



August 24, 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

August 24, 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. Approval of City Council Minutes - August 10, 2026
2. Approval of City Council Minutes-Closed Session-August 10, 2026

PRESENTATIONS

1. Presentation on Development and the City's Annexation Process

Greg Beal

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



Work Session Agenda Action Form

Meeting Date

August 24, 2026

From

Tara Douglas, City Clerk
City Clerk

CONSENT AGENDA Item # 1

Approval of City Council Minutes - August 10, 2026

Will this require a public hearing?

No

Background/Purpose of Request

Approval of City Council Meeting Minutes from August 10, 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 8-10-2026_Draft_EDITS

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, AUGUST 10, 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

Fire Chief Ryan Baker 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 proposed a change to the agenda adding a Flock Camera Security presentation as item number two under Presentations. Mayor Moore entertained a motion to set the agenda with the suggested amendments.

Motion: Councilman Brooks made a motion to approve the agenda with the suggested changes. Councilman Meadows seconded the motion.

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

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CONSENT AGENDA

1. Request to Accept and Expend Federal Emergency Management Agency (FEMA) Funds
2. Resolution to establish a policy regarding the extension of water and sewer services outside the corporate limits of the City.
3. Approval of Position Allotment
4. Appointment of TDA Chair
5. Appointment of Chester Jones to the Planning Commission
6. Call for a public hearing to amend Appendix A and Section 153.082A(10) of the Subdivision and Land Development Ordinance and Chapter 10 of the Zoning Ordinance to modify these Sections to update the location of future street tree placements. Case # TA-26-7.
7. Release of the performance bond #L268931-2180 totaling \$1,009,077 for Sycamore Woods subdivision
8. Ordinance amending Section 5-9 of the City of Mount Holly Code of Laws Regarding Cemetery Charges
9. Debt Issuance For South Gateway Phase 2 -South State Bank
10. Approval of Certification of Sufficiency of the Annexation Petition for 1714 North Main Street
11. Approval of City Council Meeting Minutes – July 13, 2026
12. Approval of Minutes - Closed Session – July 13, 2026

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

Motion: Councilman Craig 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. Downtown Park Survey and Timeline Presentation

Eric Smallwood

Mr. Smallwood updated the Council on the current state of the project, which is the approximate 2.3 acres of the property that runs along the west side of the creek. Mr. Smallwood stated that staff has completed the selective timbering and light grading on the property. Mr. Smallwood stated that staff will begin working on the proposed natural surface trails in Fall 2026. Mr. Smallwood reviewed the areas of focus discussed at the last presentation which included; timbering, implementation strategies, public input, revenue and additional public parking. Mr.

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Smallwood stated that staff is ready to put out a survey to the public for their input. Mr. Smallwood stated that the survey will be published for one month from August 17- September 18, 2026. Mr. Smallwood stated that the spirit of the survey is to understand the experience that citizens want to have at the park and what park activities they enjoy. Mr. Smallwood stated that there will be a public information meeting (PIM) in Fall 2026 to present the survey results to the community, share initial concepts, and gather additional input. Mr. Smallwood stated that between October and December 2026 staff will partner with a landscape architect to create an illustrative park plan that will establish feasible goals, funding strategies, and phased benchmarks for staff-led park development. Mr. Smallwood stated that between early to mid-2027, staff will identify funding opportunities to support park implementation and development.

2. Flock Camera Security Systems

Jonathan Blanton

City Manager Blanton reviewed information regarding the Flock Camera Systems that the Police Department utilizes. City Manager Blanton stated that this presentation is designed provide information regarding this topic as there have been many questions by the residents. City Manager Blanton stated that Flock Cameras are a license plate reading camera used by police to help identify vehicles connected to crimes or investigations. City Manager Blanton explained that the Flock Camera Systems automatically reads the plate number, vehicle details, time and location, and alert police if a plate matches a law-enforcement “hot list”, such as stolen vehicle or a vehicle associated with a wanted person. City Manager Blanton stated that there are over 5,000 of these cameras that are being utilized across the country and Mount Holly currently has 24 of these systems in place. City Manager Blanton stated that most recently, the North Carolina General Assembly has allocated funding in the most recent state’s budget to purchase over 30 additional cameras to be installed along North Carolina Department of Transportation roadways. City Manager Blanton stated that since the implementation, Flock Cameras have generated 6,822 alerts in Mount Holly alone. City Manager Blanton stated that on July 26, 2026, these cameras provided an alert which led to six criminal charges, including possession of a firearm, a gun, and a person with six criminal counts were taken off of the streets. City Manager Blanton cited additional examples of how the Flock Cameras have been beneficial to the community as well as a valuable resource to the Mount Holly Police Department. City Manager Blanton discussed what the Flock Cameras are not citing that they do not use facial recognition, do not automatically issue speeding tickets or citation, they do not determine guilt, they do not know who is driving the vehicle, they do not use GPS trackers, they do not listen to conversations inside the vehicle, they do not continuously record and they do not give unlimited information to personal information.

