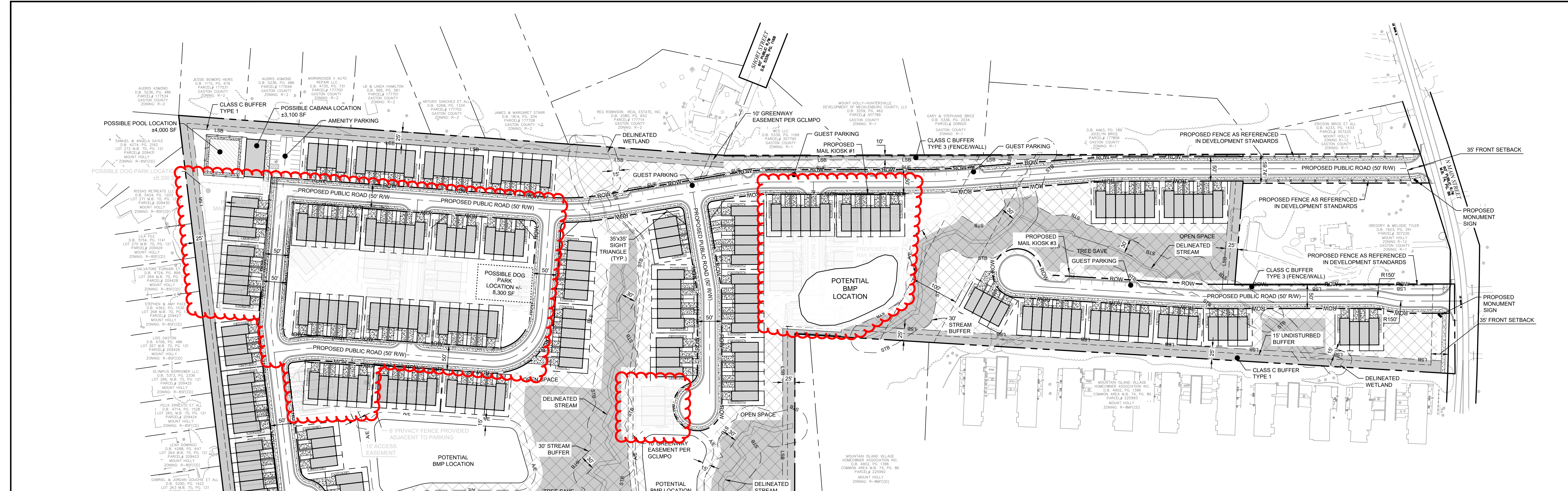
Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

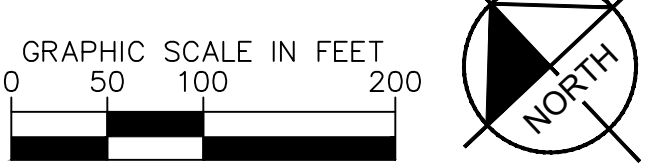
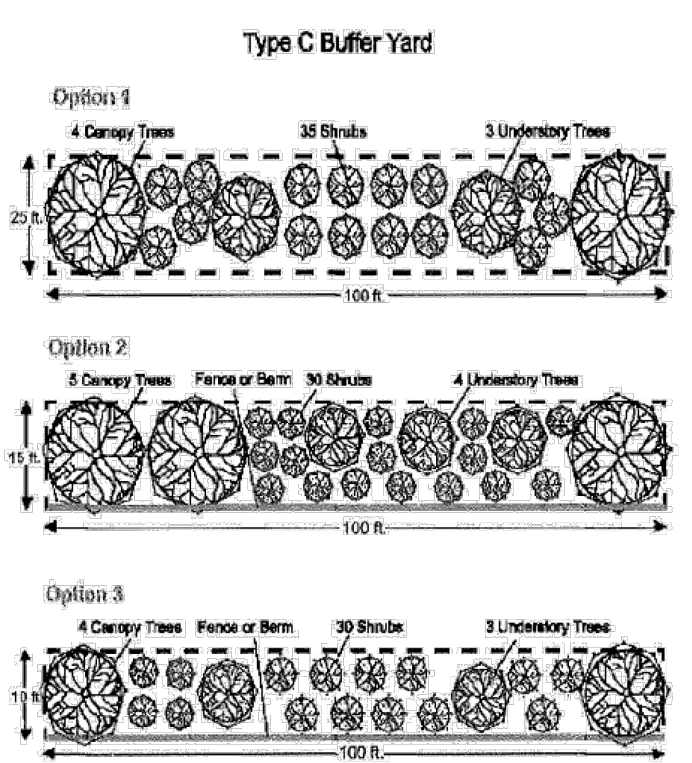
Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_



