



May 11, 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

May 11, 2026 | 7:00 PM
Municipal Complex - Council Chambers
400 East Central Avenue
Mount Holly, NC 28120

CALL TO ORDER

INVOCATION: Reverend Jeff Nichols, Message of Love Church

PLEDGE OF ALLEGIANCE: Boy Scout Troop #59

SET THE AGENDA

CONSENT AGENDA

1. Call for a Public Hearing on the 2026-2027 Proposed Fiscal Year Budget and Fee Schedule for the June 8, 2026, Council Meeting
2. Call for a public hearing to consider a rezoning of Tax Parcel #184436 from R-12 (Single Family) to B-3 (General Business), Case R-26-2.
3. Approval to enforce the Water Restriction Violation Fees under the Mount Holly Water Restriction Response Plan.
4. Reappoint Russell Hunt to serve an additional three-year term on the Planning Commission expiring on May 11, 2029
5. Proclamation for National Public Works Week
6. Approval of City Council Meeting Minutes- April 27, 2026

PRESENTATIONS

1. MHFD Vehicle Purchase/Leasing Option

Craig Spry

PUBLIC HEARING

1. Public hearing to consider an amendment to Chapter 3 Section 3.21A, of the Zoning Ordinance to update the setback requirements for dumpsters. Case # TA-26-1.

Brandon Livingston

2. Public hearing to consider an amendment to Section 153.056 to the Subdivision and Land Development Ordinance to make updates to the regulations relating to open space, and the provision of open space in the City. Case # TA-26-3.

Brandon Livingston



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

May 11, 2026 | 7:00 PM
Municipal Complex - Council Chambers
400 East Central Avenue
Mount Holly, NC 28120

PUBLIC COMMENT –Three (3) Minute Limit

OLD BUSINESS

1. Consideration of 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. Consideration of 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

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

May 11, 2026

From

Tara Douglas, City Clerk
City Clerk

CONSENT AGENDA Item # 1

Call for a Public Hearing on the 2026-2027 Proposed Fiscal Year Budget and Fee Schedule for the June 8, 2026, Council Meeting

Will this require a public hearing?

Yes

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

May 11, 2026

From

Brandon Livingston, Planner II
Planning

CONSENT AGENDA Item # 2

Call for a public hearing to consider a rezoning of Tax Parcel #184436 from R-12 (Single Family) to B-3 (General Business), Case R-26-2.

Will this require a public hearing?

No

Background/Purpose of Request

A rezoning application was submitted to staff by Cynthia Woolbright and Michael Hehir requesting to rezone parcel #184436 from R-12 (Single Family) to B-3 (General Business), which is approximately 2.0045 acres. The address is 303 Ferstl Avenue.

Currently, the property is being used a daycare, and if this request is approved, would operate as a medical office, which is a permitted use in the B-3 District. As a note, this property is also located in the South Gateway Overlay District.

This property is adjacent to other B-3 zoned properties so this would not be considered a spot zoning.

If this call is approved, a public hearing will be held by the Planning Commission on June 1st and by the City Council on June 8th, 2026 concerning the matter.

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

Staff seeks approval of the call and to set public hearing date for the June 8th Council meeting.

Attachments

1. 303 Ferstl Avenue Rezoning Application
2. Rezoning Map of Subject Property
3. Statement of Consistency_303 Ferstl Avenue Rezoning



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission
Rezoning Application**

Date Submitted: 3/25/2026 Fee: 2-Acres or less \$300.00 _____ Case Number R-26-2
 2-10 Acres \$400.00 X
 10 +Acres \$600.00 _____

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 & signed; & all required maps, plans & documents have been submitted to the satisfaction of the Administrator. A pre application meeting with Planning staff is required. Scheduling for the Planning Commission 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 R-12 zoning district to the B-3 zoning district.

Said property is located 303 FERSTL AVE
 in South Point Township; Being a total of: 2.0045 acres.

Further referenced by the Gaston County Tax Department as:

Tax Parcel # <u>184436</u>	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

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.

Check One:

- The applicant is the property owner(s)
- The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).
- The applicant has no connection to the property owner and is requesting a third-party rezoning.

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.

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

Submitted by

Cynthia W. Woolbright
 Property Owner Signature

Cynthia W. Woolbright
 Name

127 Circle Dr.
 Mailing Address

Mt. Holly NC 28120
 City, State and Zip Code

704-678-5927 woolbright16
 Phone Number Email Address

@aol.com

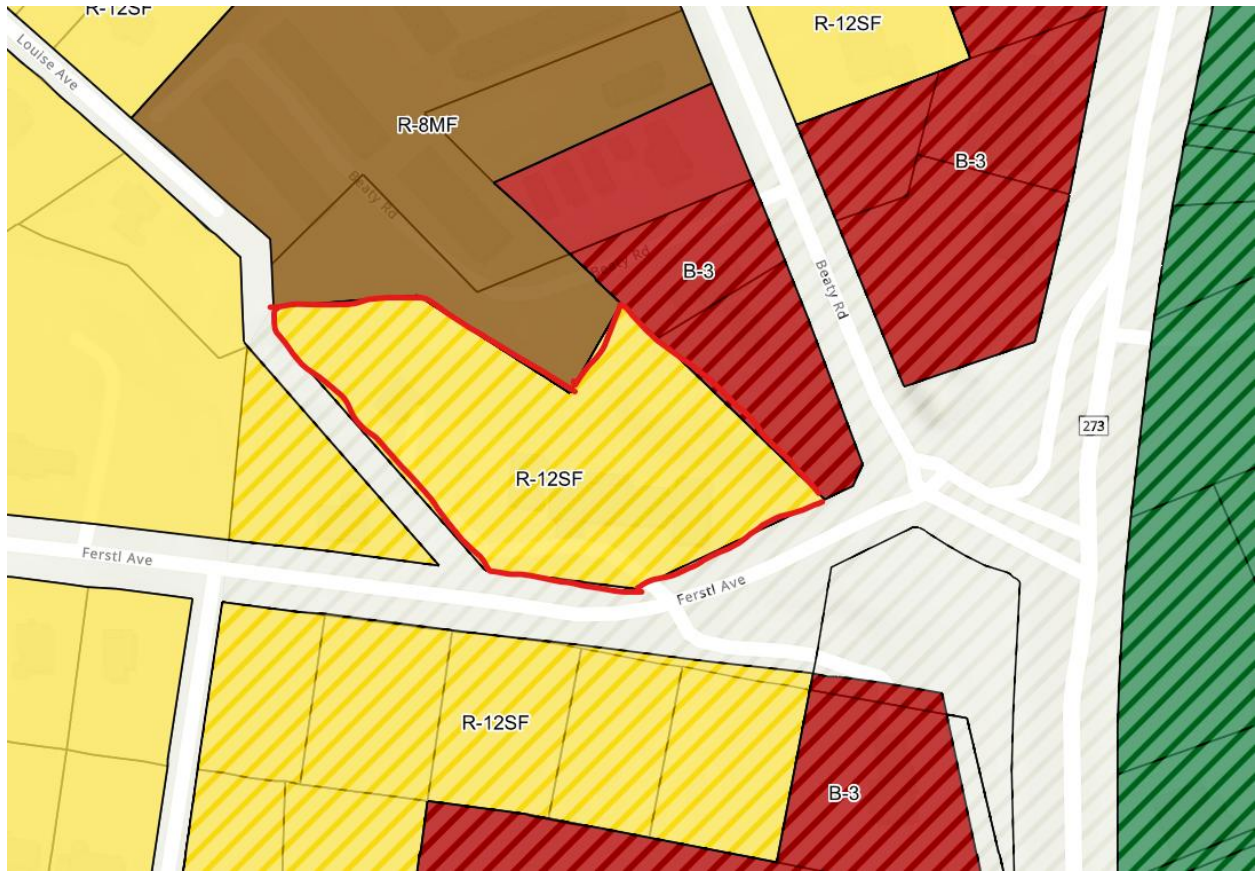
Michael Hehr
 Representative/Applicant Signature (if applicable)

Michael Hehr
 Name

815 Scotty Ct
 Mailing Address

Cramerton, NC 28032
 City, State and Zip Code

704-999-4265 Mike@basecamppland.co.com
 Phone Number Email Address





Statement of Consistency

In considering the request associated with application R-26-2, to rezone a 2.0045-acre tract of land, located at 303 Ferstl Avenue, at Parcel ID #184436, from R-12, Single Family to B-3 General Business, 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:

- This rezoning is consistent with Land Use Policy Goal #1 to identify changes to the zoning ordinance that encourage development matching the goals of the preferred growth strategy and future land use map.
- The rezoning is consistent with Economic Development Policy Goal #2 to update zoning ordinance to support economic development goals.
- The rezoning is consistent with Community Services Goal #1 to provide community services in support of the Future Land Use Map and increase access to community services, facilities, and resources.

This finding(s) is supported by a - vote by the Mount Holly Planning Commission during its June 1, 2026 meeting.

Alberto Gonzalez, Chair

June 1, 2026
Date



Regular Meeting Agenda Action Form

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

May 11, 2026

Robert Stewart, Deputy Utility Director
Utility Department

CONSENT AGENDA Item # 3

Approval to enforce the Water Restriction Violation Fees under the Mount Holly Water Restriction Response Plan.

Will this require a public hearing?

No

Background/Purpose of Request

As the City enters Low Inflow Protocol (LIP) Stage 2, water conservation measures transition from voluntary to mandatory. City staff will monitor for violations, document findings with photographs and submit reports to the Stormwater Compliance Specialist to ensure timely review and enforcement. Violations will be cited according to the established schedule, based on the number of prior offenses and the current level of water shortage. A "Water Restriction Violation Fee" will be applied to the customer's water bill if the user is found to be in violation of the established water use restrictions.

All appeals from citizens will go through the City Manager's office.

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

Staff recommends Council approval to enforce the water restriction violation fee established under the Mount Holly Water Shortage Response Plan.

Attachments

1. UPDATED- Mount Holly Water Shortage Response Plan
2. Citizens Guide to Drought

**Water Shortage Response Plan
City of Mount Holly, North Carolina
April, 2026**

The procedures herein are written to reduce potable water demand and supplement existing drinking water supplies whenever existing water supply sources are inadequate to meet current demands for potable water.

I. Authorization

The Mount Holly City Manager shall enact the following water shortage response provisions whenever the trigger conditions outlined in Section IV are met. In his or her absence, the Public Works Director will assume this role.