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City Manager Blanton reviewed some additional benefits of the Flock Cameras citing that the cameras help solve crimes faster and alert officers to wanted or stolen vehicles. City Manager Blanton stated that when a plate associated with a stolen vehicle or other qualifying law enforcement alert passes this camera, officers can potentially receive an alert quicker. City Manager Blanton stated that the cameras provide objective investigative evidence by establishing that a particular vehicle was observed at a particular location at a particular time, which can help corroborate or sometimes rule out investigative leads by our Police Department. City Manager Blanton stated that the Flock Cameras extend police coverage and noted that the cameras can observe vehicle traffic around the clock without requiring an officer to sit at an intersection continuously. City Manager Blanton stated that the Flock Cameras support inter agency investigations and properly configured information sharing can help agencies identify vehicles that cross jurisdictional boundaries. City Manager Blanton stated that the Flock Cameras can help respond to Amber Alerts, Silver Alerts and alerts associated with vulnerable and endangered people as it did with a Mount Holly resident suffering from Alzheimer's. City Manager Blanton stated that the Flock Cameras can also assist in clearing innocent vehicles citing that the technology is not only used for identifying suspects and the location information can also contradict a theory or show that a vehicle was not where investigators initially believed it was. City Manager Blanton stated that the Flock Cameras do not replace police officers, but they do give officers another set of eyes allowing the department to take information that might otherwise take hours or days to develop. City Manager Blanton reviewed the security concerns and questions being asked by residents. City Manager Blanton stated that a Flock Camera observes something already exposed in public view, which is the vehicle and its license plate traveling on a public roadway of which there is no reasonable expectation of privacy. City Manager Blanton stated that courts have held that the Flock Cameras have not violated the Fourth Amendment and that this is not cell phone data that is stored indefinitely. City Manager Blanton stated that the Flock Cameras do not enter your home, search the inside of a vehicle, recognize the driver's face, listen to a conversation, or attach a tracking device to any type of vehicle. City Manager Blanton explained that the Flock Cameras automate the observation on behalf of the officer. City Manager Blanton stated that approximately 59 million homes have video camera doorbells which do what Flock Cameras do not, utilize facial recognition. City Manager Blanton stated that businesses have used security cameras to protect their property as they do in Mount Holly and the City uses cameras in parks and public facilities to deter vandalism. City Manager Blanton stated that this Council voted to put cameras along the Greenway a couple of years ago. City Manager Blanton stated that safeguards matter. City Manager Blanton stated that the questions should not simply be whether the Flock Cameras exist, but who can access this information, for what legitimate law enforcement purpose, how long the information is retained, and whether that access is audited. City Manager Blanton stated that he acknowledges that there are numerous incidents of officers

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misusing the data system across the state and country resulting in the officers losing their jobs. City Manager Blanton stated that this is an example of misuse and misconduct on behalf of those employees and not examples of improper technology. City Manager Blanton stated that the Mount Holly Police Department has developed strong safeguards to promote lawful and accountable use with every search or entry requiring a report number and a purpose code creating a detailed audit trail that allows command staff to actively monitor and quickly identify potential misuse in the department which would be taken seriously. City Manager Blanton stated that combined with departmental policies and consequences for improper access, these controls provide a high level of accountability, transparency, and administrative oversight. City Manager Blanton stated that there is no question about who is using this and what they are using it for within the Mount Holly Police Department. City Manager Blanton stated that he invites anyone who is interested in learning more to schedule time to sit down with our Police Department to see firsthand what benefits these cameras provide, or to ask any questions regarding security concerns. City Manager Blanton stated that he is happy to answer any additional questions that the Council may have.

Councilman Meadows inquired about any case law that has stuck the Flock Cameras down. City Manager Blanton stated that there is none that he is aware of and that cited the Virginia Court of Appeals that upheld the Flock Cameras earlier this year. City Manager Blanton stated that staff will be monitoring the situation and will make the Council aware of any changes as they pertain to case law. Councilman Meadows inquired if the Mount Holly Police Department had any concerns with the use of the Flock Cameras so far with our officers leading to any disciplinary actions to date. City Manager Blanton stated that none that he is aware of and reminded the Council that Chief Reagan has developed very strict protocol as it pertains to accessing the data that these cameras produce. City Manager Blanton stated that he is confident in the safeguards that the department has implemented and coupled with our other departmental policies provide safe usage of this equipment and should there be any issues, staff will handle those in a serious manner immediately. Councilman Meadows inquired if the cameras were only public or are they also private. City Manager Blanton stated that there are a combination of both with over 5,000 systems that are publicly owned with over 6,000 total with the public and private allowing for them all to talk to one another being linked into the police department and the police department can access those private cameras similar to the 59 million door cameras that people have assuming the appropriate legal procedures are followed to access that footage. Councilwoman Shoemaker inquired as to how long the City has had Flock Cameras. City Manager Blanton stated that the Flock Cameras have been in use in Mount Holly since 2022. City Manager Blanton stated that there have not been any issues with the use of these cameras thus far.

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PUBLIC HEARING

1. Public hearing to consider a rezoning of Tax Parcel #'s 177876, 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009 from City R-12 and County R-20 to City Conditional District (B-3, L-I, and R-8MF) for the 1714 North Main Street Mixed Use Site, Case R-26-4.

Brandon Livingston

Mr. Livingston stated that Planning staff has been working with representatives of Abernethy Construction and the Timmons Group for the proposed 1714 North Main Street Mixed Use Site and this planned mixed use community will have up to 129 townhomes, up to 330,000 square feet of light industrial space, and up to 71,000 square feet of commercial space which seeks to be annexed into the City under a conditional zoning district. Mr. Livingston stated that the parcels (Parcel #'s 177876, 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009) are contiguous to the existing City limits and the applicant wishes to rezone the approximately 70.96 acres from City R-12 and County R-20 to City Conditional District (B-3, L-I, and R-8MF). Mr. Livingston discussed lot dimensions and square footage citing that the development will have up to 129 attached townhome units consisting of six possible lot sizes/building types with setbacks of 20 feet for front yard, 10-foot side yards, and 20-foot rear setbacks. Mr. Livingston stated that the maximum height would be 45 feet and the proposed building separation will be 20 feet. Mr. Livingston stated that all units will be a minimum of 1,600 square feet and may be up to 3-stories in height. Mr. Livingston stated that the applicant is proposing to retain at least 30% (or 8 acres) of the site in pre-construction condition and 16.30 acres of usable open space, which exceeds the required minimum of 12.90 acres. Mr. Livingston stated that the proposed park amenity would include at least two of the following four features: public greenway, dog park, shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space, seating options that include moveable tables and chairs, other seating elements to be considered include seating walls, swings, or interactive furniture and immovable benches. Mr. Livingston stated that these would be put in place before the certificate of occupancy of the 55th unit. Mr. Livingston stated that if amenities are not in place after this time, future zoning permits will be held by the City. Mr. Livingston discussed the Traffic Impact Analysis (TIA) citing that the number of units did trip the threshold for requiring a Transportation Impact Analysis under the City's ordinance and based on the TIA and scoping meetings held, the applicant is accepting the responsibility for making these improvements.