SITE SUMMARY TABLES	
ZONING CODE SUMMARY	
TAX PARCEL ID	177847, 177594, 218371, 177844, 177846
STREET ADDRESS	1713 N MAIN STREET, MOUNT HOLLY, NORTH CAROLINA 28120 GASTON COUNTY
EXISTING LAND USE	SINGLE FAMILY, WOODED
PROPOSED LAND USE	TOWNHOMES (MULTI-FAMILY RESIDENTIAL)
EXISTING ZONING	177847: R-1 (GASTON COUNTY) 177594: R-1 (GASTON COUNTY) 218371: R-12 (MOUNT HOLLY) 177844: R-1 (GASTON COUNTY) 177846: R-1 (GASTON COUNTY)
PROPOSED ZONING	R-8MF(CONDITIONAL DISTRICT)
PROPOSED USE	TOWNHOMES (MULTI-FAMILY RESIDENTIAL)
PROPOSED UNIT COUNT	UP TO 207 TOWNHOME UNITS
PROPOSED BEDROOM COUNT	700 Bedrooms
PROPOSED TOWNHOME SETBACKS	FRONT SETBACK: 17' MIN. SIDE SETBACK: 10' REAR SETBACK: 12'
PROPOSED BUILDING SEPARATION	20' MIN.
PROPOSED DENSITY	6.02 UNITS/ACRE 207 DWELLING UNITS/34.35 ACRES
TOTAL LOT SIZE	34.35 ACRES
MINIMUM REQUIRED OPEN SPACE	8.83 ac (25.7%) 700 bedrooms x 550 (from matrix) = 385,000 sf (8.83 ac)
PROPOSED OPEN SPACE	9.46 AC (27.50%)
PROPOSED TREE SAVE	7.97 AC (23.20%)

PARKING SUMMARY TABLE	
VEHICLE PARKING SUMMARY	
TOTAL PARKING SPACES REQUIRED	MULTI-FAMILY USE: 311 stalls GUEST PARKING (IF PROVIDED): 15 x 207 units = 311
PARKING SPACES PROVIDED	AMENITY SPACES: 13 SPACES GUEST SPACES: 28 SPACES RESIDENT SPACES: 311 SPACES TOTAL SPACES: 353 SPACES



DATE \_\_\_\_\_ BY \_\_\_\_\_

REVISIONS \_\_\_\_\_

NO. \_\_\_\_\_

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202  
WWW.KIMLEY-HORN.COM  
NC LICENSE #F-0102

**NOT FOR CONSTRUCTION**

KH PROJECT  
118616003

REV DATE  
03/23/2026

SCALE AS SHOWN

DESIGNED BY ILG

DRAWN BY ILG

CHECKED BY KMS

**REZONING SITE PLAN**

**HOLLY HEIGHTS**

RIVERBEND, MOUNT HOLLY  
GASTON COUNTY

SHEET NUMBER  
**RZ - 1.0**

Plotted By: gclinton... 1:10,000... 10/25/2025 08:48:38am... K:\CHIL\PRJ118616 - Lafayette\03 - DWG\Plan\Sheet\REZONING\SITE PLAN.dwg

Site Development Data:

--Acreage: 34.35 acres  
--Tax Parcel #: 177847, 177594, 218371, 177844, and 177846  
--Existing Zoning: R-1 Gaston County  
--Proposed Zoning: R-8MF(CD)  
--Existing Uses: Single family and vacant  
--Proposed Uses: Multi-family development  
--Maximum Units of Development: Up to 207 townhomes units (multi-family residential dwelling units) together with accessory uses as allowed per Section 6.1 of the Zoning Ordinance for the R-8MF zoning district and as allowed herein, as described in more detail in Section 2 below.  
--Maximum Building Height: Thirty-five (35) feet unless the minimum required front and side yards are increased one foot for each additional two feet in height.  
--Parking: As required by Chapter 8 of the Zoning Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by P3LAF BFR JV LLC (together the "Petitioner") to accommodate development of a residential community on the approximately 34.35-acre site located at North Main Street in Mt. Holly, North Carolina (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Mt Holly Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes different standards, the regulations established under the Zoning Ordinance for the R-8 MF zoning classification shall govern all development taking place on the Site, subject to the provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets, Development Areas (as defined below), open space areas and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 15.6 of the Zoning Ordinance.

There may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 15.6 of the Zoning Ordinance. These instances would include changes to graphics if they are:

- i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
- ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner may ask the Planning Director to review and approve the proposed change as allowed in Section 15.6 of the Zoning Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Zoning Ordinance.

- d. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the Development/Site Elements, Development Areas and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, public/private street frontage requirements, and other similar zoning/subdivision standards will not be required internally between improvements, Development Areas and other Development/Site Elements located on the Site. Furthermore, the Petitioner and/or owners of the applicable portion of the Site under development reserve the right to subdivide the portions or all of the Site, including without limitation the Development Areas, and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and will be regulated by any development limitations set forth in Section 2 below as to the Site as a whole and not individual portions, Development Areas or lots located therein.

