



December 10, 2018 Council Meeting

Mayor Bryan Hough
Mayor Pro-Tem Perry Toomey
Councilwoman Carolyn Breyare
Councilman Charles McCorkle
Councilman Jeff Meadows
Councilman David Moore
Councilwoman Lauren Shoemaker
Kemp Michael, City Attorney
Danny Jackson, City Manager

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL**



**December 10, 2018
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

Pastor Shannon Williams of Finish Line Christian Center

PLEDGE OF ALLEGIANCE

Boy Scout Troop 59

SET THE AGENDA

CONSENT AGENDA

1. Approval of the 2019 Council Meeting Calendar
2. Approval of Amended Audit Contract
3. Approval of Surplus Property
4. Approval of Reappointment of Planning Commission Members
5. Approval of Plat for Water's Edge Subdivision
6. Call for a public hearing, regarding a request by Eric Lanier, for a rezoning of Tax Parcel ID #'s 221751 from R-1 Gaston County to Single Family Conditional District Single Family.
7. Approval of the minutes of the November 12, 2018 Council Meeting

PRESENTATIONS

1. Special Recognition
2. Presentation of Employee Service Awards
3. New Employee Introductions

*Mayor Bryan Hough
Mayor Bryan Hough
Department Heads*

PUBLIC HEARING

1. Public Hearing on an amendment to the Downtown Development Manual for limiting the types of colors for painting commercial buildings
Brian DuPont
2. Public hearing to consider an application, submitted by the City of Mount Holly, to rezone a 2.06 acre tract of land and a 0.02 acre tract of land, Parcel ID #'s 222554 and 123513, located at 725 Elm Street, from H-1 Heavy Industrial and Residential Downtown, respectively, to Conditional District Commercial-Multifamily.
Greg Beal

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

NEW BUSINESS

OTHER BUSINESS

CLOSED SESSION

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

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: City Council	Date: December 7, 2018
From: Danny Jackson, City Manager	Meeting Date: December 10, 2018
Agenda Item to be considered: Consent Agenda Item #1, Approval of 2019 Council Meeting Schedule	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Attached you will find a copy of the 2019 Council Meeting schedule.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☐ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☐ N/A
Budget Transfer required	☐ YES ☐ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: <u>Approval</u>	
Result of City Council Decision: _____	
Attachments: 1. 2009 Meeting Schedule	

2019 City Council Meeting Schedule

Council Meetings	Work Session Meetings
January 14, 2019	January 28, 2019
February 11, 2019	February 25, 2019
March 11, 2019	March 25, 2019
April 8, 2019	April 22, 2019
May 13, 2019	May 20, 2019
June 10, 2019	June 24, 2019
July 8, 2019	July 22, 2019
August 12, 2019	August 26, 2019
September 9, 2019	September 23, 2019
October 14, 2019	October 28, 2019
November 11, 2019	no meeting
December 9, 2019	no meeting

All Council meetings begin at 7:00 p.m. All meetings are held in the Council Chambers at the Municipal Complex located at 400 East Central Avenue, Mount Holly, NC 28120. All Work Session Meetings are held on the 4th Monday of the month at 6:30 p.m. in the Council Chambers unless otherwise noted.

Whereas	Primary Government Unit City of Mount Holly, NC
and	Discretely Presented Component Unit (DPCU) (if applicable) Mount Holly Tourism Development Authority
and	Auditor Martin Starnes & Associates, CPAs, P.A.

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for	Fiscal Year Ending 06/30/18	and originally due on	Audit Report Due Date 10/31/18
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hereby agree that it is now necessary that the contract be modified as follows.

☒ Modification to due date:

☐ Modification to fee:

Original due date 10/31/18	Modified due date 01/31/19
Original fee	Modified fee

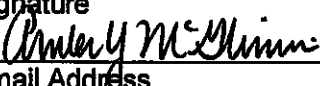
EXPLANATION OF MODIFIED CONTRACT TERMS

Please provide an explanation for the modification of terms. If the amendment is submitted to extend the due date, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years.

Additional time is needed due to limited staff to complete the audit timely

By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.

SIGNATURE PAGE**AUDIT FIRM**

Audit Firm Martin Starnes & Associates, CPAs, P.A.	
Authorized Firm Representative (typed or printed) Amber Y. McGhinnis	Signature 
Date 11/20/18	Email Address amcghinnis@martinstarnes.com

GOVERNMENTAL UNIT

Governmental Unit City of Mount Holly, NC	
Date Primary Government Unit Governing Board Approved Audit Contract (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
Mayor/Chairperson (typed or printed) Bryan Hough, Mayor	Signature
Date	Email Address bhough@mtholly.us

Chair of Audit Committee (typed or printed, or "NA") NA	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE***ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT****(Pre-audit certificate not required for charter schools or hospitals)*

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer	Signature
Date of Pre-Audit Certificate	Email Address

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU Mount Holly Tourism Development Authority	
Date DPCU Governing Board Approved Audit Contract (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
DPCU Chairperson (typed or printed) Wendy Foster, TDA Chair	Signature
Date	Email Address wendymfoster13@gmail.com