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Mr. Livingston stated that a Public Involvement Meeting was held on Monday, July 6, 2026, from 4:00-6:00 PM in the Council Chambers at the Municipal Complex and notices of the meeting were mailed to eighty-eight (88) properties that are within two hundred and fifty (250) feet of the proposed development, a newspaper advertisement was placed in the Gaston Gazette, and the property was posted along North Main Street. Mr. Livingston stated that seven (7) people attended and raised concerns regarding traffic and impacts to the character of the community. Mr. Livingston discussed the scoring matrix for Mount Holly and that this project received a final score of 142 out of 200 which is considered a “very good” scoring. Mr. Livingston stated that the applicant is requesting annexation, which will be heard by City Council. Mr. Livingston stated that the Planning Commission made a favorable recommendation by a unanimous 6-0 vote during their meeting on August 3, 2026 and staff recommends approval as well.

Councilman Meadows asked about this development ranking compared to recent developments. Mr. Livingston stated that this development is the highest so far with South Haven scoring 126. Planning Director Beal stated that the Holly Heights development score was 112.

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

Motion: Councilwoman Shoemaker made a motion to go out of the Regular Meeting and into the Public Hearing. Councilman Brooks 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 Reeves 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 Craig made a motion to approve rezoning of Tax Parcel #'s 177876, 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009 from City R-12 and County R-20 to City Conditional District (B-3, L-I, and R-8MF) for the 1714 North Main Street Mixed Use Site, Case R-26-4. Councilman Reeves seconded the motion.

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

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2. Public hearing to consider a petition for annexation, submitted by Dean V. Tran, Triple Crown LLC by Chad Abernathy, Gail J. Grice, Sheila Ann Huff, and Lora M. Jones, for an approximately 70.96 acre tract of land, located at Parcel #'s 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009.

Brandon Livingston

Mrs. Anders stated that there are multiple petitions from adjacent property owners to go through annexation and rezoning at the same time. Mrs. Anders stated that this is for 70.96 acres including 1714 N. Main Street. Mrs. Anders stated Planning staff has been working closely with representatives of Abernethy Construction and the Timmons Group to determine what infrastructure installations the developer would be required to make and negotiating an annexation agreement to incorporate those terms. Mrs. Anders stated that an annexation agreement to date has not been completed and signed. Mrs. Anders stated that if the Council wishes to move forward with annexation, the recommendation from staff would be to open the public hearing and continue it to the September 14, 2026 City Council Meeting. Mrs. Anders stated that at the close of that public hearing, it is our expectation that Staff would have a completed annexation agreement at that time. Mrs. Anders stated that she would ask the Council to table any motion to approve annexation until the completed annexation is in hand.

Councilwoman Shoemaker inquired about the discrepancy of the listed parcel numbers from the rezoning and the annexation petition. Mrs. Anders stated that parcel #177876 is owned by the City of Mount Holly and there was a potential for it to be annexed as well, but at this time there is no petition for parcel #177876.

Mayor Moore entertained a motion to go out of the regular meeting and into the Public Hearing.

Motion: Mayor Pro Tem Harris 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)

Public Hearing Speakers:

1. Joey Den Butter- 1711 N. Main Street, Mount Holly, NC: Mr. Den Butter thanked the developers for how they have conducted their business citing that they have actually listened and acted in accordance to what they heard. Mr. Den Butter stated that he is also concerned about the traffic and the fact that there are 4 to 5 major developments happening on North Main Street with similar projected completion dates. Mr. Den Butter stated that he has learned that it is NCDOT's responsibility to fix the roads, but that it is

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this Council that is approving the developments. Mr. Den Butter asked that the Council be the voice of the Mount Holly residents to NCDOT.

Motion: Councilman Meadows made a motion to *continue* the Public Hearing to the September 14, 2026 City Council Meeting. Councilman Reeves seconded the motion.

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

PUBLIC COMMENT-

1. Janice McRorie- 176 Tom Sawyer Lane: Ms. McRorie discussed her experience on the ABC Board and her concerns regarding expanding the number of members on the ABC Board. Ms. McRorie stated that adding more members will decrease the amount of money the ABC is able to return to the City benefiting the Parks and Recreation program. Ms. McRorie stated that there are numerous state laws that directly relate to our mixed beverage customers citing a law passed several years ago allowing any mixed beverage customer in the state to buy alcohol from any ABC store. Ms. McRorie stated that the ABC Board is working on trying to mitigate that particular issue of lost customers. Ms. McRorie stated that the ABC Board has directed the ABC store staff to discuss with local businesses to come up with solutions.
2. Michael Davidson-310 Cold Creek Way: Mr. Davidson spoke addressing the Flock Cameras. Mr. Davidson expressed concerns about the number of Flock Cameras that have been installed. Mr. Davidson stated that his concern has to do with the extent of agencies that have access to the information and the cost of the cameras. Mr. Davidson stated that he enjoys his privacy.
3. Brian Hatcher-129 Steamboat Drive: Mr. Hatcher stated that he is speaking regarding the Flock Cameras. Mr. Hatcher expressed his concerns regarding the Flock Cameras and what happens when power changes hands. Mr. Hatcher thanked Chief Reagan for the safeguards that have been put in place and that the City has not been in the news. Mr. Hatcher stated that he feels that Flock Cameras are experiencing a honeymoon period.
4. Jeff Kaylor-130 Oakland Street: Mr. Kaylor spoke regarding the Flock Cameras and his support of them. Mr. Kaylor spoke regarding their benefits.
5. Chris Hargett- 801 W. Central Avenue: Mr. Hargett spoke regarding his property at 801 W. Central Avenue Parcel #218759 and stated that it has been for sale for 3 ½ years. Mr. Hargett is requesting assistance with zoning because I2 is off the table and multi-family is off the table. Mr. Hargett stated that buyers can not see the return on investment. Mr. Hargett stated that he has put in for a rezoning back to I2. Mr. Hargett stated that he has had multiple inquiries under multi-family.