2. Permitted Uses:

- The Site may be developed with up to 207 townhome units, as allowed by right and under prescribed conditions.

3. Transportation Improvements and Access:

I. TIA Improvements

a. N. Main Street at Access A

- 1. Northbound left-turn lane along N Main St (NC 273) with a minimum of 100' of storage
- 2. Construct Access A with separate eastbound left- and right-turn lanes (two-lane egress, single lane ingress) with a minimum of 100' of storage for the right-turn lane.
- 3. Provide a 100' internal protected stem (IPS) along Access A

b. N. Main Street and Access B

- 1. Single eastbound egress lane and ingress lane along Access B under RIRO operations
- 2. Provide a 100' IPS along Access B
- 3. Install a monolithic concrete island along N Main Street (NC 273) to be constructed per NCDOT standards to restrict Access B to RIRO access.

c. Belmont-Mount Holly Loop

- 1. 100' of Right-of-way for the CTP alignment (revised and adopted by GCLMPO in May 2024) for the future Belmont-Mount Holly Loop is provided. Coordination with the City, NCDOT and GCLMPO to determine appropriate alignment to be reserved through the proposed site is understood.

d. N Main Street (NC 273) Shared-Use Path (10' Paved) / Mid-block Crossing

- 1. Based on the current and projected traffic volumes (including truck traffic that serve the local industrial plants and speed limit along N Main St (NC 273), a paved 10' shared-use path is recommended to be installed along the west side of N Main St (NC 273) between the northernmost and southernmost limits of the proposed site (approximately 550 linear feet) in place of the sidewalk and bike lanes identified in multiple planning documents.
- 2. Provide a form of barrier/separation (i.e., curb, planting strip) to facilitate the separation of the shared-use path from the travel lanes (coordinate with City/NCDOT to determine appropriate design elements).
- 3. Install a marked crosswalk connection at the planned full signalized intersection in coordination with the 1714 N. Main Street Development, subject to NCDOT and City approval, and coordinated in good-faith with the 1714 N. Main Street Development's signal design and timing.
- 4. If the Developer is unable, after good-faith efforts, to secure the right-of-way or easements necessary to construct the 10' shared-use path and/or the crosswalk improvements, or if NCDOT or the City does not approve the improvements, the Developer shall not be required to construct the improvements. In such case, the Developer shall provide a fee in lieu to the City in an amount equal to one hundred twenty percent (120%) of the sealed engineer's estimated cost of the unbuild improvements. Payment of the fee-in-lieu shall fully satisfy the Developer's obligation for such improvements, and the Developer shall have no further construction obligation thereof. The City may use the fee in lieu to complete the improvements when ROW/easements and approvals are available, or for other applicable sidewalk and/or traffic improvements in the area, including in coordination with adjacent development. If, prior to payment of the fee-in-lieu, NCDOT and the City approve an alternative treatment, the Parties may coordinate in good faith to substitute such treatment. Given the cost stay neutral to the Developer.

e. Greenway Facility (Easement)

- 1. Petitioner to coordinate with City staff to provide an appropriate easement for a future greenway facility through the proposed site.

The mitigation improvements identified within the study area are shown in Figure 10.1. of the approved TIA. The improvements shown in this figure are subject to approval by NCDOT and the City of Mount Holly. All additions and attachments to the State and City roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.

II. Standards, Phasing and Other Provisions.

- a. **Mt. Holly and NCDOT Standards.** All the forgoing public roadway improvements and internal public roadway improvement; including final pavement, will be subject to the standards and criteria of the City of Mt. Holly Land Development Guidelines or NCDOT Standards and

Specification (as it relates to the roadway improvements within their respective road system authority).

- b. **Issuance of Certificates of Occupancy and Reasonable Delays.** It is understood the improvements in Section 3.I above are to be complete prior to the issuance of certificates of occupancy, however, in the event certain non-essential roadway improvements (as reasonably determined by the City of MT. Holly and/or NCDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then the City of Mt. Holly or NCDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

- c. **Fee in Lieu.** If a fee in lieu has been paid by the Petitioner for a proposed improvement the improvement will be deemed to be completed for the purposes of the issuance of a certificate of occupancy and as a result will not require the posting of a bond or letter of credit if the improvement has not been completed by others.

- d. **Right-of-way Availability.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, it is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60-day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then the City of Mt. Holly, or other applicable agency, department or governmental body may agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department, or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the City of Mt. Holly or NCDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

In addition to the foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner will work with the City of Mt. Holly or NCDOT as applicable to either (i) identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right of way as described in subsection g. below; or (ii) contribute to the City of Mt. Holly or NCDOT as applicable, an amount equal to the estimated cost of the road improvements not completed due to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in a manner reasonable agreeable to the Petitioner, the city of Mt. Holly or NCDOT as applicable.

