



May 18, 2026
City Council Work Session

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
Work Session**

May 18, 2026 | 6:30 PM
Municipal Complex - Council Chambers
400 East Central Avenue
Mount Holly, NC 28120

CALL TO ORDER

INVOCATION:

PLEDGE OF ALLEGIANCE:

SET THE AGENDA

CONSENT AGENDA

1. Consideration and approval of Contract for GarlandBurks for FY 2026-2027
2. Approval of City Council Meeting Minutes - May 11, 2026

PRESENTATIONS

1. Review and Consider Approval of the Tuck Park Mural Project

Paul Lowe

2. Discussion of the Proposed 2026/2027 Budget and Fee Schedule

Jonathan Blanton, Ashley Whetstine

OLD BUSINESS

1. 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

Marie Anders

NEW BUSINESS

1. City Manager Report

Jonathan Blanton

ADJOURN



Work Session Agenda Action Form

Meeting Date

May 18, 2026

From

Brian DuPont, Assistant City Manager
City Management

CONSENT AGENDA Item # 1

Consideration and approval of Contract for GarlandBurks for FY 2026-2027

Will this require a public hearing?

No

Background/Purpose of Request

The proposed contracts for GarlandBurks to manage marketing for the City and Parks & Recreation are provided for FY 2026-2027.

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



Work Session Agenda Action Form

Meeting Date

May 18, 2026

From

Tara Douglas, City Clerk
City Clerk

CONSENT AGENDA Item # 2

Approval of City Council Meeting Minutes - May 11, 2026

Will this require a public hearing?

No

Background/Purpose of Request

Approval of City Council Meeting Minutes from May 11, 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 5-11-2026_Draft

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, MAY 11, 2026
COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER

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

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

INVOCATION

Reverend Jeff Nichols from Message of Love Church led the Council, Staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

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

SET THE AGENDA

Mayor Moore stated that closed session would be removed from the agenda.

Mayor Moore entertained a motion to set the agenda as amended.

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

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

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, MAY 11, 2026
COUNCIL CHAMBERS
7:00 PM

CONSENT AGENDA

1. Proclamation for Arbor Day
2. Budget Amendment for Lead and Copper replacement project.
3. Letter of intent for property acquisition from Gaston County Schools
4. Resolution opposing limiting local authority on property tax.
5. Approval of City Council Meeting Minutes – April 27, 2026

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

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

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

PRESENTATIONS

1. Mount Holly Fire Department Purchase/ Lease Option

Deputy Chief Craig Spry

Deputy Chief Spry presented a purchase/lease option for the Council’s consideration regarding support and command vehicles. Deputy Chief Spry stated that there are ageing support vehicles that are needing repair and the cost to repair outweighs the benefits. Deputy Chief Spry stated that the Fire Department would like to implement a similar arrangement that the Police Department has with Enterprise Fleet Management for support and command vehicles. Deputy Chief Spry stated that the Fire Department strives to maintain reliable support and command vehicles, reduce the downtime, and have a cost-effective replacement strategy that will help the City predict budgeting from year to year. Deputy Chief Spry listed the benefits as annual vehicle value evaluations, data-driven replacement timing, maximize resale value, eliminate guesswork, no mileage restrictions, no wear and tear penalties, reduced timeframe that a vehicle is outside of its warranty window, and reduced repair costs. Deputy Chief Spry reviewed the cost comparison citing that this arrangement avoids large one-time capital expenses.

Motion: Mayor Pro Tem Harris made a motion to approve the Mount Holly Fire Department to utilize Enterprise Fleet Management for a Purchase/Lease Option. Councilwoman Shoemaker seconded the motion.

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

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, MAY 11, 2026
COUNCIL CHAMBERS
7:00 PM

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

Mr. Livingston presented the details of this amendment to the zoning ordinance and stated that the Planning Commission voted unanimously to recommend approval at their May 4, 2026 meeting

Mayor Moore entertained a motion to go out of the Regular Meeting and into the Public Hearing.

Motion: Councilman Brooks made a motion to go out of the regular meeting and into the Public Hearing. Councilwoman Shoemaker seconded the motion.

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

With no one signed up to speak the Public Hearing, Mayor Moore entertained a motion to come out of the Public Hearing and back into the Regular Meeting.

Motion: Mayor Pro Tem Harris made a motion to come out of the Public Hearing and back into the Regular Meeting. Councilman Meadows seconded the motion.

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

Motion: Councilman Meadows made a motion to approve an amendment to Chapter 3 Section 3.21A, of the Zoning Ordinance to update the setback requirements for dumpsters. Case # TA-26-1. Seconded by Councilman Reeves.

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

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

Mr. Livingston presented the details of this amendment to the subdivision and land development ordinance relating to the open space, and the provision of open space in the City. Mr. Livingston stated that the Planning staff worked with the Parks and Recreation Director on this request. Mr. Livingston stated that the Planning Commission heard this case at their May 4, 2026 meeting and voted unanimously to recommend approval.

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, MAY 11, 2026
COUNCIL CHAMBERS
7:00 PM

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

Motion: Councilman Meadows made a motion to go out of the regular meeting and into the Public Hearing. Councilwoman Shoemaker seconded the motion.

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

With no one signed up to speak at the Public Hearing, Mayor Moore entertained a motion to come out of the Public Hearing and back into the Regular Meeting.

Motion: Councilman Brooks made a motion to go out of the Public Hearing and back into the Regular Meeting. Councilman Reeves seconded the motion.

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

Motion: Councilman Meadows made a motion to approve 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. Councilman Reeves seconded the motion.

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

PUBLIC COMMENT- Three (3) minute limit

1. John Jacob: 1213 W. Catawba Avenue- Mr. Jacob requested an update on the requested items for the Mount Holly Museum. Mr. Jacob highlighted the need for an employee to work in the museum.
2. Jarrod Facchino: 157 Oakland- Mr. Facchino spoke regarding the StreetLights Development and highlighted the specific votes of the Council throughout this process.
3. Michelle Yow: 2021 Lake Vista- Ms. Yow spoke regarding the StreetLights project and agreed with Mr. Facchino's sentiments. Ms. Yow expressed disappointment and confusion regarding the StreetLights project decision by the Council.
4. Terry Eudy: 117 St Vincent- Mr. Eudy expressed concerns regarding the housing developments that are coming into Mount Holly.