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6. Gary Neely- 212 Dogwood Drive: Mr. Neely spoke regarding the ABC Board and discussed his service on that board. Mr. Neely expressed concerns around the expansion of the ABC Board.
7. Bob Hendricks- Mount Holly: Mr. Hendricks spoke regarding his concerns about the Flock Cameras. Mr. Hendricks expressed his support for the Police Department in spite of his concerns for the Flock Cameras. Mr. Hendricks stated that he acknowledges the good that the Flock Cameras have contributed. Mr. Hendricks stated that he is concerned with the amount of surveillance that we are allowing. Mr. Hendricks stated that this topic should have been brought to the people for open discussion before it ever happened. Mr. Hendricks stated that this isn't just a Main Street issue. Mr. Hendricks stated that we support the Police Department, safe streets, and privacy.
8. William Browne- 6021 Bob Ross Loop, Mount Holly: Mr. Browne spoke regarding the Flock Cameras. Mr. Browne spoke regarding his concerns for the Flock Cameras. Mr. Browne cited that the current vendor's system suffers from a lack of guard rails and transparency. Mr. Browne cited cases where there have been mistakes and stated that the City of Los Angeles has cancelled their contract with Flock over these same concerns. Mr. Browne asked the Council to pause and consider the facts presented.
9. Andrew Collins- Deerfield Drive: Mr. Collins spoke regarding the Flock Cameras. Mr. Collins added additional information to the speakers prior to him citing that the officers accused of misuse of the Flock Cameras falsified the reason for their access. Mr. Collins stated that the Mooresville Police Department had 10 separate incidents. Mr. Collins stated that there have been severe security concerns with Flock Cameras. Mr. Collins expressed concerns found by 3rd party investigators and mentioned blue tooth low energy air tags. Mr. Collins expressed concerns about potential litigation that Flock Cameras may expose the City to.

NEW BUSINESS

1. Ordinance to Expand the ABC Board

Jonathan Blanton

City Manager Blanton thanked Mr. Neely and Ms. McRorie for their service on the ABC Board. City Manager Blanton stated that under North Carolina General Statue, cities and towns have the option to create a three (3) or five (5) person ABC Board to oversee the local ABC stores in their jurisdiction. City Manager Blanton stated that over the last year, staff discussed the ABC Commission and the opportunity to provide additional opportunities to people that want to serve. City Manager Blanton stated that Staff has been working on expanding opportunities to serve on some of our civic boards citing the Planning Commission, the Recreation Commission, and the Tourism Development Authority Board (TDA), which we recently expanded from three (3) to five (5) members for that same reason. City Manager Blanton stated that this was discussed at the February

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City Council Retreat whereby Councilwoman Harris was appointed as the ABC Board liaison at the end of last year starting in January. City Manager Blanton stated that Councilwoman Harris has brought to his attention several conversations that she has had in the community with local business owners and local bars. City Manager Blanton stated that up until a few years ago, bars and restaurants were required to buy any alcohol that they sold at their local ABC store. City Manager Blanton stated that this changed which opened the door for a Mount Holly business to buy alcohol at any ABC store in Gaston County, which of course had an effect on the profits at our stores. City Manager Blanton stated that this Council has been very specific and very thoughtful that profits that come from the ABC store goes directly to back into recreation. City Manager Blanton stated that Councilwoman Harris visited the local bars and restaurants reporting those findings back to City Management. City Manager Blanton stated that there have been discussions a couple of weeks ago as well as a reappointment to the ABC Board. City Manager Blanton stated that Councilman Craig indicated at the last council meeting his desire to continue looking into expanding the ABC Board. City Manager Blanton stated that Councilwoman Harris attended the ABC Board's monthly meeting and discussed the possibility of expanding the ABC Board from three (3) to five (5) members. City Manager Blanton advised that Staff has evaluated this option and researched the law which states that under North Carolina General Statute, cities and towns have the option to create a three (3) or five (5) person ABC Board to oversee the local ABC stores in their jurisdiction. City Manager Blanton stated that Staff has prepared an amendment to the City's ordinances before the Council tonight which would provide for that expansion from three (3) to five (5) members.

Councilman Craig stated that the City is growing and it is great that the ABC Board is expanding. Councilman Craig stated that he understands why the business at the Mount Holly ABC store has decreased and expressed his belief that a contributing factor is their current inventory. Councilman Craig is in support of bringing in new perspectives regarding the ABC store in Mount Holly.

Councilman Meadows thanked Councilwoman Harris for her thoughtfulness regarding this matter. Councilman Craig thanked Mr. Neely and Ms. McRorie as well as the entire ABC Board for their service.

Motion: Councilman Craig made a motion to approve the Ordinance to Expand the ABC Board from three (3) to five (5) members. Councilman Brooks seconded the motion.

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

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Councilman Brooks asked if the Council is at a point where there can be appointment if they have someone in mind. City Manager Blanton stated that this is a decision of the Council and noted that this type of situation has been handled a number of different ways. City Manager Blanton stated that the City has advertised previously and we have put an all call out for anyone interested in serving. City Manager Blanton stated that to his recollection, the last time there was a vacancy on the ABC Commission, the Council took action without a full-fledged vetting and advertising process, but that process and the appointment thereof is subject to the pleasure of the Council. Mayor Pro Tem Harris asked about the TDA appointment process. City Manager Blanton stated that the Council voted to expand the TDA Board in the fall of 2024 and there was difficulty with filling those vacancies. City Manager Blanton stated that it wasn't until recently that the City was able to find people to serve noting that Staff was diligent to find people that fit the criteria to serve on the TDA Board. City Manager noted that the TDA Board has specific requirements for those seats per the North Carolina General Statutes.

Mayor Pro Tem Harris stated that she went into this thoughtfully and that she discussed this with the ABC Board members.