- e. **Right-of-way Conveyance.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. Petitioner will provide a permanent sidewalk utility easement for any of the proposed sidewalks/multi-use path located along the public streets located outside of the right-of-way where ROW dedication is not provided. The permanent sidewalk utility easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

- f. **Alternative Improvements.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, the City of Mt. Holly, NCDOT and the Planning Director; provided, however, the proposed alternate transportation improvements provided (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition in the overall area of the rezoning.

For example, transportation improvements may be substituted and/or payment in lieu for other improvements in the overall area of the rezoning may be implemented as described in subsection (d) above.

III. Access Provisions.

- a. Two (2) accesses/ curb cuts to the Site will be from N. Main Street as generally depicted on Sheet RZ1.0

- b. The number and location of access points to the internal public streets will be determined during the building permit process and thereafter additional or fewer driveways and/or additional private/public streets may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.

- c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the City of Mt. Holly in accordance with published standards.

2. Standards related to Mt. Holly Matrix Criteria:

- a. # 1 - **Occupiable Front Porch.** A minimum of 50% of the homes will have a front porch that is a minimum of fifty (50) square feet.

- b. # 2 - **Crawl/Basement Height.** All homes will be slab on grade. Stem walls and basements shall be allowed where grading challenges exist.

- i. A 24" decorative masonry veneer will be installed on the front and sides of all homes.

- c. # 3 - **Materials.** The principal buildings constructed on the Site may use a variety of building materials on all sides. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), vinyl, EIFS or wood. Aluminum as a building material may only be used on windows, soffits and on handrails/railings. Concrete masonry units not architecturally finished is prohibited.

- d. # 4 - **Lot size.** A variety of lot sizes are provided as depicted on the Site Plan. The lot widths for each typical section shall not go below the stated width and minimum square feet for each section.

- e. # 5 - **Variety in Elevations.** The community shall be developed with a minimum of 6 elevations.

- f. # 6 - **Home Size.** The average heated square feet for all homes is 1,200- 1,600 square feet. The builder will provide monthly reports of the average building size(s) throughout the permitting process.

- g. # 7 - **Useable Open Space.** The Petitioner shall provide a minimum of 8.83 acres (1 acre per 20 units) of open space to meet the requirements of the Zoning Ordinance. Minor changes to the configuration of the open space areas as generally depicted on the Rezoning Plan may be permitted, however the overall percentage of open space/useable open space area may not be reduced. .33 acres of the open space area will be designated as publicly accessible and consist of two (2) or more of the following potential components:

- The site shall include a minimum of two (2) amenities from the following list. All amenities shall be constructed at 50% build out or prior to the 103rd certificate of occupancy or subsequent zoning permits may be held:
  - i. swimming pool
  - ii. cabana
  - iii. dog park
  - iv. tot lot/ playground
  - v. greenway
  - vi. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
  - vii. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.

- h. # 8 - **Tree Preservation.** The Petitioner shall retain 23.2% or 7.97 acres of tree save as generally depicted on the Rezoning Plan. The Site will comply with Chapter 10 Landscaping & Tree Protection of the Zoning Ordinance unless indicated below or on the proposed Rezoning Plan. Damaged, diseased, or dead trees will be replaced by the Petitioner and/or developer, until such time that the development is turned over to the HOA for maintenance. Minor changes to the configuration of the tree preservation areas as generally depicted on the Rezoning Plan may be permitted however the overall percentage of tree save area may not be reduced.

- i. # 9 - **Decorative Lighting.** Low level decorative street lighting shall be provided along all public streets at a minimum of every 200' and meet the Subdivision and Land Development Ordinance Section 153.059. A lighting plan will be provided during construction plan review. Lighting will be maintained by the Petitioner and/or developer, until such time that the development is turned over to the HOA for

maintenance. It is understood that the City pays the power bill associated with streetlights after purchase and inspection/approval by City staff.

- j. # 10 - **Garage Doors Facing Street.** All homes on site may have a garage door facing the street.

- k. # 11. - **Garage Doors Aesthetics.** All garage door facing the street shall provide one of the following: windows, paneling, or a carriage style design.

- l. # 12 - **Garage Offsets.** The garage face may extend past the front door of home towards road a maximum of 2'. The front plane of the home being the front porch.

- m. # 13 - **Stream Buffers/Water Quality.** The Petitioner shall provide a 30-foot averaged undisturbed buffer strip along both sides of all creeks. Petitioner may encroach into the buffer on a minimal basis for grading challenges. Petitioner will commit to replanting all disturbed areas.

- n. # 14 - **Wooded Site.** The Petitioner shall retain 23.2% of site (approximately 7.97 ac) in its preconstruction condition.

- o. # 15 - **TIA Mitigation.** The Petitioner will mitigate traffic through improvements referenced in 3I above.

- p. # 16 - **Street Maintenance.** All subdivision streets will be constructed to City of Mt. Holly standards. Upon completion of construction and approval of as-built plans by the City Engineer, the streets shall be dedicated as public and accepted for maintenance by the City. Until such time as the streets are formally accepted, the Petitioner, its successors, and assigns shall be responsible for all street maintenance.