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, MAY 11, 2026
COUNCIL CHAMBERS
7:00 PM

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

Mr. Livingston stated that the Planning Commission heard this 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 6, 2026 Planning Commission meeting as well as the April 13, 2026 City Council meeting. Mr. Livingston stated that as a result of the Planning Commission's request, the City Council voted to open the Public Hearing on this conditional district rezoning and table the Public Hearing in consideration of this matter until their April meeting. Mr. Livingston stated that the Planning Commission gave a favorable recommendation to the City Council during their April 6, 2026 meeting and a Public Hearing was heard by the City Council during their April 13, 2026 meeting. Mr. Livingston stated that there were five people that came to speak on the matter during the Public Hearing and their concerns were regarding traffic and the impacts to the character of the community. Mr. Livingston stated that representatives from Kimley-Horn is here to answer any traffic related questions.

Mayor Moore opened the floor for any continued discussion. Bridget Grant from Moore & Van Allen was available for any questions from the Council.

Mrs. Anders clarified that the Council can make a motion to approve or to deny.

Motion: Councilwoman Shoemaker made a motion to approve the 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. Councilman Reeves seconded the motion. (Motion Passes 5-1)
Councilman Craig cast the single Nay vote.

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

Mrs. Anders stated that this petition for annexation was submitted by Alissa Grice and William Stewart Jr. but the petition by William H. Stewart Jr. was revised and resigned by his entity called SJS of NC LLC on February 5, 2026. Mrs. Anders stated that after that date, the City Council

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, MAY 11, 2026
COUNCIL CHAMBERS
7:00 PM

approved a resolution directing the Clerk to investigate both annexation petitions which were found to be sufficient. Mrs. Anders stated that the Council called for a Public Hearing on the question of the annexation to take place on March 9, 2026 at the regular Council meeting. Mrs. Anders stated that this Public Hearing was advertised in the Gaston Gazette, opened on March 9, 2026 and continued until the April 13, 2026 meeting where the Public Hearing was held and closed. Mrs. Anders stated that what the Council has before it tonight is a proposed annexation ordinance for the land. Mrs. Anders stated that additionally there is a proposed annexation and system development fee agreement for this proposed area. Mrs. Anders explained that the main provisions of the proposed annexation agreement are that the developer will construct certain developer improvements as recommended by the Traffic Impact Analysis (TIA) study prepared by Kimley-Horn. Mrs. Anders stated that she passed out a revision to the annexation ordinance that went out in the packet to add a reference to the fact that the annexation would be contingent upon receipt of a fully executed annexation and system development fee agreement for Holly Heights. Mrs. Anders stated that the petitioners have signed it and we are awaiting signatures from the developer.

Councilwoman Shoemaker would like the Council to postpone until all documents are complete.

Councilman Meadows requested that staff look at the Land Use Plan to ensure that the City is looking at the cumulative impact. Mr. Blanton stated that staff can bring back an update on the Land Use Plan and any recommending revisions.

The consensus of the Council is to postpone this discussion until the May 18, 2026 work session.

NEW BUSINESS

1. City Manager Report

Jonathan Blanton

Mr. Blanton showed a presentation from the recent Senior Dinner and Community Awards Dinner in the Grand Hall. Mr. Blanton highlighted the first Mount Holly Nights event of the season. Mr. Blanton highlighted Woodlawn Park and the amenities provided. Mr. Blanton gave an update on the Council's recent trip to Raleigh where they attended the North Carolina League of Municipalities City Vision event. Mr. Blanton stated that the Council members were able to meet with our state senator and state representative to discuss some of the important issues here in Mount Holly. Mr. Blanton reported that the City was able to secure a year's extension for the grant funding for the decommissioning of the Wastewater Treatment Plant. Mr. Blanton stated that Kemp A. Michael way is making great progress. Mr. Blanton stated that the City is in phase 2 of the mandatory regionally drought restrictions that are currently in place. Mr. Blanton stated

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, MAY 11, 2026
COUNCIL CHAMBERS
7:00 PM

that this weekend will be the rescheduled Piedmont Arts and Cultural Experience. Mr. Blanton reminded everyone that the Council will meet next Monday, 5/18/2026 for the budget planning work session at 6:30 pm due to the Memorial Day Holiday that fell on the fourth Monday of this month.

CLOSED SESSION

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

ADJORN

Motion: Mayor Pro Tem Harris made a motion to adjourn the May 11, 2026 City Council Meeting at 7:44 pm. Councilman Meadows seconded the motion.

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

The meeting adjourned at 7:44 pm.



Work Session Agenda Action Form

Meeting Date

May 18, 2026

From

Paul Lowe, Assistant Planning Director
Planning

PRESENTATIONS Item # 1

Review and Consider Approval of the Design Associated with the Tuck Park Mural Project

Will this require a public hearing?

No

Background/Purpose of Request

Staff is working to complete a mural installation project at Tuck Park at the bathroom/maintenance facility towards the rear of the Park. The mural will be provided over two walls-the first-38' x 7', & the second-2.43' x 6.77'; being approximately 282 sq. ft. mural will be completed by Jake Summerour, who is the same artist that completed the mural at Pinewood Elementary School in 2024. Again, the mural will primarily be located on a 38 by 7 foot wall that is adjacent to a parking lot, while a small portion of the mural, about sixteen sq. ft., will be continued along the wall near the bathrooms on the front of the structure, and will feature flowers that are found in the pollinator garden. This design feature will be similar to the Accuvision mural project-that was completed earlier this year. The PAAC selected Summerour to complete this project as we had worked with him before, and had a good experience-as his work outputs and demeanor are both quality-which led to an excellent mural at highly visible location in the City being realized. As a note, we are moving to this project-due to the planned installation at the Summey Building stalling due to a number of reasons including-the fact that the lot line between the Bank and Summey goes straight through the Building, meaning that the wall where the planned improvement was going to be installed is owned by Wells Fargo, which would require that staff to work to acquire an easement from the financial institution. This could be achieved possibly, but after working on the Truist installation, this work would most likely take some time to complete & as staff is keen to work to complete projects each fiscal year, we have decided to move on from this project at the Summey Building at the moment after conferring with the PAAC Chair Brinkley. PAAC met with Summerour on Tuesday, May 12th and approved the proposed design. If the design is approved by the City Council, the artist can complete this project by the end of June.