Motion: Mayor Pro Tem Harris made a motion to appoint Tyler Berg to the ABC Board. Councilman Brooks seconded the motion. *(Motion Carried 5-1)*

Councilman Craig asked for more discussion regarding the appointments.

Mayor Moore restated the motion and asked the Council for a vote on this motion.

Ayes: Councilman Brooks, Mayor Pro Tem Harris, Councilman Reeves, Councilwoman Shoemaker, Councilman Meadows.

Nays: Councilman Craig

Motion Carried: 5-1

Motion: Councilwoman Shoemaker made a motion to appoint Mr. Zach McDonald to the ABC Board. Councilman Craig seconded the motion.

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

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2. City Manager Report

Jonathan Blanton

City Manager Blanton reported that the former Wastewater Treatment Plant has been officially decommissioned. City Manager Blanton stated that this will be the home of two (2) soccer fields as well as some additional recreation amenities that will complement Tuckaseege Park. City Manager Blanton commended the Utilities Department as well as our Public Works Department for their work on this project. City Manager Blanton thanked our friends in Raleigh for the \$15,000,000.00 to decommission the plant. City Manager Blanton stated that Staff hopes to have this project concluded by the end of the year. City Manager Blanton stated that the ribbon cutting for the largest pedestrian walk bridge in Gaston County on Saturday, August 15, 2026. City Manager Blanton stated that we will be moving forward with finalizing the financing for the second phase of the Kemp A. Michael Way roadway project. City Manager Blanton stated that there will be Small Business Networking meeting on Monday, August 17, 2026 at Bolton's. City Manager Blanton thanked the Staff on their presentations tonight. City Manager Blanton introduced Joan Hanson who is our AmeriCorps Lead for North Carolina Fellow. City Manager Blanton stated that she is joining us for a year-long fellowship through the School of Government.

City Manager Blanton read a thank you letter from Mr. Green regarding getting signage in place for an autistic child.

CLOSED SESSION

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

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

Motion: Councilman Brooks made a motion to go out of the regular meeting and into closed session at 8:25pm. Councilwoman Shoemaker seconded the motion.

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

Motion: Councilman Reeves made a motion to come out of closed session and back into the regular meeting at 8:50 pm. Councilman Meadows seconded the motion.

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

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, AUGUST 10, 2026
COUNCIL CHAMBERS
7:00 PM

Motion: Mayor Pro Tem Harris Motion made a motion to pay Mark Carver a settlement in the amount of \$1,000,000.00 in full release of all claims against Mount Holly, Derek Terry, Gaston County, and employees of Gaston County, with Mount Holly to pay the sum of \$20,000 of that amount, which is in addition to the \$30,000 deductible under the insurance policies. Councilman Reeves seconded the motion.

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

ADJOURN

Motion: Mayor Pro Tem Harris made a motion to adjourn the August 10, 2026 City Council Meeting at 8:51 pm. Councilman Brooks seconded the motion.

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

The meeting adjourned at 8:51 pm.



Work Session Agenda Action Form

Meeting Date

August 24, 2026

From

Tara Douglas, City Clerk
City Clerk

CONSENT AGENDA Item # 2

Approval of City Council Minutes — Closed Session - August 10, 2026

Will this require a public hearing?

No

Background/Purpose of Request

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

Fiscal Impact

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

Manager/Staff Recommendation

Attachments

None



Work Session Agenda Action Form

Meeting Date

August 24, 2026

From

Greg Beal, Planning Director
Planning

PRESENTATIONS Item # 1

Presentation on Development and the City's Annexation Process

Will this require a public hearing?

No

Background/Purpose of Request

This presentation will focus on several topics surrounding development, overall growth and the City's established CD rezoning and annexation process. Topics explored in the presentation will include the following:

History of Growth in Mount Holly – It is important to understand how the City grew through residential annexation. It follows a similar process to where we are now – When there is little to no housing supply, since Mount Holly is in a desirable growth area in the Charlotte Metro Region, this equals a developer/builder's desire to go under contract for property, typically requiring conditional district rezoning and annexation. Other developers have followed suit, leading to several annexation petitions. If the City can serve the potential development with water/sewer, and that property is located within the growth boundaries of the Future Land Use Map, that development progresses through the annexation process. Once all petitions are heard, approved or denied, development of the approved CD rezoning and annexations begin. The City typically sees a lull in development for several years until this process repeats itself again with approved homes being built-out. We saw this in 2001, 2005, 2013, 2017, 2020 and 2025-26.

Understanding the annexation and conditional zoning process – There are 11 steps involved in the annexation process, and Planning staff and the TRC serve as gatekeepers in the process to ensure that every applicant is treated fairly and equitably. In other words, there are no skipping steps or reaching out to an elected official to be placed on the agenda in order to be considered. City staff will not bring a development forward for recommendation to consider approval of the CD rezoning and annexation until all steps have been met, which includes a "very good" score in the design matrix, a positive financial benefit through the cost benefit analysis, a completed Traffic Impact Analysis (TIA) and an executed annexation agreement, reviewed and approved by the City Attorney.

Land Use Plan – It is important to understand that the Land Use Plan, adopted June 2020, serves as a guide. If the property is located in the neighborhood residential placetype, it means that it is within the serviceable area of the City. If it is outside this area, staff discourages bringing the petition forward as the cost to serve is highly this would be in the rural residential placetype, which is

considered outside or beyond the serviceable area of the City for water/sewer, police and fire protection and garbage pick-up. The land use plan has several goals that annexations should meet in order to meet a statement of consistency. This includes maintaining a healthy housing supply, encouraging a variety of housing types, age in place options where one can age and move up or downsize within a development, and connectivity both vehicular and through greenways and sidewalks, which are studied in the TIA for each proposed annexation.

TIA and the importance of NCDOT in the process – NCDOT has various road improvement projects throughout the State that are considered through the State Transportation Improvement Program (STIP) every 10 years. By the very nature and costs of highway and road improvement projects, NCDOT can be reactive in nature. If a road is a “B” in service grade, NCDOT is likely not concerned with expansion. However, if a road scores an “F,” pre-planning has likely already begun. In the case of Imagery, the intersection at NC Hwy 16 and Lucia Riverbend scored an “F,” which led to massive improvements imposed on the developer. The City looks at current traffic counts on corridors such as Hwy 273, the impacts of all developments, and plans for the future in terms of traffic signals and potential widening through the TIA process, which has been mandated by ordinance since 2017 in Mount Holly..