Chair of Audit Committee (typed or printed, or "NA") NA	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE

ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT

(Pre-audit certificate not required for charter schools or hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: December 5, 2018
From: Miles Braswell, Asst. City Manager	Meeting Date: December 10, 2018
Agenda Item to be considered:	
Surplus Property	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
The following attachment contains items that need to be considered surplus.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation: Declare property surplus per the attachment	
Result of City Council Decision: _____	
Attachments: Resolution and Surplus Property List	

<u>Department</u>	<u>Asset #</u>	<u>Qty</u>	<u>Equipment/ Vehicle Year</u>	<u>Equipment/ Vehicle Make</u>	<u>Model</u>	<u>VIN or Serial #</u>	<u>Description</u>	<u>Known problems</u>	<u>Date to Council</u>
Utilities	NA	1	2010	Wacker Corp.	PDT3A	5454769	3 inch gasoline diaphragm pump	Motor not running. Seals and diaphragm bad	12/10/2018



City of Mount Holly Action Agenda Item

To: Planning Commission

Date: 12-5-18

From: Brian DuPont

Meeting Date: 12-10-18

Agenda Item to be considered: Approval of Reappointment of Planning Commission Members

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request : Terms for certain members of the Planning Commission are expiring at the end of the year and need to be reappointed by Council for an additional 3 year term.

Melanie Nichols – New Term Expires: December 2021
Rodney Williams – New Term Expires: December 2021
Teraseta Ellerbe – New Term Expires: December 2021

All members accepted the term extensions. Planning Commission unanimously recommended approval.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation:

Staff recommends reappointing these members for an additional 3 year term.

Result of City Council Decision:

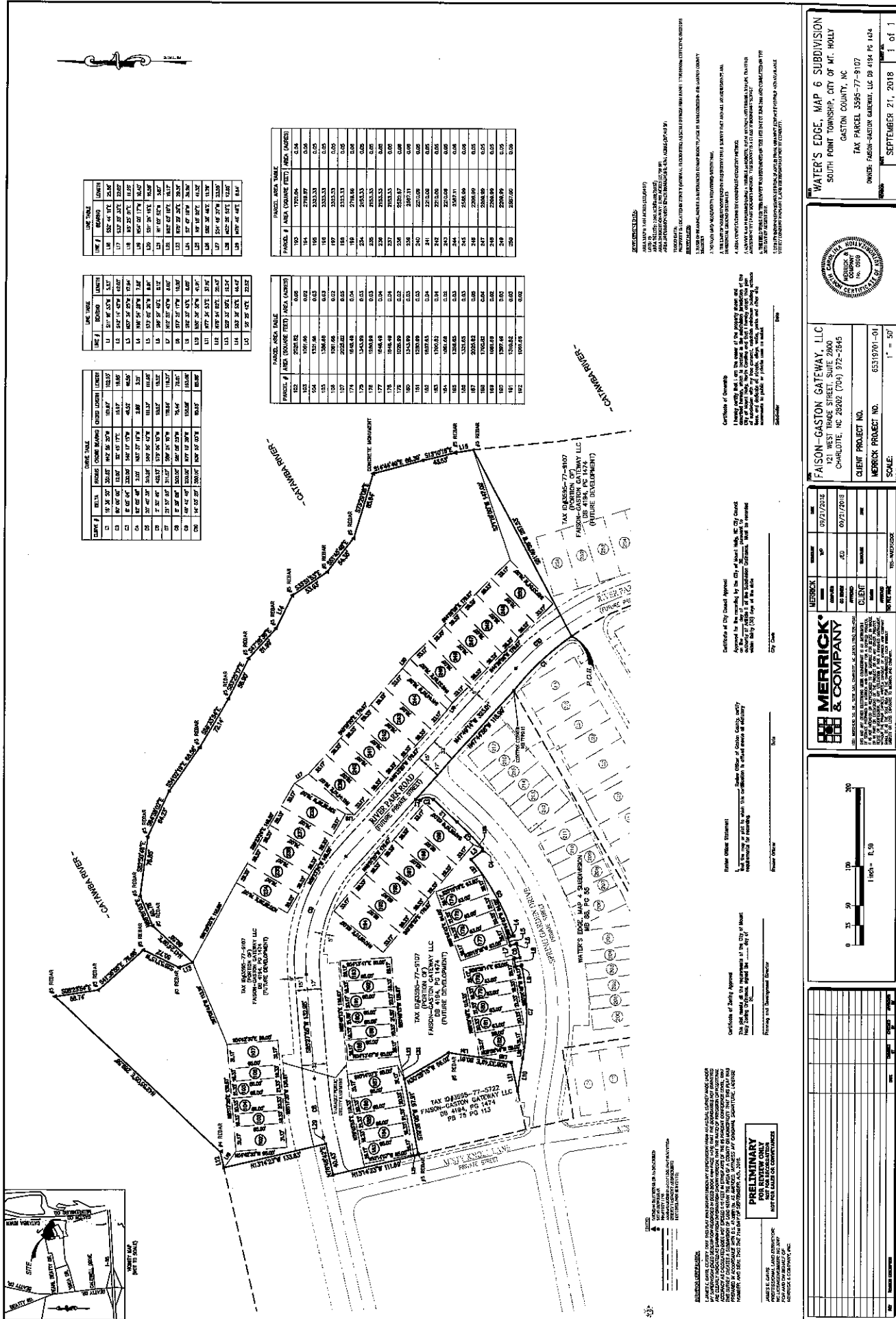
Attachments:

- 1.
- 2.
- 3.