Fiscal Impact

Will Item affect current budget? Yes.
Reviewed by Finance Director? No.
Preaudit Certification Required? No.
Capital Project Ordinance Required? No.

Budget Transfer Required? No.

Total City Dollars: \$7,061.28 (Mural) + \$2,000.00 (Est) Prep Work=\$9,061.28

Budget Code: 10-40-4910-603

Reviewed by City Attorney? No.

Manager/Staff Recommendation

Approve design as proposed.

Attachments

1. Tuck Park Mural Draft
2. Tuck Mural Project Area

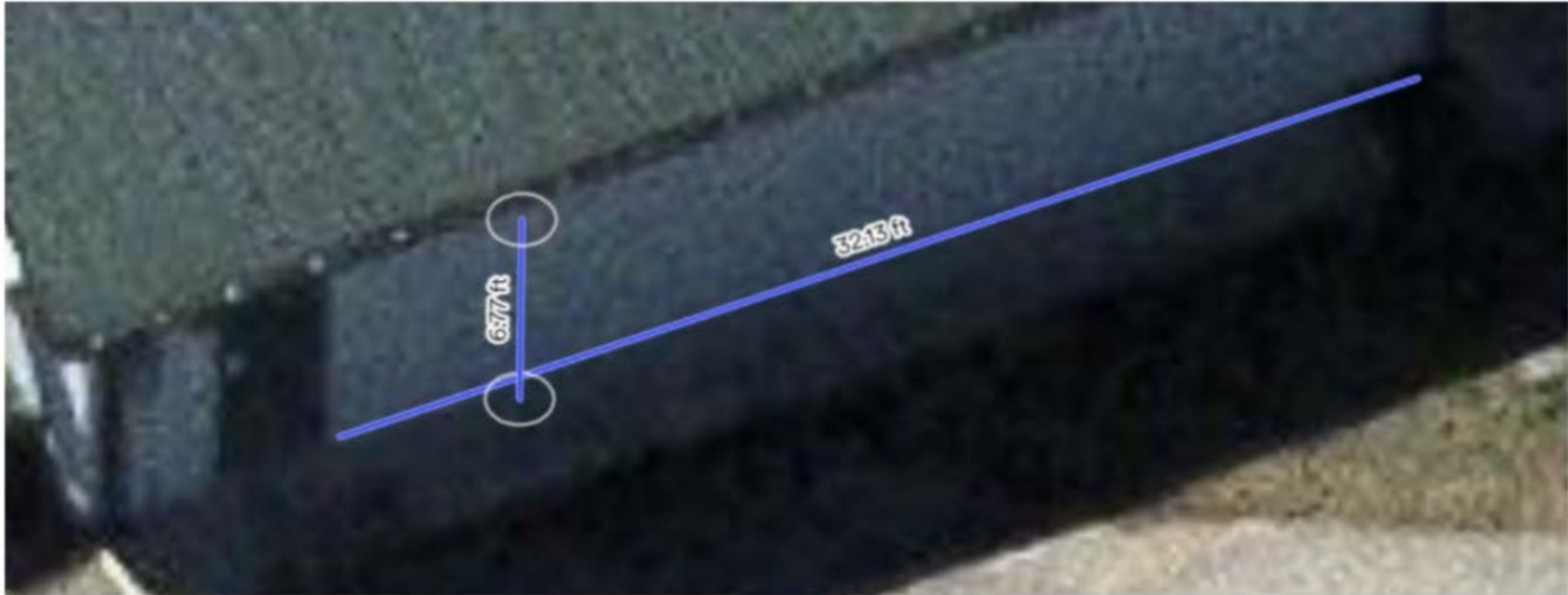
Tuckaseege Park Mural DRAFT (Mount Holly, NC)



The design features a full map of Mount Holly waterways, with highlighted parks and trail routes. The map overlay is positioned at the right of the piece to serve as the initial interaction point when viewing the design. From there, the bridge at River Street Park serves as a connection pointing to bring the view into the more naturalistic elements of the piece. The rest of the wall features a vibrant heron, spotted bass, and hummingbird, with a kayak and fishing line provided as ways to interact with nature in the parks. The color palette is vibrant, but limited as to not clash with the building roof or detract from the surrounding environment.

Design Mockup







Work Session Agenda Action Form

Meeting Date

May 18, 2026

From

Ashley Whetstine, Finance Director
Finance

PRESENTATIONS Item # 2

Discussion of the Proposed 2026/2027 Budget and Fee Schedule

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



Work Session Agenda Action Form

Meeting Date

May 18, 2026

From

Brandon Livingston, Planner II
Planning

OLD BUSINESS Item # 1

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 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 (5-1) 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.

During the May 11th City Council meeting, Council voted 5-1 to approve the CD rezoning of Holly Heights contingent upon a fully executed Annexation Agreement. Council requested that City staff bring this back for consideration.

Fiscal Impact

Will Item affect current budget?	No.
Reviewed by Finance Director?	No.
Preaudit Certification Required?	No.
Capital Project Ordinance Required?	No.
Budget Transfer Required?	No.
Total City Dollars:	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. Memo to Council re Holly Heights annexation agreement 5-13-26
2. Holly Heights annexation ordinance v.3
3. Holly Heights annexation legal description
4. Holly Heights Revised Annexation Agreement - signed by Dev, Grice, & SJS
5. 4106 ANNEXATION SHEET 1 signed
6. Grice signed annexation petition
7. SJS - City Annexation-Petition-Contiguous Property-Signed

MEMORANDUM

TO: Mayor and City Council

FROM: Marie M. Anders, City Attorney

RE: Annexation Ordinance and Annexation Agreement for “Holly Heights”

DATE: May 13, 2026

As you know, at the May 11, 2026, regular Council meeting, the City Council voted to approve the rezoning of the “Holly Heights” property but tabled the vote on the annexation of this property until the May 18, 2026, work session in order to give the developer additional time to sign the proposed Annexation Agreement. Please find attached the proposed Annexation Ordinance and Annexation Agreement for this property. The developer has now signed the Annexation Agreement, as well as the petitioners who are the current land owners. The terms of the proposed agreement were discussed at the May 11, 2026, regular Council meeting.