- q. # 17 - **Fire Safety.** Two entrances shall be provided for the Site as depicted on the Rezoning Plan. All principal buildings will be sprinklered per the Fire Code.

- r. # 18 - **Greenways.** A greenway easement shall be provided to activate open space per Mt. Holly greenway master plan. The easement will be dedicated to the City and a fee in lieu of construction will be provided to the City.

- s. # 19 - **Annexation Proximity.** The property is contiguous to the City limits of Mt. Holly.

- t. # 20 - **Mixed Use Residential and or Commercial.** Mixed use residential and commercial isn't a part of the land use plan.

- u. # 21 - **Intensity/Density.** The Petitioner shall design the Site as generally depicted on the Rezoning Plan to prevent density in unwanted areas. The total DUA is 6.02 (207 lots/34.35 ac.).

- v. # 22 - **Driveways.** Driveways are 10' wide and a minimum of 17' long as depicted on the Rezoning Plan.

- w. # 23 - **County Planning/GCLMPO/School System - 100'** of right of way is depicted per the GCLMPO CTP. The Petitioner shall coordinate with the Gaston County Schools and Gaston County Planning Department.

- x. # 24 - **Street Trees.** The Petitioner shall provide street trees 40' on center on public streets throughout the development. Slight modifications may be made by the Petitioner working with the City to ensure that street trees are sited correctly. Damaged, diseased, or dead trees will be replaced by the Petitioner and/or developer, until such time that the development is turned over to the HOA for maintenance.

- y. # 25 - **Plan Consistency.** The Site is located within Neighborhood Residential place type and is consistent with the Land Use Plan.

5. Sidewalks:

- a. The Petitioner will provide a sidewalk on both sides of the road internal to the site and a cross-walk network that links the buildings on the Site to sidewalks along the abutting public streets and/or other pedestrian features.

- b. A sidewalk will be provided and extended to the property line along North Main Street.

6. Perimeter Buffers

- a. Perimeter buffers as generally depicted on the Rezoning Plan, shall be undisturbed. If certain portions of the buffer are disturbed to accommodate site development, drainage, or utility installation the area shall be restored to meet buffer requirements.
- b. Perimeter buffer areas shall be maintained by the Petitioner and/or developer, until such time that the development is turned over to the HOA for maintenance. Dead, diseased, or fallen trees will be replaced by the Petitioner and/or developer, until such time the common areas including the buffers are transferred to the HOA.

- c. Any proposed privacy fence as generally depicted on the Rezoning Plan shall be 6' in height and constructed of wood or vinyl.

7. Environmental Features

- a. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved from and engineering perspective with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

- b. All stormwater water quality/BMPs shall be maintained by the Petitioner and/or developer, until such time that the development is turned over to the HOA for maintenance.

- b. All stormwater water quality/BMPs shall be maintained by the Petitioner and/or developer, until such time that the development is turned over to the HOA for maintenance.

8. Maintenance of Common Open Space and Amenities

- a. All amenities listed above shall be within common open space and maintained by the Petitioner and/or developer, until such time that the development is turned over to the HOA for maintenance.
- b. The Petitioner and/or developer, until such time that the development is turned over to the HOA for maintenance, shall be responsible for any repairs, and regular maintenance including the mowing of all common open space areas as depicted on the Rezoning Plan.

9. Signage:

- a. Signs will meet the Zoning Ordinance requirements of Chapter 9.

10. Trash/Recycling:

- a. Trash and recycling will be handled with rollout carts for each unit.

11. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein and of Section 15.6 of the Zoning Ordinance.

12. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under Section 15.6 of the Zoning Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Plotted By: Turchio, Ava. Sheet Set/RENAME TO PROJECT DESCRIPTION. Layout: RZ2.0. March 26, 2026. 01:38:29pm. K:\CHL\_P\111811616 - Lafayette003 - MT\_Hol\_02 - DWG\Site\Sheets\REZONING\SITE\_Plan\Conditions 2026-0326.dwg

KH PROJECT	118616003	REV DATE	03/23/2026	SCALE	AS SHOWN	DESIGNED BY	ILG	DRAWN BY	ILG	CHECKED BY	KMS
<b>NOT FOR CONSTRUCTION</b>											
<b>Kimley»Horn</b>						© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-339-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-102					
<b>DEVELOPMENT STANDARDS</b>						<b>HOLLY HEIGHTS</b>					
SHEET NUMBER						RIVERBEND, MOUNT HOLLY GASTON COUNTY					
<b>RZ - 2.0</b>						N.C.					
						REVISIONS					
						DATE					
						BY					