Mr. Jonathan Blanton
City Manager
Phone: (704) 827-3931
E-mail: jonathan.blanton@mtholly.us

Mr. Jason Green
Public Works Director
Phone: (704) 827-9726
E-mail: jason.green@mtholly.us

II. Notification

The following notification methods will be used to inform water system employees and customers of a water shortage declaration: employee e-mail announcements, notices at municipal buildings, notices in water bills, and on the City of Mount Holly website homepage. Required water shortage response measures will be communicated through, PSA announcements on local radio and cable stations, and on the City of Mount Holly website. Declaration of emergency water restrictions or water rationing will be communicated to all customers by telephone thru the use of reverse 911.

III. Levels of Response

Five levels of water shortage response are outlined in the table below. The five levels of water shortage response are: voluntary reductions, mandatory reductions I and II, emergency reductions and water rationing. A detailed description of each response level and corresponding water reduction measures follows below.

Stage	Response	Description
1	Voluntary Reductions	Water users are encouraged to reduce their water use and improve water use efficiency; however, no penalties apply for noncompliance. Water supply conditions indicate a potential for shortage.
2	Mandatory Reductions I	Water users must abide required water use reduction and efficiency measures; penalties apply for noncompliance. Water supply conditions are significantly lower than the seasonal norm and water shortage conditions are expected to persist.
3	Mandatory Reductions II	Same as in Stage 2
4	Emergency Reductions	Water supply conditions are substantially diminished and pose an imminent threat to human health or environmental integrity.
5	Water Rationing	Water supply conditions are substantially diminished and remaining supplies must be allocated to preserve human health and environmental integrity.

In Stage 1, Voluntary Reductions, all water users will be asked to reduce their normal water use by 5%. Customer education and outreach programs will encourage water conservation and efficiency measures including: irrigating landscapes at a minimum of two days per week, a maximum of one inch per week; preventing water waste, runoff and watering impervious surfaces; reduction of residential vehicle washing; washing only full loads in clothes and dishwashers; using spring-loaded nozzles on garden hoses; and identifying and repairing all water leaks.

In Stage 2, Mandatory Reductions I, all customers are expected to reduce their water use by 10% in comparison to their previous month’s water bill. In addition to continuing to encourage all voluntary reduction actions, the following restrictions apply: irrigation is limited to a half inch per week between 8PM and 8AM two day a week; outdoor use of drinking water for washing impervious surfaces is prohibited; eliminate residential vehicle washing: and all testing and training purposes requiring drinking water (e.g. fire protection) will be limited.

In Stage 3, Mandatory Reductions II, customers must continue actions from all previous stages and further reduce water use by 20% compared to their previous month’s water bill. Limit lawn and landscape irrigation to no more than one day a week. Prioritize and meet with commercial and industrial large water customers and meet to discuss strategies for water reduction measures including development of an activity schedule and contingency plans. Additionally, in Stage 3, a drought surcharge of 1.5 times the normal water rate applies.

In Stage 4, Emergency Reductions, customers must continue all actions from previous stages and further reduce their water use by 25% compared to their previous month’s water bill. A ban on all use of drinking water except to protect public health and safety is

implemented. Prioritize and meet with commercial and industrial large water customers and meet to discuss strategies for water reduction measures including development of an activity schedule and contingency plans. Prepare to implement Emergency Plan. Drought surcharges increase to 2 times the normal water rate.

The goal of Stage 5, Water Rationing, is to provide drinking water to protect public health (e.g. residences, residential health care facilities and correctional facilities). In Stage 5, all customers are only permitted to use water at the minimum required for public health protection. Firefighting is the only allowable outdoor water use and pickup locations for distributing potable water will be announced according to Mount Holly’s Emergency Response Plan. Drought surcharges increase to 5 times the normal water rate.

IV. Triggers

Mount Holly is a member of the Catawba Wateree Drought Management Advisory Group and shall abide by their triggers.

Return to Normal

When water shortage conditions have abated and the situation is returning to normal, water conservation measures employed during each phase should be decreased in reverse order of implementation. Permanent measures directed toward long-term monitoring and conservation should be implemented or continued so that the community will be in a better position to prevent shortages and respond to recurring water shortage conditions.

V. Enforcement

The provisions of the water shortage response plan will be enforced by City of Mount Holly utility department and police personnel. Violators may be reported to the City’s dedicated water conservation hotline or the e-mail contact listed on the City’s website. Citations are assessed according to the following schedule depending on the number of prior violations and current level of water shortage.

Water Shortage Level	First Violation	Second Violation	Third Violation
Voluntary Reductions	N/A	N/A	N/A
Mandatory Reductions (Stages 2 and 3)	Warning	\$250	Discontinuation of Service
Emergency Reductions	\$250	Discontinuation of Service	Discontinuation of Service
Water Rationing	\$500	Discontinuation of Service	Discontinuation of Service

Drought surcharge rates are effective in Stages 3, 4 and 5.

VI. Public Comment

Customers will have multiple opportunities to comment on the provisions of the water shortage response plan. First, a draft plan will be available at City Hall for customers to view. A notice will be included in customer water bill notifying them of such. Also, a draft plan will be published on the City of Mount Holly website. All subsequent revisions to the draft plan will be published at least 30 days prior to an adoption vote by Mount Holly's City Council.

VII. Variance Protocols

Applications for water use variance requests are available from the City of Mount Holly website and City Hall. All applications must be submitted to the City Hall for review by the City Manager or his designee. A decision to approve or deny individual variance requests will be determined within two weeks of submittal after careful consideration of the following criteria: impact on water demand, expected duration, alternative source options, social and economic importance, purpose (i.e. necessary use of drinking water) and the prevention of structural damage.

VIII. Effectiveness

The effectiveness of the Mount Holly water shortage response plan will be determined by comparing the stated water conservation goals with observed water use reduction data. Other factors to be considered include frequency of plan activation, any problem periods without activation, total number of violation citations, desired reductions attained and evaluation of demand reductions compared to the previous year's seasonal data.

IX. Revision

The water shortage response plan will be reviewed and revised as needed to adapt to new circumstances affecting water supply and demand, following implementation of emergency restrictions, and at a minimum of every five years in conjunction with the updating of our Local Water Supply Plan. Further, a water shortage response planning work group will review procedures following each emergency or rationing stage to recommend any necessary improvements to the plan to Mount Holly's City Council. The City of Mount Holly Manager is responsible for initiating all subsequent revisions.

City of Mount Holly - Utilities Department

The Citizen's Guide: What You Need to Know About the Drought

STAGE 0- LOW INFLOW WATCH:

INCREASED DROUGHT MONITORING

STAGE 1- VOLUNTARY WATER RESTRICTIONS:

- Irrigation of lawns & landscape areas:
- ODD addresses water on Tuesdays & Saturdays
 - EVEN or unnumbered addresses water on Thursdays & Sundays
 - Avoid watering during daytime hours (sunrise to sunset)
 - Water NO more than 1" of water per week
 - Reduce residential car washing
 - GOAL: 5-10% reduction in demand

STAGE 2- MANDATORY WATER RESTRICTIONS:

ENFORCED THROUGH ASSESSMENT OF PENALTIES

- Irrigation of lawns & landscape areas:
- ODD addresses water on Tuesdays & Saturdays
 - EVEN or UNNUMBERED addresses water on Thursdays & Sundays
 - NO filling of swimming pools
 - Topping off of swimming pools are only allowed on Mondays & Wednesdays
 - NO residential vehicle washing
 - Limit building, sidewalk, or street washing activities as required for safety and health reasons
 - EXPECTATION: 10% reduction in comparison to previous months water bill

STAGE 3- MANDATORY WATER RESTRICTIONS:

ENFORCED THROUGH ASSESSMENT OF PENALTIES

- Irrigation of lawns & landscape areas:
- ODD addresses water one day per week on Tuesdays
 - EVEN or UNNUMBERED addresses water one day per week on Thursdays
 - NO filling or re-filling swimming pools or washing cars
 - NO building, sidewalk, or street washing activities unless needed for repair work commence

STAGE 4-EMERGENCY RESTRICTIONS TO PROTECT PUBLIC WATER SUPPLY:

ENFORCED THROUGH ASSESSMENT OF PENALTIES

- At this stage, public water supply is threatened and water should be used only for essential public needs
- All outdoor water use is prohibited
- Manage water system to direct water to meet essential priority needs
- Issue a boil water advisory notice
- Limit total customer water consumption

For more information, see our website or contact us:

Website: www.mtholly.us

Phone: 704-813-0251



***Failure to meet restrictions shall result in the following actions:**

Water Shortage Level	1 st Violation	2 nd Violation	3 rd Violation
Voluntary Restrictions (Stage 1)	N/A	N/A	N/A
Mandatory Reductions (Stages 2 & 3)	Warning	\$250	Discontinuation of Service
Emergency Reductions	\$250	Discontinuation of Service	Discontinuation of Service
Water Rationing	\$500	Discontinuation of Service	Discontinuation of Service



Regular Meeting Agenda Action Form

Meeting Date

May 11, 2026

From

Paul Lowe, Assistant Planning Director
Planning

CONSENT AGENDA Item # 4

Reappoint Russell Hunt to serve an additional three-year term on the Planning Commission expiring on May 11, 2029

Will this require a public hearing?

No

Background/Purpose of Request

Russell Hunt's term on the Planning Commission expires May 8, 2026. Staff have checked Mr. Hunt, and he is willing to serve an additional term. If reappointed, Hunt will serve on the Planning Commission until May 11, 2029. Staff recommends the reappointment of Mr. Hunt as he has added value to the Commission and has good regular attendance.

Fiscal Impact

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

Manager/Staff Recommendation

Reappoint Russell Hunt to serve an additional three-year term on the Planning Commission. If reappointed, their updated term will expire May 11, 2029.