If Council wishes to approve the Annexation Agreement and Annexation Ordinance, then Council would have the authority to approve them both at the Monday, May 18, 2026, Council meeting. The duly advertised public hearing on annexation was held as required by law on April 13, 2026.

**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 (collectively, "Petitioners"), 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 18th 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)

NORTH CAROLINA
GASTON COUNTY

ANNEXATION
AND SYSTEM DEVELOPMENT FEE
AGREEMENT
“HOLLY HEIGHTS”

THIS ANNEXATION AND SYSTEM DEVELOPMENT FEE AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____ 20__, by and among the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, (the “City”), P3 LAF Holly Heights LP, a Delaware limited partnership, and its successors and assigns (the “Developer”), and Alissa Gail Grice, of Gaston Co., North Carolina, and SJS of NC LLC, a North Carolina limited liability company (individually and collectively known as the “Petitioner”; Developer and Petitioner collectively referred to hereinafter as “Applicants”).

WITNESSETH:

WHEREAS, Petitioner Alissa Gail Grice and William H. Stewart, Jr., have filed annexation petitions dated December 12, 2024, and SJS of NC LLC filed a revised and re-signed annexation petition dated February 5, 2026, asking the City to annex approximately 33.21 acres of land (the “Property”) with a subdivision name of “Holly Heights” (hereinafter referred to as “Holly Heights” or the “Project”) as shown on a plat prepared by Cloninger Bell Surveying & Mapping, PLLC dated December 3, 2024, and entitled “Annexation Plat for the City of Mount Holly for Contiguous Annexation Prepared for P3 LAF BFR JV LLC”, said plat to be recorded in the office of the Gaston County Register of Deeds, upon successful Annexation, to which reference is hereby made for a further description; and,

WHEREAS, Petitioner intends to convey the Property, following the completion of the annexation by City, to Developer pursuant to separate purchase and sale agreements subject to the terms therein; and,

WHEREAS, on December 12, 2024, Petitioner Alissa Gail Grice and William H. Stewart, Jr., filed rezoning applications and SJS of NC LLC filed a revised and re-signed rezoning application on February 6, 2026, to rezone the Property to R-8MF Multi-Family Residential Conditional District (“R-8MF-CD”) to permit development of an approximately 207 unit townhome subdivision in accordance with the conditional district zoning plan prepared by Kimley

Horn, dated December 16, 2024, as revised March 23, 2026, attached hereto as Exhibit “A” as well as on file with the City and incorporated herein by reference (the “Zoning Plan”);

WHEREAS, on April 13, 2026, the City Council (the “Council”) held a public hearing on the question of the annexation and rezoning of the Property; and,

WHEREAS, Developer desires to develop the Property consistent with the Zoning Plan and receive municipal services to the Property for the Project as set forth herein; and,

WHEREAS, the terms of this Agreement are all contingent upon the successful annexation of the Property into the City of Mount Holly.

NOW, THEREFORE, based upon the terms and conditions set forth herein and in consideration of the sum of Ten Dollars (\$10.00) paid by Petitioner to City, the parties do hereby agree as follows:

I. ANNEXATION AND REZONING

- A. Petitioner, as current owner of the Property, has submitted an annexation petition, as aforesaid, to City requesting voluntary annexation of the Property into the corporate limits of Mount Holly. Petitioner has also submitted a rezoning petition as aforesaid requesting that the Property be rezoned in accordance with the Zoning Plan, which shall take effect upon the effective date of the Annexation as set forth in the Annexation Ordinance.
- B. The Council may vote upon the annexation of the Property upon approval of this Agreement. In the event that the annexation petition is denied by the Council, this Agreement shall become null and void and the rezoning petition shall be deemed withdrawn.
- C. Petitioner understands and agrees that after the effective date of annexation, City may from time to time, if it shall elect, enact and enforce such zoning ordinances, subdivision ordinances, watershed ordinances, system development fees, tap fees, and meter setting fees and such other ordinances affecting the Property as the City may deem to be in City’s best interest.
- D. Developer acknowledges that zoning requirements are as shown on the Zoning Plan.

II. EXTENSION OF WATER LINES, FORCE MAINS, SEWER TRUNK LINES, AND ROAD IMPROVEMENTS

- A. Prior to recording the Final Plat for Phase I of the Project (the “Final Plat”), Developer shall construct the following improvements (“Developer Improvements”) at its own expense or in the alternative provide a financial guarantee of construction of Developer Improvements in the amount of 120% of the costs estimated by Developer’s Engineer and approved by the City, subject to § 153.100-106 of Title XV of the City Code of Ordinances:

i. All transportation infrastructure improvements recommended by the Transportation Impact Analysis prepared by Kimley-Horn, signed and sealed on May 22, 2025, as may be amended from time to time (the "TIA"). All transportation infrastructure improvements are subject to approval by NCDOT and the City of Mount Holly. All additions and attachments to the State and City roadway systems shall be properly permitted, designed, and constructed in conformance to standards maintained by those agencies. The completed construction required for Final Plat approval shall include the following:

1. N. Main Street at Access A

- a. Northbound left-turn lane along N Main St (NC 273) with a minimum of 100' of storage
- b. 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
- c. Provide a 100' internal protected stem (IPS) along Access A

2. N. Main Street and Access B

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

3. Belmont-Mount Holly Loop

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

4. N Main Street (NC 273) Shared-Use Path (10' Paved) / Crosswalk

- a. 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.
- b. 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).