## Statement of Consistency

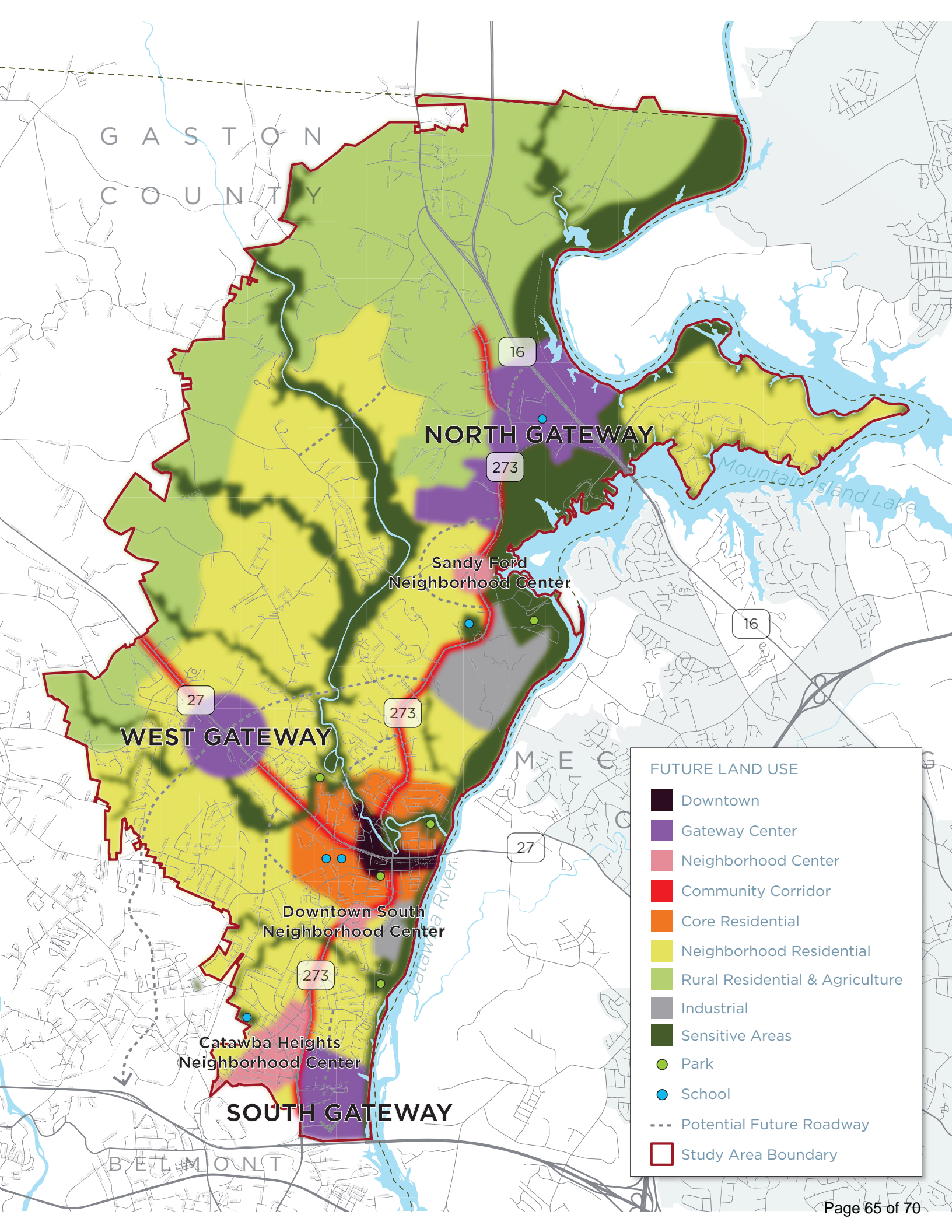
In considering the request associated with petition R-26-1, an amendment of the Zoning Map from R-1 (Gaston County) and R-12 (City) to City CD-MF (Conditional District Multifamily) for Tax Parcel ID#'s 177847, 177844, 177594, 177846, and 218371, the Mount Holly Planning Commission finds the petition to be a reasonable request and in the public interest. It further finds it to be consistent with the Land Use Plan because:

- It promotes the adopted Future Land Use Map that identifies this area as a Neighborhood Residential Area composed of future multi-family townhomes.
- With increased density this will allow for more housing to be provided to City residents.
- It promotes a range of housing options.
- It maintains a safe and adequate supply of housing that varies in style.
- It encourages the development of unique neighborhoods with a variety of housing options.

This finding(s) is supported by a \_\_\_\_\_ - \_\_\_\_\_ vote by the Mount Holly Planning Commission during its April 6, 2026 meeting.