Gaston County Schools – The City has seen Gaston County Schools go from sending development statements to staff, which read “We welcome all students and can serve them,” to actually providing school enrollment numbers. The NC General Statutes require that all school systems provide children with an education, regardless of circumstance. But, seeing that Mount Holly schools and Gaston County schools overall, are declining in terms of enrollment, means less of an overcrowding issue when annexations are reviewed by the City. Like NCDOT, any school system is going to be reactive. If you recall, Stuart Cramer High School was completed in May 2013 at a cost of \$63 million, funded by voter-approved bonds. High school construction costs in the greater Charlotte region have been reported to be between \$130 million and \$190 million for one high school in recent years. I think we all agree that if schools are under capacity by hundreds of students, no new schools should be built using tax-payer funds.

Impacts to Utilities – Outside of roads and schools, we have heard public comments that the water/sewer systems in Mount Holly cannot handle the growth pressure; this is being amplified because other jurisdictions have simply approved development and not addressed impacts of growth, especially in terms of wastewater treatment. Obviously, some developments need and are required to upgrade water and sewer lines at the developer's costs, as part of the annexation agreement and associated ordinances. And, staff would not be presenting a favorable recommendation if there were concerns on servicing that development, as all proposed annexations go through an extensive TRC review process, resulting in sometimes a half-dozen reviews over the course of a year. It is always important to work with our Utilities Department to relay the actual impacts to water and sewer utilities within the City, and being a part of the City's TRC ensures that these conversations are always at the forefront.

Environmental Considerations – Mount Holly is located in a protected watershed, and it has higher standards than other jurisdictions on impervious surface and water runoff. In conjunction with these standards, the design guidelines for voluntary residential annexation contain larger stream buffers of 100 feet on each side of the stream, instead of 30-ft as a State requirement, as well as preserving 10% of the site in its natural state. Additionally, tree planting and tree-save areas are required. Open space and amenities also play an important role, as the City has some of the highest standards in the region for reservation of usable open space and neighborhood recreation sites.

Affordability – Workforce housing (i.e. for teachers, firefighters and police officers) has been a huge topic of concern for rising housing prices. In a recent Regional Planning Director’s meeting, hosted by Centralina, it was noted that the average mortgage in the Charlotte region in 2025 was \$1,600 per month, while the average rent was \$1,200 per month. A common saying in the past was that Mount Holly had plenty of affordable housing, but the only problem was that these homes were occupied and few were for sale. The Land Use Plan speaks of a variety of housing types in the community, which offers options for workforce housing. Builders are more concerned with minimum square footages as many buyers are opting for homes at 2,000-2,200 square feet instead of 2,500 – 3,000 square feet due to affordability concerns. According to Forbes, the average mortgage payment for a \$500,000 home typically ranges between \$3,000 and \$3,600 per month. The exact amount depends heavily on your down payment and current interest rates (which are hovering around 6.5% for a 30-year fixed loan), with some loans average around 6% - 10% as a down payment. Still, this would not be considered affordable for the majority of households, simply looking at Mount Holly’s median household income of \$79,385. To emphasize, the law of averages is staff’s approach to the cost benefit analysis for new subdivisions requesting annexation, where some developments will have homes ranging from \$300,000 to \$600,000 with the average being \$450,000 in terms of tax value.

Fiscal Impact

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

Manager/Staff Recommendation

This presentation is for informational purposes only, and staff will be glad to answer any questions.

Attachments

1. Presentation on Development & Annexation Process_Handout (8-24-26)

Development and the City's Annexation Process

Greg Beal, Planning Director
City Council Work Session
August 24, 2026



GROWTH DYNAMICS

History of Growth via Annexation

The Cyclical Growth Model

- Charlotte Metro Demand: High desirability drives strong builder/developer interest.
- Supply Shortages: Low housing supply triggers contract acquisitions contingent on zoning.
- Infrastructure Check: Progress relies heavily on water/sewer capacity and Future Land Use Map alignment.
- The Development Lull: Markets experience a multi-year build-out cooldown period before repeating.

Historical Annexation Spikes

2001 & 2005 — Early structural growth waves

2013 & 2017 — Mid-decade recovery expansions

2020 & 2025-26 — Recent high-demand cycles

Year	Mount Holly Population
2025	19,033 (<i>Estimate</i>)
2020	17,703 (<i>Census</i>)
2015	14,919
2010	13,656 (<i>Census</i>)
2005	10,988 (<i>Estimate</i>)
2000	9,618 (<i>Census</i>)

This represents a 2.7% annual growth rate for the City of Mount Holly



STRATEGIC DIRECTION

Plan Mount Holly: Land Use Plan

Serviceable Placetypes vs. Rural Risks

- Annexations are most-often within the Neighborhood Residential Placetype: Located inside core boundaries; utility extension is highly cost-effective and serviceable.
- Rural Residential: Outside standard utility boundaries; staff explicitly discourages petitions due to high costs to serve; occasional development calls for these properties.
- Service Commitments: Growth boundaries determine feasibility for water/sewer, police, fire, and solid waste collection.

Key Policy Goals for Consistency

- Housing Continuity: Maintain healthy, market-resilient residential housing volumes.
- Diverse Options: Encourage varied structural layouts and layouts supporting 'age-in-place' transitions.
- Multimodal Connectivity: Mandate integrated vehicular links, public greenways, and sidewalks via TIA vetting.



SEEKING PUBLIC INPUT

Plan Mount Holly: Community Engagement

Total Engagement Impact: 950+ Touchpoints | 30,000+ Data Points | 1,400+ Comments

PHASE ONE: Vision & Needs

PURPOSE

Educate participants on purpose/process; collect input on community vision.