- c. 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.
- d. If easements are required for the shared-use path, they shall be the responsibility of Developer to acquire. Developer may utilize the City's on-call easement acquisition firm at its own cost. If all reasonable efforts have been made by Developer to obtain easements necessary to construct the 10' shared-use path without success, Developer may provide to City a fee in lieu of the construction of the shared-use path in the sum of 120% of the costs for easement acquisition and construction estimated by Developer's Engineer and approved by the City.

ii. Greenway Facility (Easement)

a. Petitioner to coordinate with City staff to dedicate to the City an appropriate easement of thirty (30) feet in width for a future greenway facility through the proposed site of the Project. The approximate location is shown on the Zoning Plan, but the final location and easement width will be determined during the construction document review phase for reasonable approval by City staff.

iii. Developer shall be solely responsible for the design, permitting, construction, installation, and any required upfits or upgrades of all sewer lines, force mains, trunk lines, and related sewer infrastructure ("Collection System") necessary to serve the Project to the extent required to connect the project to existing or approved City facilities and to meet applicable standards. The Developer's wastewater connection shall be subject to a study in order to analyze downstream capacity in the Collection System to serve the Project ("Connection Study"). The Connection Study must be performed by the City's engineering consultant at Developer's cost.

Developer shall connect to the wastewater system by one of the following methods, shown in Exhibit B attached hereto and incorporated herein by reference as well as on file with the City:

Option 1: A connection to the existing 8" sewer line on the west side of N. Main Street. The Connection Study would determine the feasibility of this option and what improvements Developer would be required to construct in order to make this connection.

Option 2: A connection to the proposed sewer line east of N. Main Street associated with the 1714 N. Main Street mixed-use development ("1714 Project"), contingent upon (a) the line receiving approval and (b) timing of construction. The parties acknowledge that Option 2 is the preferred option, but that the 1714 Project is subject to its own separate approval process and

therefore the timing of the 1714 Project and whether or not that project will be approved is unknown at this time.

The final decision regarding the diameter, location, and linear feet of any sewer and water extensions shall be made by City.

- B. All Developer Improvements shall be built in accordance with plans and specifications (collectively, the “Developer Plans”) to be prepared at Developer’s expense by a registered engineer licensed by the State of North Carolina. Developer’s Plans shall be reviewed and approved by the City and the applicable State agencies. Developer Plans shall comply with the standard detail requirements of City.
- C. Upon completion of the Developer Improvements in a manner consistent with the approved Developer Plans, as certified by Developer’s engineer, City shall accept the same for maintenance (subject to Developer’s below warranty) and ownership shall vest in City. Developer shall provide to City three “as built” drawings of all Developer Improvements. Developer shall warrant all Developer Improvements, with the exception of the road improvements to be constructed by NCDOT (if any), to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by City and Developer shall provide a financial guarantee of this warranty satisfactory to the City and in accordance with the terms of this Agreement below.
- D. Any amounts to be reimbursed by Developer to City or City to Developer shall be payable in full within 60 days of billing.

III. PREREQUISITES TO DEVELOPMENT

- A. The parties agree that prior to the effective date of annexation, Developer may, if it chooses, begin to construct Developer Improvements upon approval of the Developer Plans. However, Applicants agree that none of them will seek any building permits for construction of any houses on the Property prior to any of the following: the effective date of annexation; the effective date of the passage of the Zoning Plan by City; the payment by Developer to City of an estimated sum of money equal to the amount of statutory debt assumption under NCGS 160A-31.1 to be owed by the City to the rural fire department for serving the annexed area, if applicable; and completion of Developer Improvements or posting a financial guarantee as referred to herein in Section II, Subsection A, and as further described in Section V herein.

IV. DEVELOPMENT STANDARDS

- A. Development of the Project shall conform with the City’s Subdivision Ordinance and Land Development Ordinance (“Subdivision Ordinance”) and zoning ordinances, as may be amended from time to time, state and federal regulations,

and the terms of this Agreement. Developer may submit subdivision plats for approval incrementally in accordance with City's Subdivision Ordinance.

- B. Except as hereinafter set forth, owners of lots in the Project ("Lot Owners"), including Petitioners and their successors in interest and assigns, will be charged utility rates from City, including system development fees and similar "buy in" fees, tap fees, and meter fees, at the same rates and fees as may be charged to other residences from time to time in the current City limits. Except as hereinafter set forth, neither Lot Owners nor Petitioners will be charged municipal fees inconsistent with the fees charged to other similarly situated property owners and residents of the City. The parties agree that the lots in the Project shall be subject to system development fees imposed by the City in consideration of being annexed into the City, thus acquiring municipal facilities, which system development fees shall be payable at the time the service is required. All municipal services shall be provided to the Project as required by the General Statutes of North Carolina and as provided generally to the citizens of Mount Holly. City warrants to Developer that it currently has adequate water and sewer treatment capacity to meet the projected needs of the Project to serve 207 townhome units and amenities as set forth in the Zoning Plan. City hereby, upon the effective date of this Agreement, and for a period of seven (7) years thereafter (the "Reservation Term"), reserves an average daily flow water capacity allocation of 43,470 gallons per day, and an average daily flow sewer capacity allocation of 43,470 gallons per day (the "Reserved Allocation"). The Project shall receive the Reserved Allocation (without time limitation) for all lots within each subdivision plat that is submitted, approved, and recorded during the Reservation Term. For example, if the Project should obtain subdivision final plat approval and record such plat one month prior to the end of the Reservation Term, then the lots contained in such plat will have reserved capacity at such time as residences shall be constructed and service shall be requested, subject to the payment of the System Development Fee as outlined above, even if the service is requested after the expiration of the Reservation Term. Petitioners may, at any time during the Reservation Term, apply in writing to the City Council for an extension of the Reservation Term and provide justification for such request. In considering the extension request, the City Council will review the progress of construction within the subdivision plats previously approved and the remaining water and/or sewer treatment capacity at the time of the request. Such extension, if any, will be in the sole discretion of City Council.