Attachments

1. PC Roster_051126



City of Mount Holly
Planning Commission/Board of Adjustment Roster

<p>Terasetta Ellerbe, Chair (BOA Member) 212 Augustus Lane Mount Holly, NC 28120 704-860-6630 terasetaellerbe@gmail.com Term Expires: December 2027</p>	<p>Alberto Gonzalez, Vice Chair (BOA Member) 116 Thomas Springs Drive Mount Holly, NC 28120 786-553-7639 Albert.gonzalez631@gmail.com Term Expires: December 2026</p>
<p>Rodney Williams (BOA Member) 315 South Main Street Mount Holly, NC 28120 (C) 704-616-4008 A1949hotrod@outlook.com Term Expires: December 2027</p>	<p>Myles Biggerstaff (BOA Member) 607 Timberlane Drive Mount Holly, NC 28120 704-860-4777 mbiggers@bellsouth.net Term Expires: December 2028</p>
<p>Jerry Bishop, (BOA Member) 200 East Catawba Drive Mount Holly, NC 28120 704-460-9414 jerrybishop4160@gmail.com Term Expires: December 2026</p>	<p>Will Crist (Alternate Member) 207 Old Mine Road Mount Holly, NC 28120 704-451-9118 wfcrist@bellsouth.net Term Expires: December 2028</p>
<p>Perry Toomey (Alternate Member) 203 Dogwood Drive Mount Holly, NC 28120 704-827-0505 perrytoomey@att.net Term Expires: December 2026</p>	<p>Russell Hunt (Alternate Member) 5125 Chegall Crossing Way Mount Holly, NC 28120 704-604-6133 rlhunt62@icloud.com Term Expires: May 2029</p>
<p>Shawn Royall (Alternate Member) 113 Birchwood Court Mount Holly, NC 28120 704-622-6624 shawnroyall1971@gmail.com Term Expires: May 2028</p>	<p style="text-align: center;">Staff: Greg Beal-704-951-3012 Paul Lowe-704-951-3014 Brandon Livingston-704-951-3017 Josh Blackwell-980-525-9041 Beth Ann Winebarger-704-951-3026 Nate Jones-704-616-4758</p>

**Mount Holly Planning Department
400 East Central Avenue Mount Holly, NC 28120
704-827-3931 Option # 9 (Main City Phone Number)**

*Last Updated: 05/11/26



Regular Meeting Agenda Action Form

Meeting Date

May 11, 2026

From

Tara Douglas, City Clerk
City Clerk

CONSENT AGENDA Item # 5

Proclamation for National Public Works Week

Will this require a public hearing?

No

Background/Purpose of Request

To recognize the Public Works Department during National Public Works Week 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. 2026 National Public Works Week Proclamation



PROCLAMATION
NATIONAL PUBLIC WORKS WEEK
May 17 - 23, 2026

“Rooted in Service, Powered by Community”

WHEREAS, public works professionals focus on infrastructure, facilities, emergency management, and services that are of vital importance to sustainable and resilient communities and the public health, high quality of life, and well-being of the people of the City of Mount Holly; and,

WHEREAS, these infrastructures, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are federally mandated first responders, and the engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the City of Mount Holly to gain knowledge and maintain ongoing interest and understanding of the importance of public works first responders and public works programs in their respective communities; and,

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association; and,

NOW, THEREFORE, BE IT RESOLVED, I, David Moore, Mayor of the City of Mount Holly, North Carolina, do hereby designate the week May 17–23, 2026, as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

Adopted this the 11th day of May, 2026.

David Moore, Mayor

Attest:

Tara Douglas, NCCMC/CMC
City Clerk



Regular Meeting Agenda Action Form

Meeting Date

May 11, 2026

From

Tara Douglas, City Clerk
City Clerk

CONSENT AGENDA Item # 6

Approval of City Council Meeting Minutes- April 27, 2026

Will this require a public hearing?

No

Background/Purpose of Request

Approval of City Council Meeting Minutes from April 27, 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 04-27-2026_Draft

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, APRIL 27, 2026
COUNCIL CHAMBERS
6:30 PM

CALL TO ORDER

Mayor Moore called the meeting to order at 6:30 pm. The following were present:

Mayor David Moore	Jonathan Blanton, City Manager
Mayor Pro Tem 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
Tara Douglas, City Clerk	Matt Black, Economic Development Director
	Jason Green, Public Works Director

INVOCATION

Councilman Reeves 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 removed from the agenda. Mayor Moore entertained a motion to set the agenda as amended. Councilman Meadows requested that Consent Agenda item #1 be moved to #1 under New Business.

Motion: Councilwoman Shoemaker made a motion to approve the agenda as amended. Mayor Pro Tem Harris 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, APRIL 27, 2026
COUNCIL CHAMBERS
6:30 PM

CONSENT AGENDA

1. ~~Proclamation recognizing City Clerk Tara Douglas and Deputy City Clerk Shelly Stewart for Municipal Clerks Week.~~
2. Proclamation for National Police Week
3. Call for a public hearing to consider an amendment to Chapter 3 Section 3.21A of the Zoning Ordinance to update the setback requirements for dumpsters. Case # TA-26-1.
4. Call for a public hearing to consider an amendment to Section 153.056 to the Subdivision and Land Development Ordinance to make updates to the regulations relating to open space, and the provision of open space in the City. Case # TA-26-3.
5. Approval of Municipal Legal Services Contract with Stott, Hollowell, Windham & Stancil, PLLC
6. Approval of a resolution of support for the City’s application to the IMD Multimodal Planning Program grant program
7. Approve a Replacement Piece Associated with the Creative Spaces Initiative
8. Approval of the one-acre parcel land purchase from Caromont, for the future Pump Station site.
9. Letter of Intent to utilize Contemporary Benefits Advisor as Insurance Broker
10. Approval of City Council Meeting Minutes – April 13,2026
11. Approval of Closed Session Minutes – April 13,2026

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 Brooks seconded the motion.

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

OLD BUSINESS

1. Update on Evaluation of Selling Plots at Pineview Cemetery

Brian Dupont

Mr. DuPont reviewed the background citing the first lots were sold in 1939 and the final lots were sold in 1985. Mr. DuPont stated that these lots are required to be sold by Cemetery Deed, signed by the Mayor, state for burial purposes only, subject to the rules and regulations of the cemetery and not transferable or assignable without the written consent of the City. Mr. DuPont stated that this item has been discussed at the 2021 and 2025 City Council Retreats. Mr. DuPont stated that this item had been requested to be brought forward for review and discussion by the Council.

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, APRIL 27, 2026
COUNCIL CHAMBERS
6:30 PM

Mr. DuPont discussed the evaluation of needs if the Council was interested in establishing this Cemetery. Mr. DuPont stated that there would need to be a perpetual care trust fund, an update of the city code and fees, and establish and appoint a cemetery board of trustees. Mr. DuPont stated that the challenges to selling lots are a lack of internal records as to lots sold citing not all deeds were recorded. Mr. DuPont stated that another challenge would be an increase in ongoing maintenance. Mr. DuPont stated that the City spends approximately \$11,300 per year for maintenance. Mr. DuPont stated that the expense needed to potentially get the cemetery ready for selling plots would be approximately \$530,000 to include survey/design/construction services as well as operation expenses. Mr. DuPont stated that the recurring annual expense would be \$110,000 for operations and maintenance. Mr. DuPont reviewed the evaluation of potential revenue. Mr. DuPont reviewed a cost benefit analysis for the lifetime of the cemetery. Mr. DuPont stated that the cemetery is easy to maintain currently because the majority of the property is open land.

Councilman Reeves asked about alternatives to selling plots. Mr. DuPont stated that if the Council approved, the land could be used for other needs in the City. Mr. DuPont confirmed that a portion of the property is a cemetery and will continue to be taken care of and maintained as such. Mr. DuPont confirmed that the entire property is approximately 21 acres.

NEW BUSINESS

1. Proclamation recognizing City Clerk Tara Douglas and Deputy City Clerk Shelly Stewart for Municipal Clerks Week.

Mayor Moore

Mayor Moore read the proclamation recognizing City Clerk Tara Douglas and Deputy City Clerk Shelly Stewart for Municipal Clerks Week and thanked them for their dedication and hard work for the City of Mount Holly.

2. Update on the Request by Historical Society for Mount Holly Museum

Brian Dupont

Mr. DuPont stated that the Grand Re-Opening of the Mount Holly Museum was on November 2, 2025. Mr. DuPont stated that Mr. John Jacob presented three requests before the City Council at the March 9, 2026 meeting on behalf of the Mount Holly Historical Society. Mr. Dupont stated that one of the requests which was for sign placement in the Grand Hall has been accomplished.

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, APRIL 27, 2026
COUNCIL CHAMBERS
6:30 PM

Mr. DuPont stated that the two remaining requests were first that the Mount Holly Historical Society Sign be relocated from the interior wall to the exterior wall on Central Avenue as well as the addition of the Historical Society logo or wording be placed on the door and marquee, and secondly, that there be security cameras and a staff member added to run the museum.

Mr. DuPont stated that that the Mount Holly Historical Society sign can be removed and reinstalled on the exterior by in-house staff. Mr. DuPont stated that the cost to replace the words Mount Holly Museum with Mount Holly Historical Society Museum on the door and marquee would cost approximately \$3800.00. Mr. DuPont stated that the cost for additional security cameras for the inside of the museum would be approximately \$20,000.00 and the cost for a part-time or full-time Curator would be \$25,000.00 up to \$85,000.00 depending on education and experience. There were no questions for Mr. DuPont at this time, and no action was taken by the Council.

3. Update on Request by Mount Holly Community Development Foundation for Art in the Grand Hall
Brian Dupont

Mr. DuPont stated that Mr. Jeff Lee presented at the last Council meeting asking for accommodation of gallery hardware in the Grand Hall. Mr. DuPont stated that staff has evaluated this and showed the Council an example of the conduit considered if it were installed. Mr. DuPont stated that staff examined the feasibility of this project and cited that although it is feasible, there was some feedback by staff expressing some concerns. Mr. DuPont stated that staff concerns were around the responsibility of the art rotation and removal, and the potential of reduced rental reservations due to the interruption of the neutral aesthetics that the Grand Hall currently exhibits for events.

Councilman Reeves inquired about the responsible party for the maintenance of this system. Mr. DuPont stated that depending on the Council's decision, it could be the City, or it could be a partnership with the Mount Holly Community Development Foundation (MHCDF) utilizing a Memorandum of Understanding (MOU). Councilman Meadows discussed clarification around the time frame that art would be in the Grand Hall. Mayor Moore asked Mr. Lee to come to the podium to clarify the request. Mr. Lee stated that the railing would be a permanent fixture in the Grand Hall, but that the art pieces could be hung on wire or adjustable fiberglass hooks. Mr. Lee stated that their use would be a one day event only. Mayor Pro Tem Harris inquired about funding responsibilities. Mr. Lee stated that the ask is that the City provide the funding. Councilman Reeves inquired about other potential interferences with the proposed hardware installation. Mr. DuPont stated that staff would be able to identify those potential challenges with further evaluation. Councilwoman Shoemaker suggested that staff could develop a policy with

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, APRIL 27, 2026
COUNCIL CHAMBERS

6:30 PM

guidelines specifying maximum and minimum length of time for various uses. Mayor Pro Tem Harris inquired about the approval process for the art that would be displayed. Mr. Lee stated that the MHCDF intends for the art to be family friendly. Mayor Pro Tem Harris inquired about who would be responsible for taking the art work down. Mr. Lee stated that the MHCDF would not leave artwork over night and that they would be taking the artwork down. Mayor Moore stated that Grand Hall reservations continue to increase and that the Council needs to ensure the protection of the Grand Hall. Mayor Moore confirmed with City Manager Blanton that a Memorandum of Understanding would be recommended.