EVENTS

Steering Committee (6/19/19), Stakeholder Symposium (7/25/19), Online Survey (7/25-9/13/19), Public Workshop (8/27/19).

PARTICIPATION

600+ Touchpoints | 25k+ Data Points | 1,200+ Comments

KEY TAKEAWAYS

- Protect small-town feel & promote downtown.
- Prioritize adequate parks & transit facilities.
- Balance the amount and type of growth.

PHASE TWO: Growth Strategy

PURPOSE

Confirm findings from Phase 1; collect specific input on growth strategy.

EVENTS

Steering Committee (9/25/19), Public Workshop (12/3/19), Council Briefing (2/10/20).

PARTICIPATION

100+ Touchpoints | 500+ Data Points | 50+ Comments

KEY TAKEAWAYS

- Strong support for the proposed growth strategy.
- Deliberate conversations on growth types.
- Support for facility/program recommendations.

PHASE THREE: Land Plan Refinement

PURPOSE

Present Land Plan elements; collect final input before writing report.

EVENTS

Steering Committee (2/12/20), Online Survey (3/30-4/15/20), Steering Committee (4/30/20).

PARTICIPATION

250+ Touchpoints | 4,500+ Data Points | 140+ Comments

KEY TAKEAWAYS

- Support for Future Land Use Map & policies.
- Suggested modifications to focus areas.
- Need clear definitions for place types.



OUR COMMUNITY VISION

Vision and Principles

Vision Statement: Mount Holly preserves and enrich its distinctive character rooted in our small-town feel, stunning Catawba River setting, and active community connection



Multiple Centers

Downtown remains the heart, supported by unique, mixed-use activity centers with strong neighborhood connections.



Corridors & Gateways

Critical links promote access, celebrate small-town scale, and announce arrival via distinct gateway design cues.



Infill Opportunities

Development in established areas near Downtown maximizes service efficiency while matching existing patterns.



Housing Portfolio

Diversifies housing types within new neighborhoods to support mixed-income brackets and age-in-place options.



Design & Identity

Nurtures recognizable character via consistent streetscape details, crosswalk aesthetics, and trail connectivity.



STRATEGY FRAMEWORK

Conceptual Growth Strategy

Current & Projected Conditions > Community Feedback > **Growth Ideas & Map** > Preferred Strategy

Protect Small-Town Future
Protect and promote Mount Holly's unique small-town identity and heritage.

Multimodal Mobility
Connect people & places with transit/pedestrian options while managing vehicular flow.

Parks & Natural Places
Acknowledge that parks, greenways, and natural areas add immense community value.

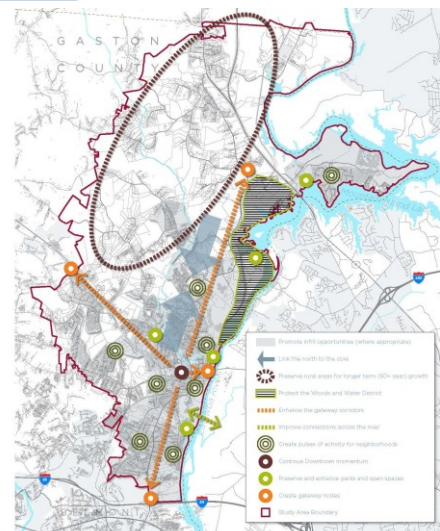
Focus in Key Centers
Accommodate growth primarily within existing and designated future activity centers.

Leverage Downtown
Promote & leverage Downtown as a vibrant cultural and economic hub.

Growth as Opportunity
Embrace managed growth to enhance local infrastructure, assets, and community benefits.

Balanced Growth
Strike a sustainable balance regarding the scale and specific types of new development.

Targeted Mixed-Use
Encourage walkable mixed-use centers in the right locations and at the proper scale.



GOVERNANCE & RULES

Understanding the Annexation Process

The 11-Step Annexation Process from Land Use Plan

- Gatekeepers of Equity: Planning Staff and Technical Review Committee enforce rules universally.
- No exceptions: Applicants cannot skip steps of bypass standard procedures via circumventing established processes.
- Strict Presentation Criteria: No project is brought forward to the Planning Commission (recommendation board) and City Council until every technical milestone is completed.

Mandatory Evaluation Metrics:

- Design Matrix: Must achieve a "Very Good" score,
- Cost Benefit Analysis: Positive net impact statement; the City should not subsidize development.
- Traffic Impact Analysis (TIA): Mandated by ordinance to ensure developers are mitigating their traffic impacts.
- CD Rezoning: Rezoning where agreed-upon conditions are placed on the proposed development; CD rezoning may be contingent upon annexation approval but not vice versa.
- Legal Execution: Annexation agreement reviewed by TRC and City Attorney and executed by applicant.



INFRASTRUCTURE CAPACITY

TIA & The Role of NCDOT

NCDOT Planning Framework

- STIP Lifecycle: Roadway expansion initiatives are reassessed on a strict 10-year planning cycle by NCDOT.
- Reactive Engineering: Upgrades are deprioritized for Grade 'B' roads; focus shifts only when levels hit Grade 'F'.
- Local Mandate: Mount Holly has strictly codified mandatory developer TIAs by ordinance since 2017, one of the first towns in the region to do so.
- Why this matters? NCDOT thresholds are 3,000 vehicles per day (VPD) while Mount Holly thresholds are 1,000 VPD or 100 Vehicles per Peak Hour. Little to no mitigation improvements if NCDOT standards were followed.



Case Study & Corridor Vetting

- The Imagery Subdivision Precedent: Grade 'F' rating at NC Hwy 16 & Lucia-Riverbend Hwy forced developer-funded improvements, in June 2017 annexation, leading to ordinance adoption later that year.
- Active Corridor Vetting: City maps traffic counts and growth factors along major thoroughfares like Hwy 273 to plan future traffic signals and lanes.
- Widening of Hwy 273 from A&E Drive to Lanier Avenue has been on the Comprehensive Transportation Plan through the GCLMPO for NCDOT funding. It has not scored high enough compared to other local or regional highway projects.
- According to Kimley-Horn, there are about 12,000 vehicles per day on this section of road, and 15,000 vehicles per day is considered the standard for widening two lane roads.