V. FINANCIAL GUARANTEE

- A. In lieu of constructing the Developer Improvements prior to the approval of the Final Plat of Phase I of the Project, and in accordance with and subject to the terms of § 153.100-106 of Title XV of the City Code of Ordinances as may be amended from time to time, which are incorporated herein by reference, , Developer may furnish to City a financial guarantee for the construction of all or a portion of the Developer Improvements in the form of an evergreen letter of credit of payment or performance bond satisfactory to City in the amount equal to one hundred and twenty percent (120%) of Developer's engineering estimate (which is approved by

the City Engineer) of the Developer Improvements. The Estimate will be signed and will have affixed the Engineer's Seal and will contain the following certification: "Engineer whose signature and seal appears hereon certifies to the City of Mount Holly that the Estimate of costs attached hereto has been given under seal and has been prepared by the Engineer in accordance with generally accepted engineering standards, but the Engineer does not guarantee such costs." Developer shall remain responsible for the completion of the construction of Developer Improvements.

- B. In the event the above-mentioned financial guarantees or any portion thereof are redeemed by the City, all documents pertaining to engineering and design currently owned by any of the Applicants shall be relinquished to the City for its use.
- C. Applicants may convey the Property, or portions thereof, to their successors and assigns, but such conveyance shall be subject to the terms of this Agreement and the Zoning Plan and City shall retain such financial guarantee of Applicants as originally provided hereunder until replaced by the equivalent financial guarantee of such subsequent owner.
- D. If Developer purchases Property, then Petitioner shall have no further obligations, liabilities, requirements, terms, or conditions under this Agreement.

VI. MISCELLANEOUS PROVISIONS

- A. This Agreement shall constitute an Agreement for the development of the Property which shall remain in effect notwithstanding transfer of ownership of the Property from and after the date of this Agreement and from and after the effective date of Annexation and shall run with the land. This Agreement shall be recorded in the Register of Deeds of Gaston County.
- B. None of the parties shall take any action with respect to a default under this Agreement, until the non-defaulting party has given written notice to the defaulting party and the defaulting party has failed to cure the default for a period of thirty (30) days after receipt of such notice.
- C. All notices required or desired to be given under this Agreement shall be in writing and either (a) hand-delivered, (b) sent by certified mail, return receipt requested, (c) sent via FedEx or similar overnight service, or (d) sent via electronic mail, so long as notice is also provided through either method (a), (b), or (c) as herein described. All notices shall be addressed to the party being noticed, and shall be deemed to have been given (i) when delivered, if by hand delivery, (ii) three (3) business days after deposit in a U.S. Post Office or official letter box, if sent by certified mail, (iii) one (1) business day after timely deposited in a FedEx or similar overnight service depository, or (iv) upon confirmation of receipt by sender if sent via electronic mail. All notices shall be delivered or sent prepaid for the specified service by the party giving notice, and shall be addressed as follows:

PETITIONER: Alissa Gail Grice
 1707 N. Main St.
 Mount Holly, NC 28120
 Email: aggrice@me.com

SJS of NC LLC
c/o William H. Stewart, III, Manager
18209 Town Harbour Rd.
Cornelius, NC 28031
Email: allamericanfitness@email.com

DEVELOPER: P3 LAF Holly Heights LP
3500 South Dupont Hwy
Dover, DE 19901

Copy to: P3 LAF Holly Heights LP
13101 Telecom Drive
Suite 121
Temple Terrace, FL 33617
Attn: Chris Mataja
Email: chris@lafayette-re.com

CITY: City of Mount Holly
400 E. Central Ave.
Mount Holly, North Carolina 28120
Telephone No.: (704) 827-3931
Attn: Jonathan Blanton, City Manager
E-Mail: jonathan.blanton@mtholly.us

Copy To: Stott, Hollowell, Windham & Stancil, PLLC
124 W. Catawba Ave.
Mount Holly, North Carolina 28120
Telephone No.: (704) 827-3941
Attn: Marie Anders, City Attorney
E-Mail: marie@shws.law

SIGNATURE PAGES TO FOLLOW

In Witness Whereof, the parties hereto have caused the due execution under seal of the foregoing Agreement by authority duly given, the day and year first above written.

CITY:

CITY OF MOUNT HOLLY

By: _____
David Moore, Mayor

Attest:

Tara Douglas, City Clerk

This instrument has been preaudited
in the manner required by G.S. 18B-702.

Name: Ashley Whetstine
Title: Finance Officer

STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that Tara Douglas personally came before me this day and acknowledged that she is City Clerk of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given and as the act of the City Council of the City of Mount Holly, NC, the foregoing instrument was signed in its name by David Moore as its Mayor, sealed with its corporate seal, and attested by Tara Douglas as its City Clerk.

Witness my hand and notarial seal, this _____ day of _____, 20__.

Notary Public
My commission expires: _____
(seal)

DEVELOPER:

P3 LAF HOLLY HEIGHTS LP,
a Delaware limited partnership

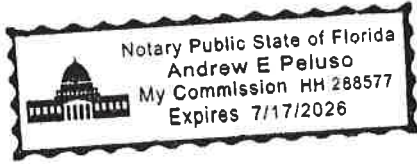
By: [Signature]
Name: Chris Mataja
Title: Authorized Signatory

STATE OF Florida
COUNTY OF Hillsborough

NOTARY ACKNOWLEDGMENT

I, Andrew Peluso, a Notary Public in and for Hillsborough County and said State, do hereby certify that Chris Mataja personally came before me this day and acknowledged that (s)he is Authorized Signatory of P3 LAF HOLLY HEIGHTS LP, a Delaware limited partnership, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him/her on behalf of the said corporation, Witness my hand and notarial seal, this 12th day of May, 2026.