City Manager Blanton clarified the ask is for the City to purchase and install this railing in the Grand Hall for the MHCDF to hang art twice a year, once for the Juried Art Show and once for the Plein Air Event. City Manager Blanton confirmed with Mr. Lee that this would not be a constant and revolving exhibit. City Manager Blanton stated that if approved, the railing would be available for other entities to utilize upon the Council's approval for usage. City Manager Blanton stated that there had been some confusion about the request and what that process would look like and recommended a Memorandum of Understanding (MOU) to further clarify those details. City Manager Blanton restated and confirmed that this would not be a revolving art exhibit that the MHCDF would be manning and providing art on a rotating basis year round. Mr. Lee confirmed that City Manager Blanton was correct in his statement.

Councilman Meadows stated the Public Arts Advisory Committee (PAAC) has done an excellent job of filtering what artwork is allowed and requested that PAAC play a role in the development of any policy or MOU creation. Councilwoman Shoemaker suggested that the policy or use could piggy back off of the Grand Hall rental agreement as another area to be rented.

Councilwoman Shoemaker stated the possible usages for the hardware and agrees that there should be a policy created. Mr. Lee stated that the liability for the artwork remains with the artist.

Mayor Moore stated that staff will continue to evaluate. No action was taken by the Council at this time.

4. City Manager Report

Jonathan Blanton

Mr. Blanton stated that this week is a busy week with the Senior Dinner, the Community Awards Dinner, and the first Mount Holly Nights of the season leading up to the Piedmont Arts and Cultural Event this weekend. Mr. Blanton stated that the Mount Holly Community Development Foundation successfully hosted the River Hawk Races and noted that Assistant City Manager DuPont brought home the bronze metal in his category. Mr. Blanton stated that he and several of the Council members will be attending the North Carolina League of Municipalities in Raleigh next week where they will be meeting on-on-one with our legislators to discuss legislative

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, APRIL 27, 2026
COUNCIL CHAMBERS
6:30 PM

priorities as well as some legislation that the City has some concerns about. Mr. Blanton stated that the budget is being prepped and ready for the Council over the next few weeks. Mr. Blanton reminded the Council that the May work session will not be held on the fourth Monday in May due to the Memorial Day holiday, but will be held on Monday, May 18, 2026 focusing primarily on the budget discussion. Mr. Blanton stated that Miss Margaret Smith Johnson is celebrating her 100th birthday today. Mr. Blanton stated that Mayor Moore presented her with a proclamation celebrating her birthday and her life here in Mount Holly. Mr. Blanton stated that the City is in a stage one drought and we are encouraging everyone to conserve water and check the City's website for updates on these conditions.

ADJORN

Motion: Mayor Pro Tem Harris made a motion to adjourn the April 27, 2026 City Council meeting at 7:04 pm. Councilman Reeves seconded the motion.

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

The meeting adjourned at 7:04 pm.



Regular Meeting Agenda Action Form

Meeting Date

May 11, 2026

From

Craig Spry, Deputy Fire Chief
Fire Department

PRESENTATIONS Item # 1

MHFD Vehicle Purchase/Leasing Option

Will this require a public hearing?

No

Background/Purpose of Request

Present to council an alternative avenue for purchasing support/command vehicles for the Fire Department. This is a mirrored system to the Police Department. Seeking approval to utilize this method when applicable, through future budget approvals.

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. MHFD Vehicle Purchase_Lease Updated_TD

MHFD

Vehicle Purchase/Lease

City of Mount Holly
City Council Meeting
April 27, 2026



1

Mount Holly Fire Department

- Purchase/Lease of Support & Command Vehicles
- Enterprise Fleet Management
- Mimicking the system MHPD has in place with Enterprise Fleet Management for vehicle replacement, providing an understood and effective solution.



2

Current Situation

- Aging support fleet impacting reliability
- 2008 Ford F-250
- 2010 Ford F-350
- 2013 Chevrolet Tahoe
- Increasing maintenance concerns



3

Identified Need

- Reliable support & command vehicles
- Reduced downtime
- Cost-effective replacement strategy
- Predictable budgeting



4

Proposed Solution

- Partner with Enterprise Fleet Management
- Purchase/Lease model
- Structured replacement cycle
- Professional fleet guidance



5

Proven Success

- Mount Holly Police Department
- Belmont
- Stanley
- Cramerton



6

Financial Advantages

- Cost spread over 5 budget years
- Avoid large one-time expenses
- Predictable annual costs
- Easier budget planning



7

Fleet Management Benefits

- Annual vehicle value evaluations
- Data-driven replacement timing
- Maximize resale value
- Eliminate guesswork
- No mileage restrictions
- No wear & tear penalties
- Reduced timeframe that a vehicle is outside of its warranty window
- Reduced repair costs



8

Maintenance Plan

- City Garage continues maintenance
- Dealership support when needed
- No change to current maintenance process



9

Cost Comparison Example

- New Ford F-250: ~\$63,000
- Purchase/Lease Model:
 - ~\$1,200/month
 - ~\$14,400/year
- Spreads cost over multiple years
- Avoids large one-time capital expense



10

Recommendation

- Approve partnership with Enterprise Fleet Management
- Implement phased replacement program





Regular Meeting Agenda Action Form

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

May 11, 2026

Brandon Livingston, Planner II
Planning

PUBLIC HEARING Item # 1

Public hearing to consider an amendment to Chapter 3 Section 3.21A, of the Zoning Ordinance to update the setback requirements for dumpsters. Case # TA-26-1.

Will this require a public hearing?

Yes

Background/Purpose of Request

This proposed amendment submitted by staff would amend Chapter 3 Section 3.21A of the Zoning Ordinance to update the setback requirements for dumpsters. This section was updated in August 2023 to the current standard of 25 feet, but staff has realized that this standard has caused unintended consequences-through completing plan reviews and seeing the impact that this regulation has on the developability of certain lots, as well as receiving feedback from the development community.

Staff feels that this update is needed due to the current setback of 25 feet for dumpsters to be cumbersome-which makes many lots, especially lots of record, challenging to develop or redevelop-as conditions can be quite tight. By reducing the setbacks based on adjoining land uses, per the chart below-from the redlines, would allow for development not to be stymied, while continuing to protect adjoining properties/property owners/residents.

Adjacent Zoning Districts	Residential (R-8SF, R-8MF, R-10, R-12, R-20)	Commercial (B-2, & B-3)	Industrial (L-I & H-I)
Residential (R-8SF, R-8MF, R-10, R-12, R-20)	5-feet with screening	10-feet with screening	20-feet with screening
Commercial (B-2, & B-3)	10 feet with screening	5 feet with screening	10 feet with screening
Industrial (L-I & H-I)	20-feet with screening	10-feet with screening	5-feet with screening

The Planning Commission heard this case at their May 4th meeting, and voted unanimously to recommend approval of this matter. Staff recommends approval of this update, again, as this update would help meet the needs of local economy/of developers, while still protecting adjoining property owners and residents.

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

Staff seeks approval from the City Council concerning this text amendment.

Attachments

1. Dumpster Setback Text Amendment Application and Redlines_Suggested Edits_033126



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

Date Filed: **3-16-26**

Application Number: **TA-26-1**

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

1. The amendment is found in the City of Mount Holly Subdivision Ordinance relating to:
Amend Chapter 3 Section 3.21A of the Zoning Ordinance.
2. The following statement best describes what you would like the text amendment to reflect:
This proposed amendment submitted by staff would amend Chapter 3 Section 3.21A of the Zoning Ordinance to update the setback requirements for dumpsters.

3. Name: **Brandon Livingston, Planner II**

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

704-951-3017
Phone Number

Brandon Livingston
Signature of Applicant

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

Proposed Redlines

§ 3.21 SOLID WASTE STORAGE EQUIPMENT (DUMPSTER SCREENING).

(A) All dumpsters or similar equipment, including compactors, shall be screened on all sides by a fence or wall of at least eight feet tall and shall be placed at **various setback distances based on abutting zoning districts which are provided in the table below.** All dumpsters shall be screened no matter the setback distance provided. ~~least 25 feet from any property lines,~~ **One exception is** in the B-1 zoning district and the Downtown Gateway Overly District (**See section B below for the B-1 requirements**). Materials used for fencing/walls must be constructed in a durable fashion with weather resistant materials and be of consistent pattern. Acceptable screening materials are wood, brick, finished concrete, stone, or stamped steel. Chain length is a prohibited material. If a fence is used as a screening element, the finished portion of the fence shall be placed on the outside of the structure. Gates shall be constructed so that dumpsters shall not be visible.

(A) All dumpsters or similar equipment, including compactors, shall be screened on all sides by a fence or wall of at least eight feet tall and shall be placed at **various setback distances based on abutting zoning districts which are provided in the table below.** ~~least 25 feet from any property lines,~~ Except in the B-1 zoning district and the Downtown Gateway Overly District (**Standards for the B-1 are found in Section B**). Materials used for fencing/walls must be constructed in a durable fashion with weather resistant materials and be of consistent pattern. Acceptable screening materials are wood, brick, finished concrete, stone, or stamped steel. Chain length is a prohibited material. If a fence is used as a screening element, the finished portion of the fence shall be placed on the outside of the structure. Gates shall be constructed so that dumpsters shall not be visible.

Adjacent Zoning Districts	Residential (R-8SF, R-8MF, R-10, R-12, R-20)	Commercial (B-2, & B-3)	Industrial (L-I & H-I)
Residential (R-8SF, R-8MF, R-10, R-12, R-20)	5-feet with screening	10-feet with screening	20-feet with screening
Commercial (B-2, & B-3)	10-feet with screening	5-feet with screening	10-feet with screening
Industrial (L-I & H-I)	20-feet with screening	10-feet with screening	5-feet with screening

(B) Dumpsters found in the B-1 district and the Downtown Gateway Overly District are not required to meet setback requirements, but shall be screened on all sides by a fence or wall of at least six feet. Materials used for fencing/walls must be constructed in a durable fashion with weather resistant materials and be of consistent pattern. Acceptable screening materials are wood, brick, finished concrete, stone, or stamped steel. Chain length is a prohibited material. If a fence is used as a screening element, the finished portion of the fence shall be placed on the outside of the structure. Gates shall be constructed so that dumpsters shall not be visible.