PUBLIC FACILITIES

Gaston County Schools Metrics

Data-Driven Communication

- Shift to Hard Data: Transitions from open statements ('welcome all') to real student enrollment numbers.
- Steady Enrollment: General student populations across Mount Holly and Gaston County are stable with minor fluctuations around towns.
- Reduced Strain: Lower active enrollment mitigates school overcrowding risks when reviewing annexations.

Developers are required to contact Gaston County Schools during the annexation process to gain feedback on their proposed subdivision.

Capital Costs & Realities

- Reactive Capital: Infrastructure responds to peak limits. Ex: Stuart Cramer High opened in 2013 (\$63M via school bonds).
- Current Regional Standards: High school construction costs in Charlotte metro trend between \$130M and \$190M.
- Fiscal Protection: If current capacities are under-enrolled by hundreds, tax dollars should not fund new school sites.



School	Enrollment	Capacity
Pinewood Elementary	490	606
Mount Holly Middle	570	796
Stuart W. Cramer High	953	1326
Ida Rankin Elementary	533	*
Catawba Heights Elementary	238	*
East Gaston High	917	*

-Source Gaston County Schools, verified by National Center for Education
*School capacity not provided for these schools

INFRASTRUCTURE CAPACITY

Growth Impacts to Utility Systems



Decommissioned Mount Holly Waste Water Treatment Plant



Water and Wastewater Management

- External Pressure: Surrounding jurisdictions have approved expansion without correcting long-term wastewater impacts.

Example: In late 2021 and 2022, Charlotte Water shocked developers by announcing that the eastern basins of Cornelius, Davidson, and Huntersville, as well as parts of northeast Charlotte near University City, had completely run out of sewer capacity, but through rationing flow and expansion solved the deficiency and no formal moratorium went into effect. Only Troutman and Belmont are under active development moratoriums because of sewer capacity concerns amid growth.

- Developer Financial Accountability: Extension and upgrades are mandated entirely at the developer's cost; the City has partnered with past developers, such as Lennar with Imagery, to ensure that future growth is addressed and the City is reimbursed by future developments under a fair-share cost program (Dutchman's Creek Sewer & South Gateway Force Main projects).
- Strict Ordinance Vetting: Annexation agreements explicitly dictate infrastructure improvements before approval and note that the City has the final oversight on any connections, extensions and improvements, including location, size and length.
- Comprehensive TRC Oversight: Staff prevents favorable recommendations unless lines handle verified growth loads.
- Continuous Collaboration: Utilities Department integration keeps system capacity front-of-mind for current reviews.

NATURAL RESOURCE PROTECTION

Environmental Considerations

Watershed & Buffer Standards

- Protected & Critical Watershed: Mount Holly enforces strictly higher runoff/impervious limits than area towns not located along the Catawba River.
- Enhanced Stream Buffers: Voluntary annexations require a 100-ft buffer on each side (vs. the 30-ft state minimum).
- Natural State Preservation: Developers must preserve at least 10% of the site in its original, untouched natural state.



Canopy & Public Green Space

- Tree Protection: Mandatory urban tree planting and dedicated tree-save zones are strictly checked.
- Regional-Peak Standards: The City maintains one of the region's highest criteria for usable open space.
- Recreation Requirements: Built-out communities must guarantee clear functional neighborhood recreation areas.



SOCIOECONOMIC CONTEXT

Housing Affordability Dynamics

Market Benchmarks & Supply

- Charlotte Metro Centralina 2025 Data: Average monthly metrics reflect \$1,600 mortgages vs. \$1,200 rental baselines.
- Workforce Gaps: Attracting educators, firefighters, and officers requires diverse housing profiles.
- The Availability Paralogism: Historically 'affordable' units exist but remain occupied with minimal active market velocity.

Income Realities & Design Shifts

- Purchasing Floor: Forbes lists standard 6.5% rate payments on a \$500k home at \$3,000–\$3,600/mo.
- Income Divergence: These market costs surpass logical limits for Mount Holly's \$79,385 median household income.
- Downsizing Footprints: Buyers favor compact 2,000–2,200 sq. ft. plans over old 2,500–3,000 sq. ft. models.
- Law of Averages: Subdivision valuations blend \$300k–\$600k builds, netting a stable \$450k mean tax asset baseline.



WHAT LIES AHEAD

Current Annexation Overview

Subdivision Name	Current Status	Proposed Lot Size	Proposed Lot Size
Silos Ridge (171 Homes)	TIA Started	46 x 130.5 (6,000 SF)	56 x 130 (7,280 SF)
Chestnut Hills (200 Homes)	CBA Wrapping-up and Annexation Agreement	65 x 125 (8,125 SF) 60 X 135 (8,100 sq ft)	80 x 135 (10,800 SF)
Broadleaf (509 Homes)	Second TIA Complete CBA Wrapping-up Annexation Agreement	55 x 125 (6,875 SF)	62 X 135 (8,370 SF)
Willowside Grove (226 Homes)	Holding; Awaiting Chestnut Hills Decision Needed Sewer Easement	46 X 120 (5,520 SF) 54 x 125 (6,750 SF)	75 x 125 (9,375 SF)
Maple Creek Villas (46 Townhomes)	Second Review Underway	TBD	



Leacroft – 167 Homes; Southaven – 160 Townhomes; Holly Heights – 207 Townhomes and 1714 N. Main Street – 129 Townhomes (Pending Annexation Approval) totaling 496 Townhomes and 167 Single-Family Homes have not started construction. No current inventory of homes. Infill lots have accounted for 41 new homes since January 1, 2000.

Past Denials or Retractions: Green Meadows – 365 Homes; Holly Springs – 283 Homes; Cox Lake Rd Property – 250 Homes, totaling 898 Homes, which were not approved for annexation into Mount Holly's city limits.