\_\_\_\_\_  
Chair, Planning Commission

\_\_\_\_\_  
Date



GASTON  
COUNTY

NORTH GATEWAY

Sandy Ford  
Neighborhood Center

WEST GATEWAY

Downtown South  
Neighborhood Center

Catawba Heights  
Neighborhood Center

SOUTH GATEWAY

BELMONT

**FUTURE LAND USE**

- Downtown
- Gateway Center
- Neighborhood Center
- Community Corridor
- Core Residential
- Neighborhood Residential
- Rural Residential & Agriculture
- Industrial
- Sensitive Areas
- Park
- School
- Potential Future Roadway
- Study Area Boundary

# NEIGHBORHOOD RESIDENTIAL

Neighborhood Residential accounts for many of the suburban-style, lower density residential areas that have been built during the past 20 years. While most of the existing neighborhoods have a uniform housing type, future Neighborhood Residential areas should promote a mixture of housing types and efficient neighborhood design, where appropriate. Neighborhood Residential areas of the future could include single-family homes and townhomes in a clustered design.

## Intent

- Enhance existing low-density residential areas with improved connectivity, better bicycle and pedestrian amenities, and additional park and open space opportunities.
- Allow diversification of housing stock in ways that are sensitive to established residential areas.
- Provide a transition to the rural portions of the study area.
- Explore ways to limit the impact of residential development through innovative neighborhood design.