(C) *Exemption.* Screening is not required in the HI district unless the dumpster is located within 50 feet of a residential zoned property or is visible from any public street rights-of-way, the common elements of any private street or drive, or from existing or planned greenways that are included on any adopted city plan, including the Comprehensive Pedestrian Plan, Comprehensive Bicycle Plan, or the Park Plan.

(D) Trash enclosures, like all improvements made with in the city’s limits, are required to be permitted. First, one shall apply and wait for the issuance of a zoning compliance permit through the City of Mount Holly Planning Department and the application and issuance of a building permit through the Gaston County Building Inspections

Department, if applicable.

(Ord. passed 5-13-1996; Ord. passed 8-14-2023)



Regular Meeting Agenda Action Form

Meeting Date

May 11, 2026

From

Brandon Livingston, Planner II
Planning

PUBLIC HEARING Item # 2

Public hearing to consider an amendment to Section 153.056 to the Subdivision and Land Development Ordinance to make updates to the regulations relating to open space, and the provision of open space in the City. Case # TA-26-3.

Will this require a public hearing?

Yes

Background/Purpose of Request

This proposed update, which was suggested by staff, is based on an ordinance that was developed by the Town of Harrisburg, and would require all residential subdivisions to provide their open common space for public use.

The purpose of this ordinance is to provide a greater range/amount of recreational space for our residents via new developments as they come online in the City.

If the developer does not want to make their common open space publicly accessible, then the suggested amendment would allow developers to pay a fee in lieu that would be based on the purchase price of the land or appraisals if there is a dispute. Building on that note, if there happens to be a disagreement regarding the overall fee amount, a special committee consisting of a member of staff from the City, the developer, and a third member selected by the first two would work through the consideration, and resolve any issues to develop a final fee amount, which ultimately would come before the City Council for approval. Once, agreed to, the fee in lieu would help to support the further development of parks and recreation facilities elsewhere in the City.

Planning staff worked with Eric Smallwood, Parks and Recreation Director, on this request and received feedback from the Parks and Recreation Department, and also the Town of Harrisburg regarding this request.

The Planning Commission heard this case at their May 4th meeting, and voted unanimously to recommend approval of this matter. Staff recommends approval of this update.

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

Staff seeks approval of this text amendment.

Attachments

1. 153.056 Neighborhood Recreation Sites_Application and Redlines



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

Date Filed: **4-1-26**

Application Number: **TA-26-3**

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

1. The amendment is found in the City of Mount Holly Subdivision Ordinance relating to:
Amend Section 153.056 to the Subdivision and Land Development Ordinance.
2. The following statement best describes what you would like the text amendment to reflect:
This proposed amendment submitted by staff would amend Section 153.056 to the Subdivision and Land Development Ordinance to make updates to the regulations relating to open space, and the provision of open space in the City.

3. Name: **Brandon Livingston, Planner II**

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

704-951-3017
Phone Number

Brandon Livingston
Signature of Applicant

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

§ 153.056 NEIGHBORHOOD RECREATION SITES.

(A) Generally.

(1) The subdivider and/or applicant of any subdivision for residential purposes shall dedicate to the city, or otherwise provide for, land for park, recreation and/or open space designed to serve the residents of the subdivision.

(2) In any case where a subdivision is to be developed in phases, the full open space/recreation dedication may be required to be made in the first phase. Annexation proposals should reflect the open space requirements identified in the strategic vision plan.

(B) Open space dedication.

(1) Dedication Generally; Fee in Lieu of Dedication Generally.

1)- Common open spaces provided via developments will be provided by the developer for public use, unless the developer provides a fee in lieu to the City to support future recreation development.

2)- All major residential subdivision proposals shall, prior to final approval of the preliminary plat, dedicate a portion of such land, as set forth in this Ordinance, for the purpose of public parks, recreation, greenways and open space sites to serve the residents of the neighborhood in which the subdivision is located as well as the City of Mount Holly.

As an alternative to the dedication of a portion of such land by the subdivider and where it is determined by the City Council that a dedication of land is not feasible in a given plat or incompatible with the City's Land Use Plan, the subdivider may make provision for an equitable amount of land in another location, or pay to the City a fee in lieu of dedication.

If part of a conditional rezoning – the details are determined during the zoning process and includes:

- a. Consideration of developer's proposal (in-lieu fees; or dedication of area; or combination thereof by the Parks and Recreation Commission prior to going to the Planning Commission and City Council.
- b. The details are included in the conditions of approval and a development agreement.
- c. Dedication to the City and Payment of In-lieu fees are due prior to releasing the subdivision for construction. Once improvements are completed, they will be inspected prior to acceptance.

A-Whether the City Council accepts the land dedication or requests payment of a fee in lieu thereof, or a combination of both, shall be determined by consideration of the following:

- a. Recommended improvements in the Parks and Recreation Master Plan and the Comprehensive Bicycle, Pedestrian, and Greenway Plan.
- b. The recommendation of the Planning Commission and recommendations from the Recreation Commission.

B-Procedure for determining between dedication, combination of dedication and fee, and fee in lieu of dedication: The procedure for determining whether the subdivider is to dedicate land, pay a fee, or both, shall be as follows:

- a. Subdivider – At the time of filing a preliminary plat for approval, the owner of the property shall, as part of such filing, indicate whether they (the subdivider) desires to pay a fee in lieu thereof. If the desire is to dedicate land for this purpose, the dedicated area shall be shown on the preliminary plat.
- b. Action of City – At the time of the preliminary plat approval, the Planning Commission shall recommend, based upon staff recommendations and Recreation Commission input, and the City Council shall determine as part of such approval, whether to require a dedication of land within the subdivision or accept payment of a fee in lieu thereof or a combination of both.
- c. Prerequisites for approval of final plat – Where dedication is required, such dedication shall be shown upon the rezoning plan and construction plan submitted for approval. Where fees are required, the same shall be deposited with the City prior to the recording of any final plat.

C-Computation of size of area required for dedication- The amount of land required to be dedicated will be a minimum of five (5) acres, if less the developer will pursue the fee in lieu option.

- a. Computation of fee payable in lieu of dedication - Where a fee is paid in lieu of dedication, the amount of such payment shall be the amount per acre the developer/builder paid for the property they are developing. Fair market value shall be determined by the City Council on the advice of the Planning Commission based upon current appraisals and acceptable to the subdivider.

D-Special committee to settle disagreements between City and subdivider - In the event that the City and the subdivider of land cannot agree upon the location, terrain, size, or shape of the land necessary to be dedicated for a neighborhood recreation area, or cannot agree upon the details of provisions for an equitable amount of land in another location or where there is any disagreement between the City and the subdivider, including the amount of the fee in lieu of land, such disagreement shall be determined by a special committee.

- a. One (1) member of the committee shall be a professional land appraiser and shall be appointed by the City Council. The second member shall be a professional land appraiser and shall be appointed by the subdivider. These two members shall appoint a third member. The committee shall view the land and hear the contentions of both the City and the subdivider. The decision of the committee shall be by majority vote and shall be certified to the City Council within forty-five (45) days of the time of appointment of the third member of the committee. The decision of the committee shall be binding on both parties. The costs of the professional land appraiser appointed by the subdivider shall be borne entirely by the subdivider. All other costs shall be borne by the City.

E-Use by City; sale by City; use of funds received in lieu of dedication

- a. The land received by the City under this ordinance shall be used only for the purpose of providing open space, park and recreational areas, but shall not be so restricted should the City decide to sell such land as provided by the following paragraph.
- b. The City shall have the right to sell any land dedicated to the City for park and recreation purposes on finding by the Recreation Commission, Planning Commission, and the City Council that a particular piece of property is not feasible or incompatible with the City's Parks and Recreation Master Plan.

- c. Fees collected in lieu of dedications and any proceeds from such transactions or sales shall be held in a special fund by the City, and the funds shall be used by the City for the purpose of acquiring or developing recreation, parks, greenways, or open space areas as shown in the Parks and Recreation Master Plan or the Comprehensive Bicycle, Pedestrian, and Greenway Plan, and for no other purposes.

F-Criteria for Dedication

- a. All land dedicated for recreation and park development shall substantially meet the following criteria:
- b. Topography: No more than one quarter of the gross land dedicated may be comprised of land deemed to be inaccessible or within the 100-year floodplain. This requirement shall be waived if greenway trails are being proposed as part of the Public Open Space dedication.
- c. Unity: The dedicated land shall form a single parcel of land except where the Planning Commission determines that a connecting path or strip of land is in the public interest, and in which case the path shall not be less than 25 feet wide.
- d. Shape: The shape of the dedicated parcel of land shall be sufficiently square or round to be usable for recreational activities such as softball, tennis, etc.
- e. Access: Public Access to the dedicated land shall be provided either by adjoining street frontage or public easement of at least thirty (30) feet in width.
- f. Usability: The dedicated land shall be usable for recreation; lakes may not be included in computing dedicated land area. Where the Planning Commission and the Recreation Commission determine that recreational needs are being adequately met, either by other dedicated parcels of land or existing recreational facilities, then land that is not usable for recreation may be dedicated as open space. The Recreation Commission shall supply the Planning Commission with comments and/or recommendations in order to assist the Board in making this determination.
- g. Location: The dedicated land shall be located so as to reasonably serve the recreation and open space needs of the subdivision for which the dedication was made and shall bear a reasonable relationship to the use of the area by the future inhabitants of the subdivision or residential development.
- h. Plans: Municipal and County plans shall be taken into consideration when evaluating land proposals for dedication.

G-Computation of size of area required for dedication

- a. The amount of land required to be dedicated is to be computed on the basis of the following formula: Area to be dedicated (in acres) and shall be a minimum of five (5) acres or should equal $1/35$ of an acre times the number of dwelling units or lots, whichever is greater.

(2) All residential developments with more than eight total units shall be required to dedicate open space. To encourage development of residential units in the Downtown District, all such residential development shall be exempt from these provisions. The amount of useable open space required for dedication shall be determined using the open space dedication matrix. These figures are based upon similar dedication requirements throughout the state with three minor adaptations.



Regular Meeting Agenda Action Form

Meeting Date

May 11, 2026

From

Brandon Livingston, Planner II
Planning

OLD BUSINESS Item # 1

Consideration of 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 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.

The Planning Commission heard this CD rezoning case at their regular meeting in March where the members voted to recommend that the City Council table the 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.

As a result of the Planning Commission's request, the City Council voted to open their public hearing on this CD rezoning and table the public hearing and consideration of this matter to their April meeting. Additionally, staff met with both the developer and the City's traffic engineering consultant, Kimley 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. The developer stated that there would be no further reduction in the number of units. The developer still proposes 207 units.