[Signature]
Notary Public
My commission expires: 7.17.2026
(seal)



PETITIONER:

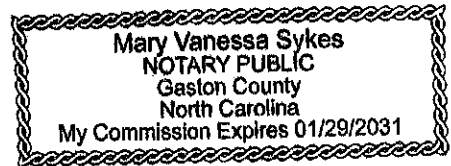
Alissa Gail Grice
Alissa Gail Grice

STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

I, MARY VANESSA SYKES, a Notary Public in and for GASTON County and said State, do hereby certify that Alissa Gail Grice personally came before me this day and duly acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal, this 11th day of MAY, 2026

Mary Vanessa Sykes
Notary Public
My commission expires: 01/29/2031
(seal)



SJS of NC LLC,
a North Carolina limited liability company

By: William H. Stewart III
William H. Stewart, III, Manager

STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

I, MARY VANESSA SYKES, a Notary Public in and for GASTON County and said State, do hereby certify that William H. Stewart, III, personally came before me this day and acknowledged that he is Manager of SJS of NC LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by him on behalf of the said company. Witness my hand and notarial seal, this 11th day of MAY, 2026

Mary Vanessa Sykes
Notary Public
My commission expires: 01/29/2031
(seal)

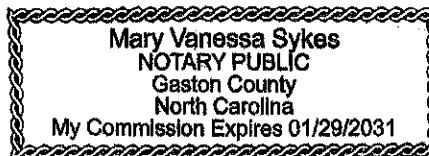


Exhibit A

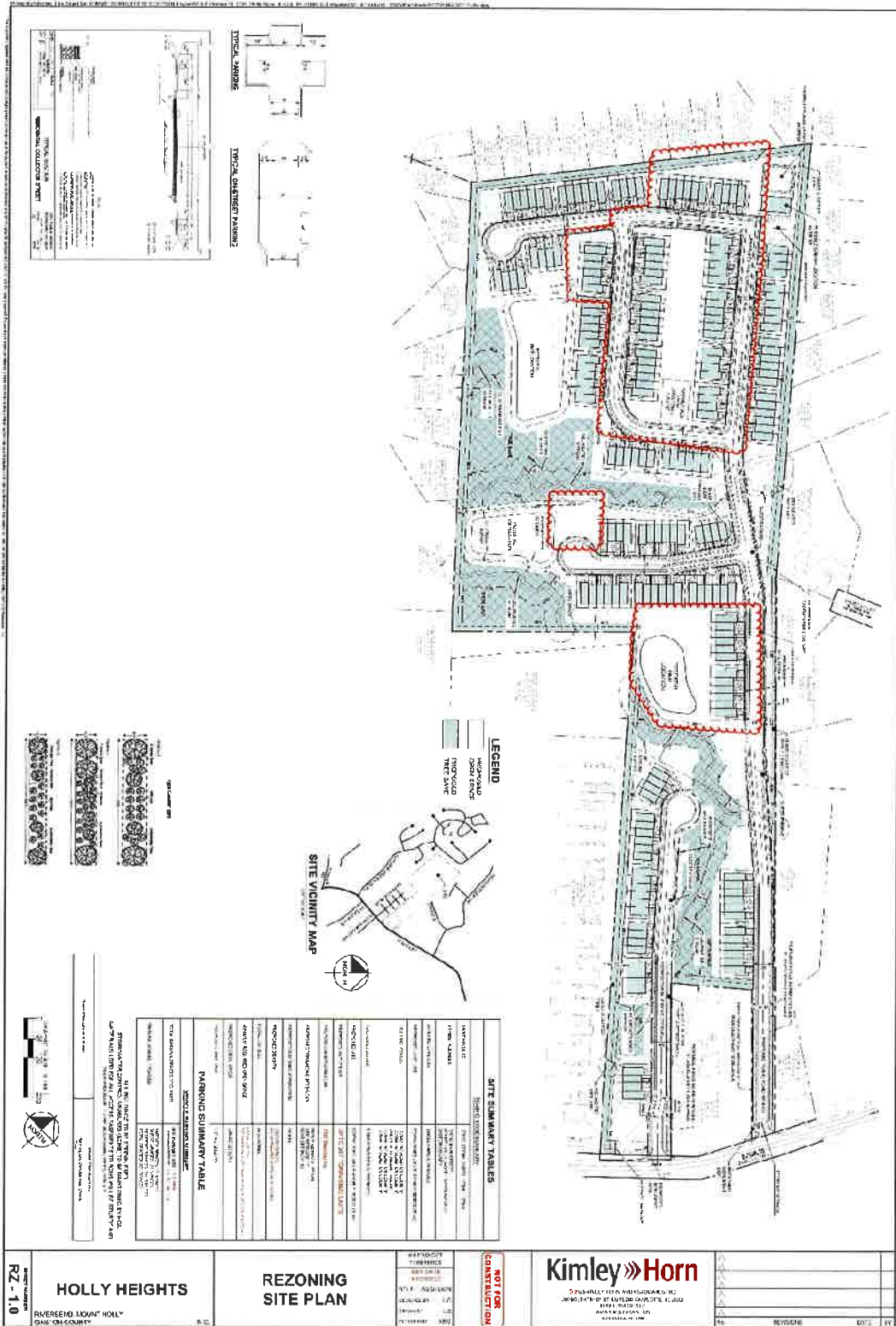
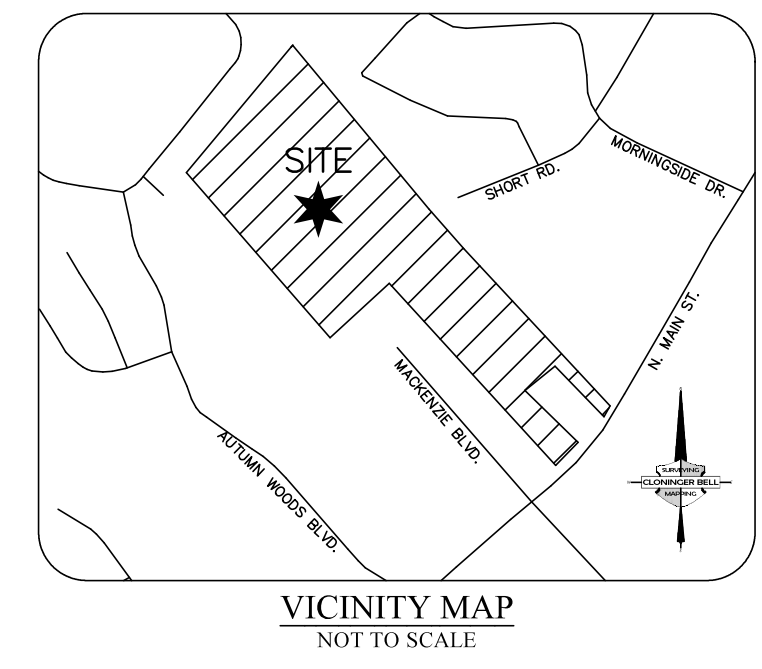