## Typical Uses

### Primary

Single-Family

### Secondary

Limited Office/Retail

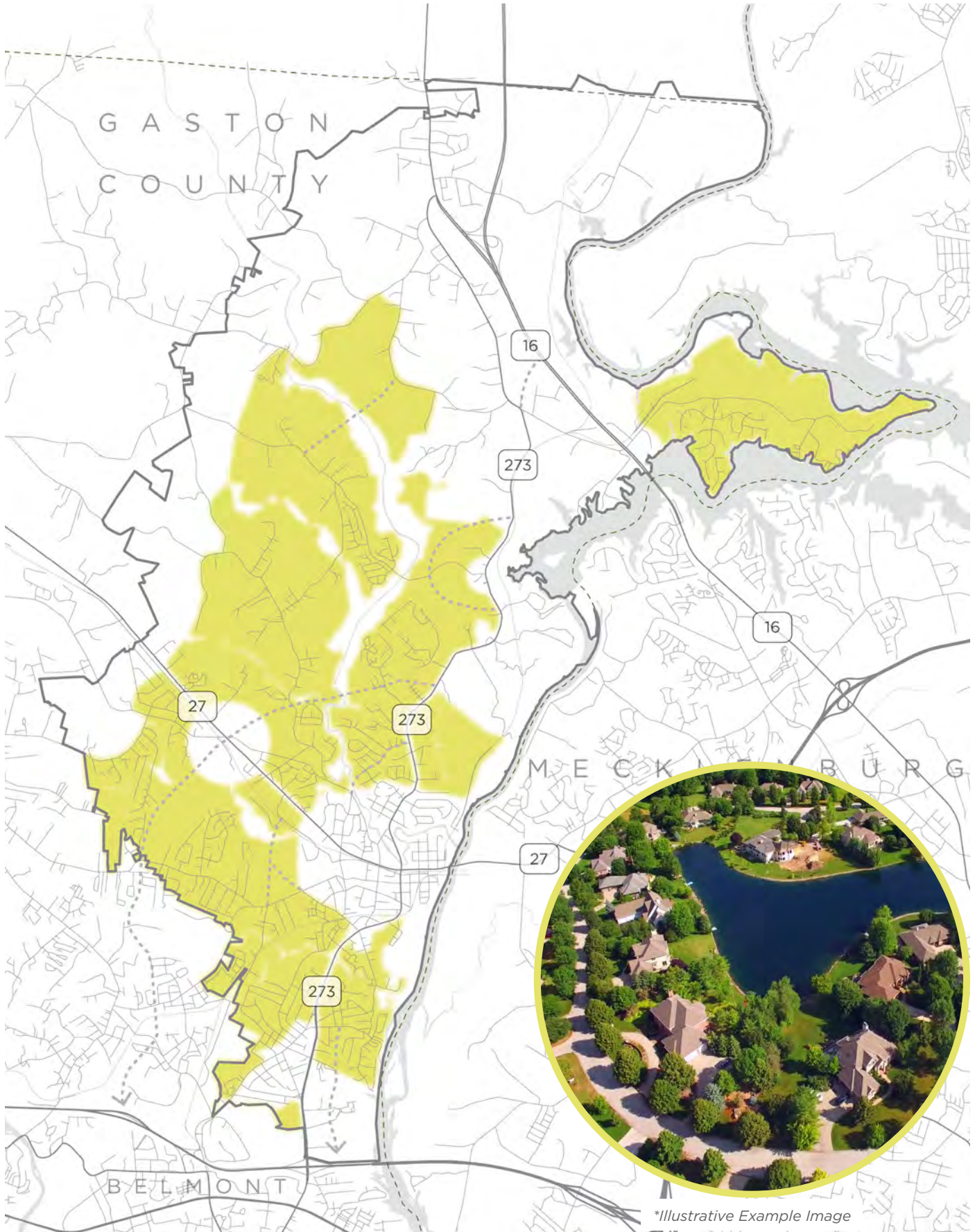
Civic Uses

Mixed-Use

## Characteristics

Land Use	Land Use Mix	<i>80% Single-Family, 10% Commercial, 10% Civic/institutional</i>
	Building Form	<i>Same as existing</i>
	Building Height (typical)	<i>35'</i>
	Residential Density	<i>4 to 6 dwelling units per acre</i>
	Non-Residential Intensity	<i>n/a</i>
	Lot Coverage (typical)	<i>30%</i>
Transportation	Transportation Options	<i>Auto, Bicycle, Pedestrian</i>
	Access & Connectivity	<i>Multiple Neighborhood Access Points</i>
	Parking Provision	<i>On-Site, Garages behind front facade or side/rear</i>

# PLACE TYPE LOCATION MAP





## Regular Meeting Agenda Action Form

### Meeting Date

April 13, 2026

### From

Brandon Livingston, Planner II  
Planning

### PUBLIC HEARING Item # 2

Continuing of a public hearing to consider a petition for annexation, submitted by Alissa Grice and William Stewart Jr., for a 34.35-acre tract of land, located at Parcel #'s 177847, 177844, 177594, 177846, and 218371.

### Will this require a public hearing?

Yes

### Background/Purpose of Request

Planning staff has been working with representatives of Lafayette Homes for the proposed up to 207, formerly 220 attached townhome subdivision, called Holly Heights, since winter of 2024. The parcel (Parcel # 177847, 177844, 177594, 177846, and 218371) is contiguous to the existing City limits and a fronting portion is already within the city limits. The applicant wishes to annex the entire 34.35-acres into the city limits for a townhome development with amenities.

As you know, the City adopted an official Annexation Policy in June 2020, which is located in Appendix C of Plan Mount Holly, the Comprehensive Land Use Plan for the City. There are eleven (11) outlined steps in the Annexation Policy for Development Review, which includes a Design Guideline Scoring Matrix, as well as a Cost Benefit Analysis (CBA). Another critical piece of the annexation review process is working through our contracted traffic-engineering-consulting firm, Kimley Horn, on a required Traffic Impact Analysis, commonly referred to as a TIA. During the initial TIA scoping meeting between Lafayette reps, City staff and Kimley Horn traffic engineers, it was agreed upon that the City wanted to conduct a detailed traffic impact analysis for Holly Heights. The TIA, which is entirely paid for by the developer/applicant, has been approved by City staff, NCDOT, and has been signed and sealed by Brady Finklea, P.E., Kimley Horn. The traffic mitigation requirements that must be funded by the developer, can be found in the annexation agreement and CD rezoning plan.

In regard to other items in the Annexation Policy, it is important to note that the Technical Review Committee (TRC) supports the plan and Lafayette reps have worked closely with the TRC, especially Utilities, Planning, Engineering, Streets, Police and Fire, in addressing concerns from each respective department.

In regard to the Design Scoring Matrix, the Holly Heights project received a score of 114 points. Prior annexations have scored in the 90's, which is considered a Very Good rating.

The City finalized a new approach to the Cost Benefit Analysis through our chosen consultant

Raftelis in the summer of 2025. It is equally important to note that Mount Holly is the only municipality in the entire region, and possibly the State, that conducts such a thorough analysis, based on consultant feedback. This has been a valuable tool in ensuring the City's cost-to-serve is not higher than the revenue from a proposed annexation.

### 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.
<b>Total City Dollars:</b>	N/A.
<b>Budget Code:</b>	N/A.
Reviewed by City Attorney?	No.

### Manager/Staff Recommendation

The Holly Heights development, consisting of a proposed 207 townhomes, has met all obligations of the City of Mount Holly's Annexation Policy, adopted in June 2020 by City Council, as part of the Comprehensive Land Use Plan. These steps include 1) certification from the City's Technical Review Committee (TRC), composed of various representatives from all City Departments, stating that the proposed development meets the City's Subdivision Ordinance and Land Development Guidelines; 2) the required Traffic Impact Analysis, conducted by the City's on-call transportation engineering firm, Kimley-Horn, and resulting traffic mitigation outlined in the CD rezoning plan, approved by the City's TRC and NCDOT Division 12; 3) the completed Cost Benefit Analysis, which shows a positive financial benefit to the City; and 4) a Design Matrix Score of 114, which shows a "Very Good" development proposal under the current scoring guidelines.

Staff recommendation is to open and close the public hearing for both the CD rezoning and this annexation matter. If Council finds both favorable, you should direct staff to return at the May meeting before City Council with a completed annexation agreement for your consideration.

### Attachments

None



## Regular Meeting Agenda Action Form

### Meeting Date

April 13, 2026

### From

Brian DuPont, Assistant City Manager  
City Management

### OLD BUSINESS Item # 1

Update on StreetLights residential development agreements.

### Will this require a public hearing?

No

### Background/Purpose of Request

### 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