The Planning Commission gave a favorable recommendation to the City Council during their April 6th meeting and a public hearing was heard by the City Council during their April 13th meeting. There were five people that came to speak on the matter during the public hearing, and their concerns were in regards to traffic, traffic mitigations, and the rapid growth causing impacts to the character of the community. However, there was neither discussion nor a decision on the matter

provided by the Council during this City Council meeting. The item was tabled to the May City Council meeting.

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.

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 by:
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:

- 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 DocuSigned by:
William H Stewart Jr	Parcel ID: 177594	Yes	DocuSigned by:
William H Stewart Jr	Parcel ID: 177847	Yes	<i>Chip Stewart</i> 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

Email: allamericanfitness@gmail.com

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

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.



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

Holly Heights
Development Standards
3/25/2026

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 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.

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.

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.

Kimley Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-335-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-102

NOT FOR CONSTRUCTION

Table with project details: KH PROJECT 118616003, REV DATE 03/23/2026, SCALE AS SHOWN, DESIGNED BY ILG, DRAWN BY ILG, CHECKED BY KMS

DEVELOPMENT STANDARDS

HOLLY HEIGHTS

RIVERBEND, MOUNT HOLLY GASTON COUNTY

SHEET NUMBER RZ - 2.0



Statement of Consistency

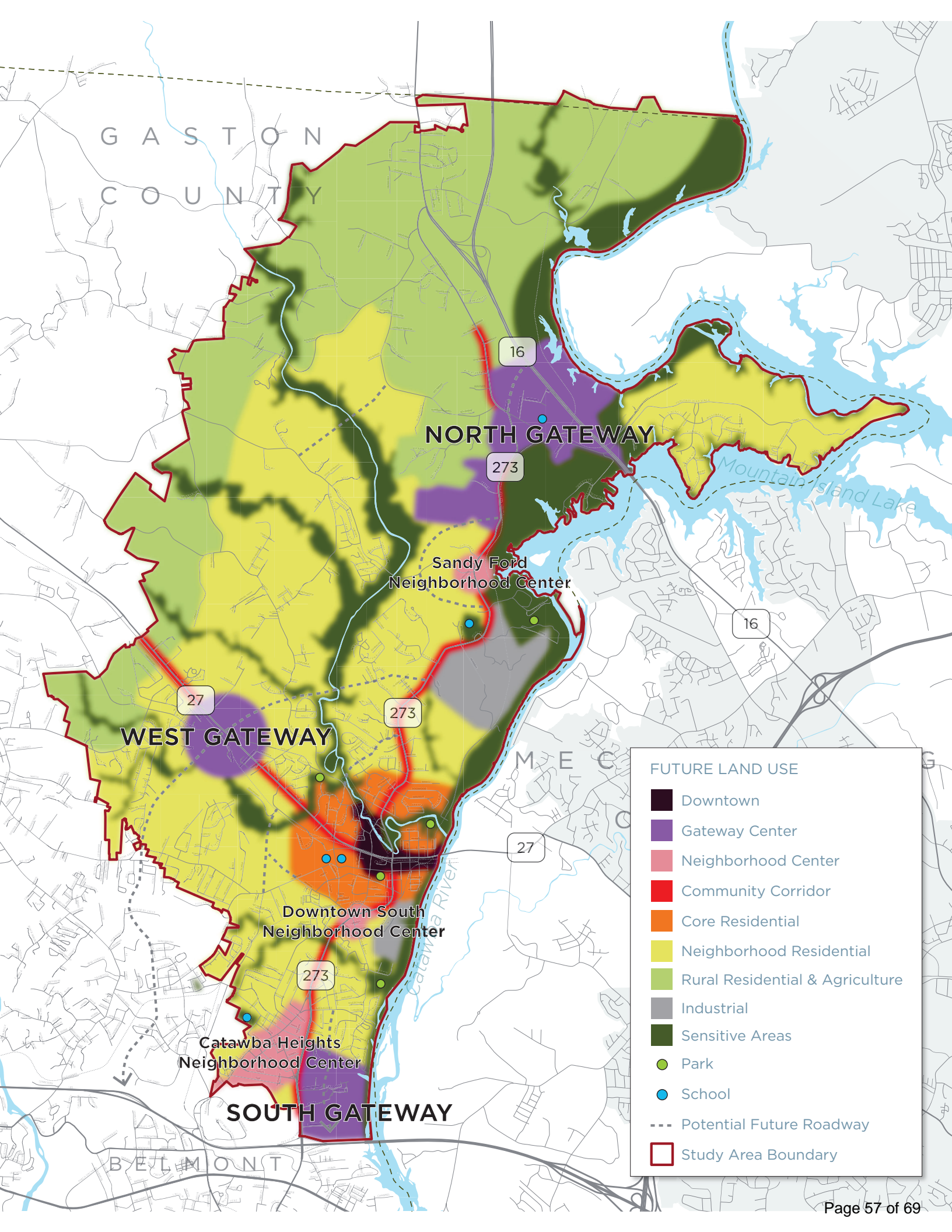
In considering the request associated with petition R-26-1, an amendment of the Zoning Map from R-1 (Gaston County) and R-12 (City) to City CD-MF (Conditional District Multifamily) for Tax Parcel ID#'s 177847, 177844, 177594, 177846, and 218371, the Mount Holly Planning Commission finds the petition 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

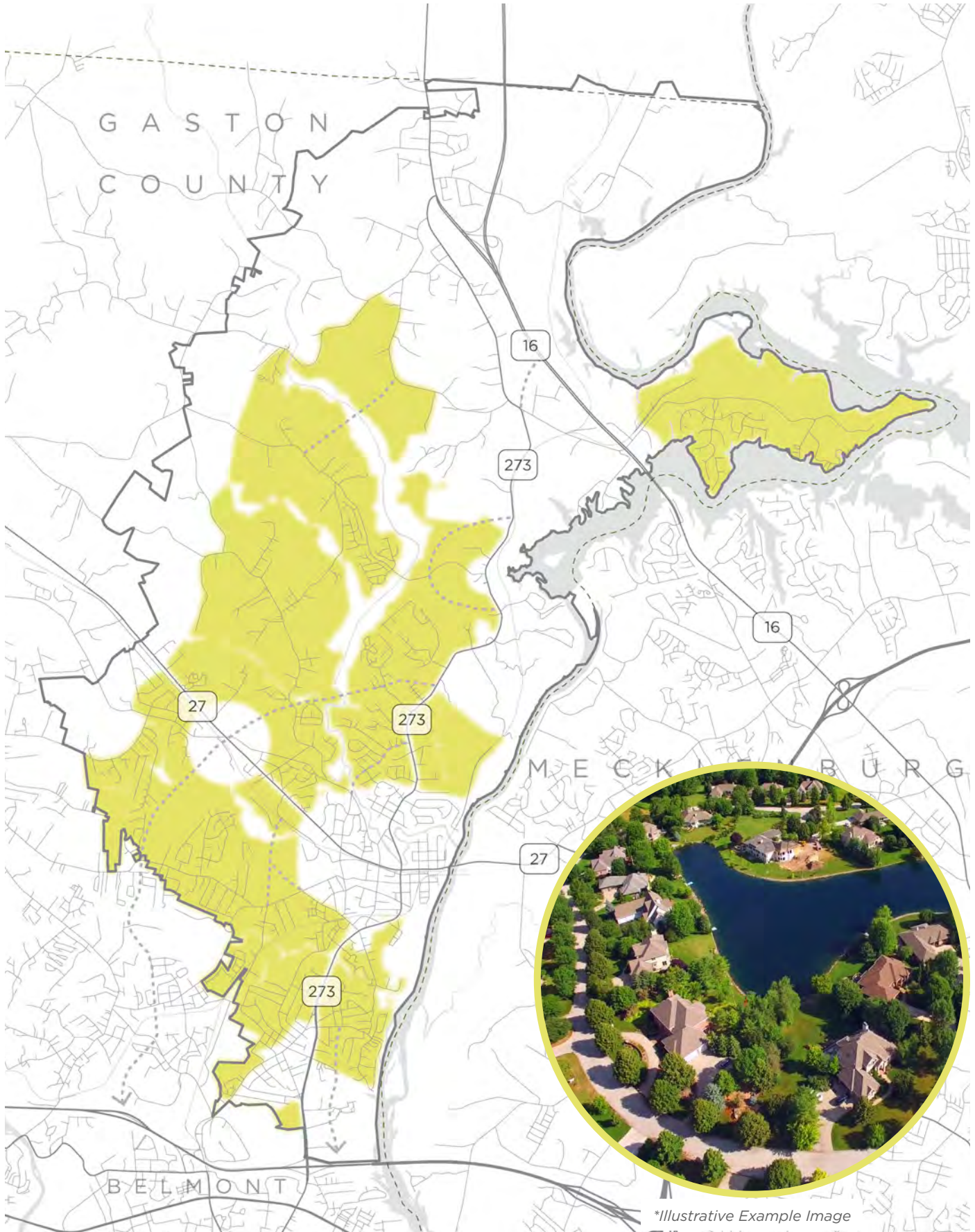
Civic Uses

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



**Illustrative Example Image*



Regular Meeting Agenda Action Form

Meeting Date

May 11, 2026

From

Brandon Livingston, Planner II
Planning

OLD BUSINESS Item # 2

Consideration of a petition for annexation, submitted by Alissa Grice and SJS of NC LLC, for a 33.2105-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.

Regarding the Design Scoring Matrix, the Holly Heights project received a score of 114 points. Prior annexations have scored in the 90s on this scale. 90+ is considered a Very Good rating per the scoring matrix.

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

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

The Cost Benefit Analysis tool was recently updated by Raftelis, a consulting firm-who developed the original concept, which helps to determine the expected cost to serve & what revenues are expected to be generated by a particular development. Equally important to note is 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 tool is an important review in the assessment process for proposed developments to ensure that the City does not supplement private development, and has proved valuable to guarantee that 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.
Total City Dollars: N/A.
Budget Code: N/A.
 Reviewed by City Attorney? Yes.

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.