Exhibit B

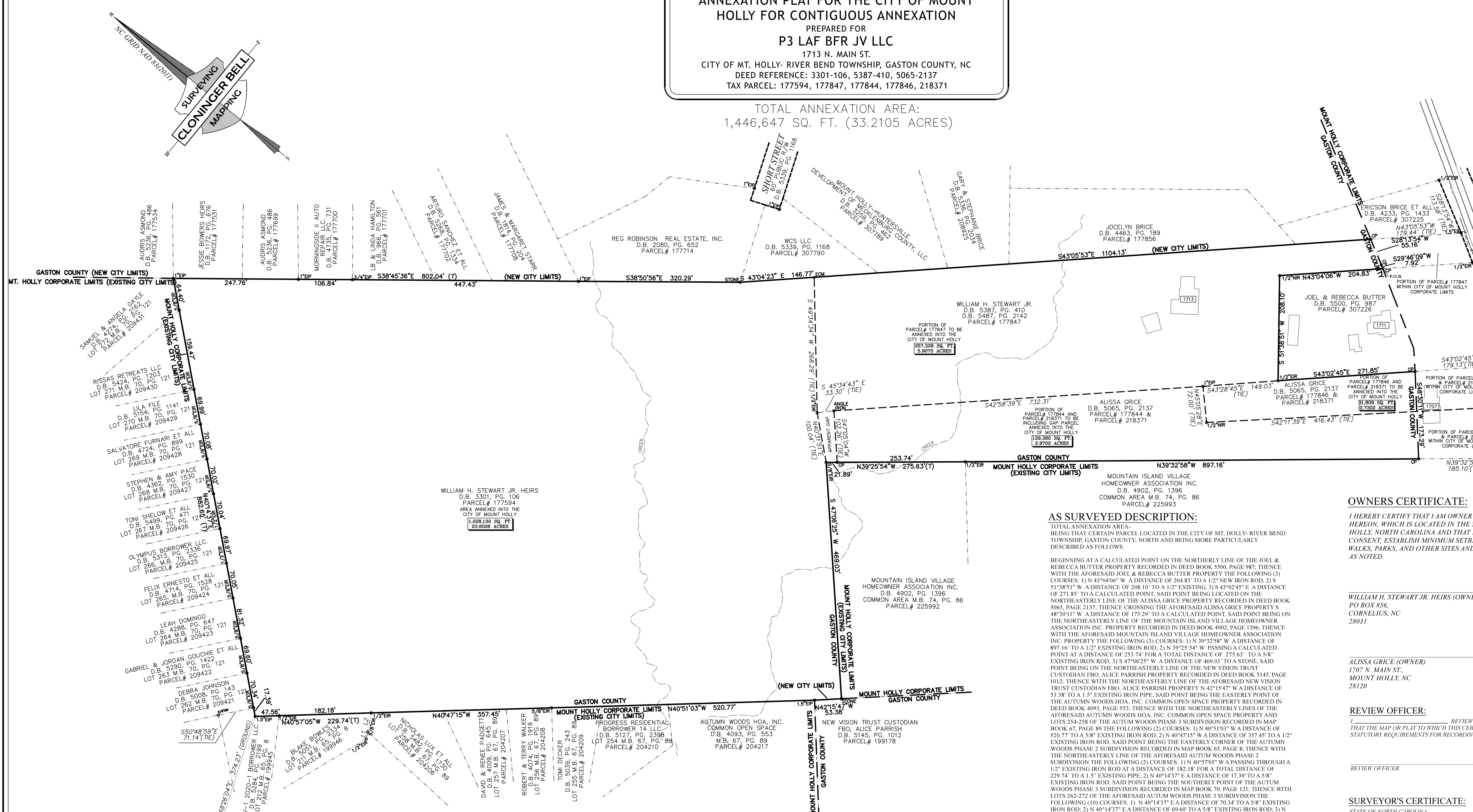


ANNEXATION PLAT FOR THE CITY OF MOUNT HOLLY FOR CONTIGUOUS ANNEXATION
 PREPARED FOR
P3 LAF BFR JV LLC
 1713 N. MAIN ST.
 CITY OF MT. HOLLY- RIVER BEND TOWNSHIP, GASTON COUNTY, NC
 DEED REFERENCE: 3301-106, 5387-410, 5065-2137
 TAX PARCEL: 177594, 177847, 177844, 177846, 218371

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:

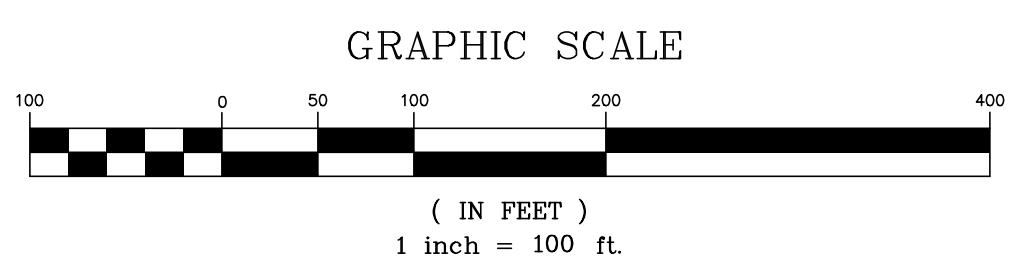
I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT IN ACCORDANCE WITH SECTION 1-3 OF THE CITY OF MOUNT HOLLY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND MAY BE RECORDED WITH THE GASTON COUNTY REGISTER OF DEEDS OFFICE.

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.

CITY CLERK



NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLOINGER 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 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

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

CREW: TA/AHC	DRAWN: CJB	REVISID:	SCALE: 1"=100'	DATE: DEC. 3, 2024	FILE NO. 4106
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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 Gail Grice
Alissa Gail Grice	Parcel ID: 177844	Yes	DocuSigned by: Alissa Gail 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:
 Print Name: William H. Stewart, III / Manager
 (aka Chip Stewart)
 Phone Number: 7045648103
 Email: allamericanfitness@email.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.

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

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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.