Attachments

1. City MH Holly Heights annexation ord. & memo
2. 4106 ANNEXATION SHEET 1 signed
3. Grice signed annexation petition
4. SJS - City Annexation-Petition-Contiguous Property-Signed

MEMORANDUM

TO: Mayor and City Council

FROM: Marie M. Anders, City Attorney

RE: Proposed annexation of “Holly Heights”

DATE: May 5, 2026

In response to a petition for annexation of an approximately 33.2105-acre tract from Alissa Gail Grice dated December 12, 2024, and William H. Stewart, Jr., dated December 12, 2024, and revised and re-signed by SJS of NC LLC February 5, 2026, the City Council approved a resolution directing the clerk to investigate the petitions. The petitions were found to be sufficient, and the Council further called for a public hearing on the question of annexation to take place at the March 9, 2026, regular meeting. The public hearing was advertised in the Gaston Gazette on February 25, 2026. The public hearing was opened on March 9, 2026, and continued until the April 13, 2026, when it was held.

Included with this memo is a copy of the annexation survey showing the location of the property to be annexed and a proposed annexation ordinance.

The developer under contract to purchase this property from the petitioners has been working with staff on the terms of the annexation agreement. Greg Beal and the planning department have been working with staff from the utilities, parks and recreation, and fire departments as well as City Engineer Jon Ford to confirm that all necessary terms are included in the final annexation agreement. We are confirming the final draft with the developer and will provide that with a separate memo summarizing the essential terms for your review.

If you approve the annexation ordinance as presented, then the effective date of the annexation will be June 30, 2027, which was the date requested by the developer and is an option under state law.

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF MOUNT HOLLY, NORTH CAROLINA**

WHEREAS, the City Council of the City of Mount Holly has been petitioned under G.S. 160A-31 by Alissa Gail Grice and SJS of NC LLC, to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition, and a public hearing on the question of this annexation was opened at the Mount Holly Municipal Complex at 7:00 PM on Monday, March 9, 2026, after due notice published in The Gaston Gazette on February 25, 2026, and after continuance, held at the Mount Holly Municipal Complex at 7:00 PM on Monday, April 13, 2026; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Holly, North Carolina, that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Mount Holly as of the effective date of this Ordinance:

See attached sheet marked Exhibit "A" for a particular description by metes and bounds incorporated herein by reference.

Section 2. Upon and after June 30, 2027, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mount Holly and shall be entitled to the same privileges and benefits as other parts of the City of Mount Holly. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Mount Holly shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 11th day of May, 2026.

Mayor

ATTEST:

APPROVED AS TO FORM:

Clerk

City Attorney

EXHIBIT "A"

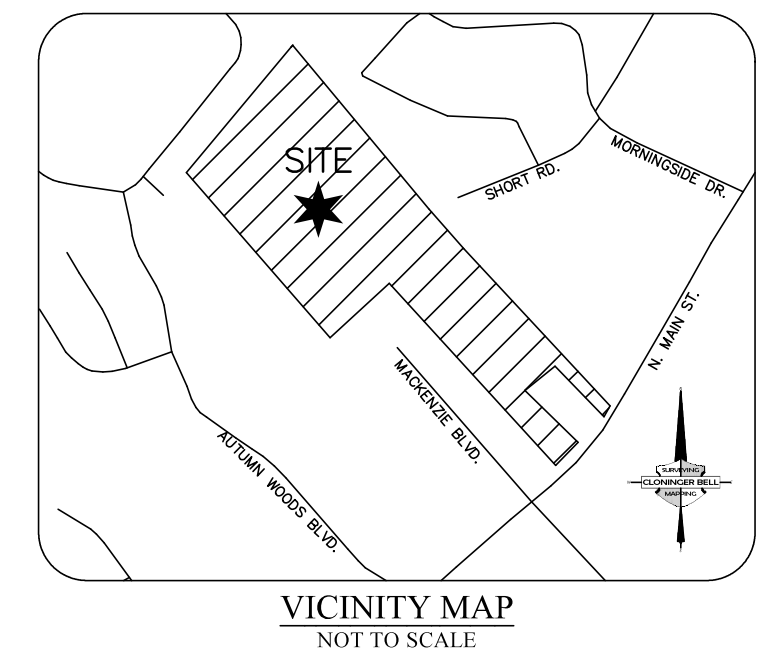
BEING THAT CERTAIN PARCEL LOCATED IN THE CITY OF MT. HOLLY, RIVER BEND TOWNSHIP, GASTON COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT ON THE NORTHERLY LINE OF THE JOEL & REBECCA BUTTER PROPERTY RECORDED IN DEED BOOK 5500, PAGE 987; THENCE WITH THE AFORESAID JOEL & REBECCA BUTTER PROPERTY THE FOLLOWING (3) COURSES: 1) N 43°04'06" W A DISTANCE OF 204.83' TO A ½" NEW IRON ROD, 2) S 51°38'51" W A DISTANCE OF 208.10' TO A ½" EXISTING IRON ROD, 3) S 43°02'45" E A DISTANCE OF 271.85' TO A CALCULATED POINT, SAID POINT BEING LOCATED ON THE NORTHEASTERLY LINE OF THE ALISSA GRICE PROPERTY RECORDED IN DEED BOOK 5065, PAGE 2137; THENCE CROSSING THE AFORESAID ALISSA GRICE PROPERTY S 48°30'11" W A DISTANCE OF 173.29' TO A CALCULATED POINT, SAID POINT BEING ON THE NORTHEASTERLY LINE OF THE MOUNTAIN ISLAND VILLAGE HOMEOWNER ASSOCIATION INC. PROPERTY RECORDED IN DEED BOOK 4902, PAGE 1396; THENCE WITH THE AFORESAID MOUNTAIN ISLAND VILLAGE HOMEOWNER ASSOCIATION INC. PROPERTY THE FOLLOWING (3) COURSES: 1) N 39°32'58" W A DISTANCE OF 897.16' TO A ½" EXISTING IRON ROD, 2) N 39°25'54" W PASSING A CALCULATED POINT AT A DISTANCE OF 253.74' FOR A TOTAL DISTANCE OF 275.63' TO A 5/8" EXISTING IRON ROD, 3) S 47°06'25" W A DISTANCE OF 469.03' TO A STONE, SAID POINT BEING ON THE NORTHEASTERLY LINE OF THE NEW VISION TRUST CUSTODIAN FBO, ALICE PARRISH PROPERTY RECORDED IN DEED BOOK 5145, PAGE 1012; THENCE WITH THE NORTHEASTERLY LINE OF THE AFORESAID NEW VISION TRUST CUSTODIAN FBO, ALICE PARRISH PROPERTY N 42°15'47" W A DISTANCE OF 53.38' TO A 1.5" EXISTING IRON PIPE, SAID POINT BEING THE EASTERLY POINT OF THE AUTUMN WOODS HOA, INC. COMMON OPEN SPACE PROPERTY RECORDED IN DEED BOOK 4093, PAGE 553; THENCE WITH THE NORTHEASTERLY LINES OF THE AFORESAID AUTUMN WOODS HOA, INC. COMMON OPEN SPACE PROPERTY AND LOTS 254-258 OF THE AUTUMN WOODS PHASE 3 SUBDIVISION RECORDED IN MAP BOOK 67, PAGE 89 THE FOLLOWING (2) COURSES: 1) N 40°51'03" W A DISTANCE OF 520.77' TO A 5/8" EXISTING IRON ROD; 2) N 40°47'15" W A DISTANCE OF 357.45' TO A ½" EXISTING IRON ROD, SAID POINT BEING THE EASTERLY CORNER OF THE AUTUMN WOODS PHASE 2 SUBDIVISION RECORDED IN MAP BOOK 65, PAGE 8; THENCE WITH THE NORTHEASTERLY LINE OF THE AFORESAID AUTUMN WOODS PHASE 2 SUBDIVISION THE FOLLOWING (2) COURSES: 1) N 40°57'05" W A PASSING THROUGH A ½" EXISTING IRON ROD AT A DISTANCE OF 182.18' FOR A TOTAL DISTANCE OF 229.74' TO A 1.5" EXISTING PIPE; 2) N 40°14'37" E A DISTANCE OF 17.39' TO A 5/8" EXISTING IRON ROD, SAID POINT BEING THE SOUTHERLY POINT OF THE AUTUMN WOODS PHASE 3 SUBDIVISION RECORDED IN MAP BOOK 70, PAGE 121; THENCE WITH LOTS 262-272 OF THE AFORESAID AUTUMN WOODS PHASE 3 SUBDIVISION THE FOLLOWING (10) COURSES: 1) N 40°14'37" E A DISTANCE OF 70.34' TO A 5/8" EXISTING IRON ROD; 2) 40°14'37" E A DISTANCE OF 69.60' TO A 5/8" EXISTING IRON ROD; 3) N 40°14'37" E A DISTANCE OF 81.32' TO A 5/8" EXISTING IRON ROD; 4) N 40°14'37" E A DISTANCE OF 70.05' TO A ½" EXISTING IRON ROD; 5) N 40°14'37" E A DISTANCE OF 69.97' TO A ½" EXISTING IRON ROD; 6) N 40°14'37" E A DISTANCE OF 70.04' TO A 5/8" EXISTING

IRON ROD; N 40°14'37" E A DISTANCE OF 70.02' TO A 5/8" EXISTING IRON ROD; 7) N 40°14'37" E A DISTANCE OF 70.08' TO A 5/8" EXISTING IRON ROD; 8) N 40°14'37" E A DISTANCE OF 69.99' TO A 5/8" EXISTING IRON ROD; 9) N 40°14'37" E A DISTANCE OF 159.47' TO A 5/8" EXISTING IRON ROD; 10) N 40°14'37" E A DISTANCE OF 64.4' TO A 1" EXISTING IRON PIPE, SAID POINT BEING THE WESTERLY POINT OF THE JESSIE BOWERS HEIRS PROPERTY RECORDED IN DEED BOOK 1172, PAGE 676; THENCE WITH THE SOUTHWESTERLY LINES OF THE AFORESAID JESSIE BOWERS HEIRS PROPERTY, THE AUDRIS ASMOND PROPERTY RECORDED IN DEED BOOK 5236, PAGE 486, THE MORNINGSIDE II AUTO REPAIR LLC PROPERTY RECORDED IN DEED BOOK 4735, PAGE 731, THE LB & LINDA HAMILTON PROPERTY RECORDED IN DEED BOOK 966, PAGE 561, THE ARTURO SANCHEZ ET ALL PROPERTY RECORDED IN DEED BOOK 5268, PAGE 1334, THE JAMES & MARGARET STARR PROPERTY RECORDED IN DEED BOOK 1814, PAGE 204 S 38°45'36" E PASSING THROUGH A 1" EXISTING IRON PIPE FOR A DISTANCE OF 247.76', AND A 3/4" EXISTING IRON PIPE AT A DISTANCE OF 354.6' FOR A TOTAL DISTANCE OF 802.04' TO A 1" EXISTING IRON PIPE, SAID POINT BEING THE WESTERLY CORNER OF THE REG ROBINSON REAL ESTATE, INC. PROPERTY RECORDED IN DEED BOOK 2080, PAGE 652, THENCE WITH THE SOUTHWESTERLY LINE OF THE AFORESAID REG ROBINSON REAL ESTATE PROPERTY S 38°50'56" E A DISTANCE OF 320.29' TO A STONE; SAID POINT BEING THE WESTERLY POINT OF THE AFORESAID WCS, LLC PROPERTY RECORDED IN DEED BOOK 5339, PAGE 1168, THENCE WITH THE SOUTHWESTERLY LINE OF THE AFORESAID WCS, LLC PROPERTY S 43°04'23" E A DISTANCE OF 146.77' TO AN EXISTING CONCRETE MONUMENT, SAID POINT BEING LOCATED ON THE SOUTHWESTERLY LINE OF THE WCS LLC PROPERTY RECORDED IN DEED BOOK 5339, PAGE 1168; THENCE WITH THE SOUTHWESTERLY LINES OF THE AFORESAID WSC, LLC PROPERTY, THE MOUNT HOLLY-HUNTERSVILLE DEVELOPMENT OF MECKLENBURG COUNTY, LLC PROPERTY RECORDED IN DEED BOOK 3259, PAGE 462, THE GARY & STEPHANIE BRICE PROPERTY RECORDED IN DEED BOOK 5336, PAGE 2034, THE JOCELYN BRICE PROPERTY RECORDED IN DEED BOOK 4463, PAGE 189 AND THE ERICSON BRICE ET ALL PROPERTY RECORDED IN DEED BOOK 4233, PAGE 1433 S 43°05'53" E A DISTANCE OF 1104.13' TO A CALCULATED POINT SAID POINT BEING ON THE SOUTHWESTERLY LINE OF THE ERICSON BRICE ET ALL PROPERTY RECORDED IN DEED BOOK 4233, PAGE 1433, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF THE WILLIAM H. STEWART JR. PROPERTY RECORDED IN DEED BOOK 5387, PAGE 410 AND DEED BOOK 5487, PAGE 2142; THENCE CROSSING THE AFORESAID WILLIAM H. STEWART JR. PROPERTY THE FOLLOWING (2) COURSES: 1) S 28°13'54" W A DISTANCE OF 55.16' TO A CALCULATED POINT, 2) S 29°46'09" W A DISTANCE OF 7.92' TO THE POINT OF BEGINNING; HAVING AN AREA OF 1,446,647 SQUARE FEET OR 33.2105 ACRES AS SHOWN ON THE SURVEY FOR P3 LAF BFR JV, LLC. DATED DECEMBER 3RD, 2024, BY CLONINGER BELL SURVEYING AND MAPPING, PLLC. (FILE NO. 4106)

ANNEXATION PLAT FOR THE CITY OF MOUNT HOLLY FOR CONTIGUOUS ANNEXATION
 PREPARED FOR
P3 LAF BFR JV LLC
 1713 N. MAIN ST.
 CITY OF MT. HOLLY- RIVER BEND TOWNSHIP, GASTON COUNTY, NC
 DEED REFERENCE: 3301-106, 5387-410, 5065-2137
 TAX PARCEL: 177594, 177847, 177844, 177846, 218371

TOTAL ANNEXATION AREA:
 1,446,647 SQ. FT. (33.2105 ACRES)



FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NO. 3710450700M (SEPTEMBER 2, 2015) 3710359700J (SEPTEMBER 28, 2007)



OWNERS CERTIFICATE:

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF MOUNT HOLLY, NORTH CAROLINA AND THAT I ADOPT THIS RECORD PLAT WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

WILLIAM H. STEWART JR. HEIRS (OWNER) DATE
 PO BOX 836,
 CORNELIUS, NC
 28031

ALISSA GRICE (OWNER) DATE
 1707 N. MAIN ST.,
 MOUNT HOLLY, NC
 28120

REVIEW OFFICER:

I, _____ REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
 COUNTY OF GASTON
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 3301-106, 5387-410, 5065-2137) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT, THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1/1000 LINEAR FEET, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-39 AS AMENDED, WITHIN MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF DECEMBER, A.D. 2024.

THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.
Charles E. Bell 12-3-24
 PROFESSIONAL LAND SURVEYOR DATE



EXEMPTION CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT IN ACCORDANCE WITH SECTION 1-3 OF THE CITY OF MOUNT HOLLY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND MAY BE RECORDED WITH THE GASTON COUNTY REGISTER OF DEEDS OFFICE.

PLANNING AND DEVELOPMENT DIRECTOR

CERTIFICATE OF CITY COUNCIL APPROVAL:

APPROVED FOR RECORDING BY THE CITY OF MOUNT HOLLY, NC CITY COUNCIL ON THE _____ DAY OF _____, 20____ PURSUANT TO ARTICLE II OF THE SUBDIVISION ORDINANCE. MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
- THE PURPOSE OF THIS PLAT IS TO ANNEX THE SUBJECT PROPERTIES INTO THE CITY OF MOUNT HOLLY.
- ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2000 FEET OF SUBJECT PROPERTY.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- PROPERTY IS SUBJECT TO EASEMENTS TO DUKE POWER COMPANY RECORDED IN BOOK 359, PAGE(S) 243, GASTON COUNTY REGISTRY, (GENERAL/ BLANKET IN NATURE).

ZONING:

SUBJECT PROPERTY ZONED:
 PARCELS 177847, R-1 GASTON COUNTY
 PARCELS 307790, R-1 GASTON COUNTY
 PARCELS 177847, R-1 GASTON COUNTY & R-12 CITY OF MT HOLLY
 PARCELS 177844, R-1 GASTON COUNTY & R-12 CITY OF MT HOLLY
 PARCELS 177846, R-1 GASTON COUNTY & R-12 CITY OF MT HOLLY
 PARCELS 177846, R-1 GASTON COUNTY & R-12 CITY OF MT HOLLY
 PARCELS 218371, R-1 GASTON COUNTY & R-12 CITY OF MT HOLLY

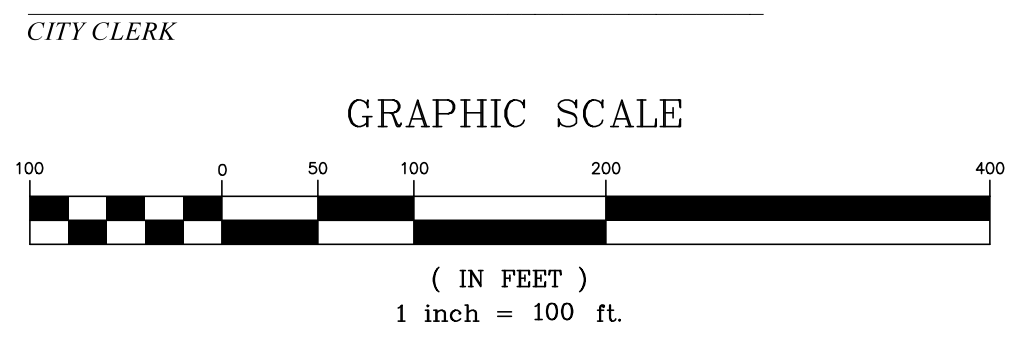
(R-1) MINIMUM FRONT SETBACK: 30'
 MINIMUM SIDE YARD: 15'
 MINIMUM REAR YARD: 25'

(R-12) MINIMUM FRONT SETBACK: 35'
 MINIMUM SIDE YARD: 15'
 MINIMUM REAR YARD: 30'

FOR FURTHER INFORMATION CONTACT THE GASTON COUNTY AND CITY OF MT HOLLY PLANNING DEPARTMENT.

LINE	BEARING	DISTANCE
L1	N63°02'40"E	14.46'
L2	N60°53'08"E	38.26'

- LEGEND:**
- DB - DEED BOOK
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - MB - MAP BOOK
 - N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - PG - PAGE
 - P.O.B. - POINT OF BEGINNING
 - R/W - RIGHT-OF-WAY
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY (NOT SURVEYED)
 - EXISTING MOUNT HOLLY CORPORATE LIMITS
 - ANNEXATION BOUNDARY
 - ADDRESS



SURVEYING
CLONINGER BELL
MAPPING

CLONINGER BELL SURVEYING & MAPPING, PLLC
 107 RIVERSIDE DR.
 MCDONVILLE, NC 28101
 704.864.9007
 LICENSE P-2326

CREW: TA/AHC DRAWN: CJB REVISED: SCALE: 1"=100' DATE: DEC. 3, 2024 FILE NO. 4106



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 Grice
Alissa Gail Grice	Parcel ID: 177846	Yes	DocuSigned by: Alissa Grice
Alissa Gail Grice	Parcel ID: 177844	Yes	DocuSigned by: Alissa Grice

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:

 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

David Moore, Mayor
 Lauren Shoemaker, Mayor ProTem
 Bryan Hough, Councilman
 Jeff Meadows, Councilman
 Phyllis Harris, Councilwoman
 Ivory Craig, Jr., Councilman
 Kenneth Reeves, 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

PETITION REQUESTING ANNEXATION FOR A
CONTIGUOUS PROPERTY

Date: 12/12/2024 (amended 2/5/26)

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
SJS OF NC LLC 177594	18209 Town Harbour Rd., Cornelius, NC28031	Yes	
SJS OF NC LLC 177847	18209 Town Harbour Rd., Cornelius, NC28031	Yes	

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 SJS OF NC LLC
 By:

Signature of Property Owner

Print Name: William H. Stewart, III / Manager
 (aka Chip Stewart)
 Phone Number: 7045648103

Printed Name: _____
 Phone Number: _____

Email: allamericanfitness@email.com

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.

Title	SJS - City Annexation-Petition-Contiguous Property.pdf
File name	SJS%20-%20City%20...us%20Property.pdf
Document ID	16ba4e078824dd9a4f9d8fdadf7b3ef3b2b7ace4
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History



SENT

02 / 06 / 2026

17:36:51 UTC

Sent for signature to William H Stewart, III
(allamericanfitness@email.com) by services@clio.com acting
on behalf of marie@shws.law
IP: 24.88.28.152



VIEWED

02 / 06 / 2026

17:42:52 UTC

Viewed by William H Stewart, III
(allamericanfitness@email.com)
IP: 174.80.220.202



SIGNED

02 / 06 / 2026

17:43:17 UTC

Signed by William H Stewart, III
(allamericanfitness@email.com)
IP: 174.80.220.202



COMPLETED

02 / 06 / 2026

17:43:17 UTC

The document has been completed.