City of Mount Holly Action Agenda Item

To: City Council	Date: 12-5-18
From: Brian DuPont	Meeting Date: 12-10-18
Agenda Item to be considered: Approval of Water's Edge Map 5-6 Final Plat.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Brookline Homes has requested that the City of Mount Holly approve Map 5 and 6 of the Water's Edge Subdivision. These are the last 2 phases of the development and consist of 58 townhome units zoned R-8 Multi-Family/Conditional Use. The Letter of Credit has been approved by the City Engineer and City Attorney and the Subdivision Agreement is in the process of being finalized. Planning Commission unanimously recommended approval of the two plats.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Staff recommends the approval of the plats for Maps 5-6 of Water's Edge Subdivision.	
Result of City Council Decision: _____	
Attachments: 1. Plat of Maps 5-6 Water's Edge Subdivision	



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DECLARATION

I, JOHN DOE, of 123 MAIN STREET, ANYTOWN, CA 90210, do hereby certify that the foregoing is a true and correct statement of the facts and circumstances as to the above-captioned matter, and that I am not aware of any other facts or circumstances that would materially affect the truth or accuracy of the foregoing.

SIGNATURE

JOHN DOE

DATE

10/26/2023

City Clerk

[illegible]

Certificate of Zoning Approval
 This document is the instrument of the City of Mount
 Pleasant, South Carolina, signed this _____ day of _____, 20____.
 Planning and Development Director

PRELIMINARY
NOT FOR REPRODUCTION
OFFICE SALES OR COMPLIANCE

AUTHORED CONTRIBUTIONS

JAMES E. GAVIN, CHIEF, CHIEF OF BUREAU OF PROFESSIONAL STANDARDS, NATIONAL ASSOCIATION OF PROFESSIONAL MANAGERS, INC. (NAPM), 1000 N. W. 11TH AVENUE, SUITE 1000, MIAMI, FL 33136

JAMES E. GAVIN, CHIEF, CHIEF OF BUREAU OF PROFESSIONAL STANDARDS, NATIONAL ASSOCIATION OF PROFESSIONAL MANAGERS, INC. (NAPM), 1000 N. W. 11TH AVENUE, SUITE 1000, MIAMI, FL 33136

[illegible]



City of Mount Holly Action Agenda Item

To: City Council From: Jonathan Wilson	Date: December 6, 2018 Meeting Date: December 10, 2018
Agenda Item to be considered: Call for a public hearing, regarding a request by Eric Lanier for a rezoning of Tax Parcel ID 221751 from R-1 Gaston County to Single Family Conditional District.	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request: An application was received by staff requesting a rezoning. The property is currently located in Gaston County's zoning jurisdiction and zoned R-1. The property is approximately 138 acres in size. The applicant wishes to rezone the property to a Conditional District to include Single Family Residential as detached homes. Additionally, the applicant is requesting annexation into the City of Mount Holly.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: At the November Planning Commission meeting the Planning Commission made a recommendation to City Council to call for a public hearing for this rezoning request. Staff and the Planning Commission would like to request that the public hearings be held in the month of February.	
Result of City Council Decision: _____	
Attachments:	

**City of Mount Holly
Mount Holly City Council Meeting
Monday, November 11, 2018
Council Chambers
7:00 pm**

Call to Order

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

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem Perry Toomey	Miles Braswell, Assistant City Manager
Councilwoman Carolyn Breyare	Ryan Baker, Fire Chief
Councilman Charles McCorkle	Tony Walker, Assistant Streets and Solid Waste Director
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilman David Moore	Don Roper, Chief of Police
Councilwoman Lauren Shoemaker	Greg Beal, Planning Director
Kemp Michael, City Attorney	Africa Otis, Finance Director

Invocation

Dr. Kendall Cameron the Pastor at First Baptist Church in Mount Holly gave the invocation.

Pledge of Allegiance

Boy Scout Troop 59 of the First United Methodist Church in Mount Holly led attendees in the Pledge of Allegiance.

SET THE AGENDA

With no changes to the agenda, Councilwoman Breyare set the agenda as presented. Councilman Moore seconded the motion. All council members voted in favor. (Motion carried)

CONSENT AGENDA

1. Approval of Amendment to the Grand Hall Rental Policy and Fee Schedule
2. Call for public hearing on an amendment to the Downtown Development Manual for limiting the types of colors for painting commercial buildings
3. Call for public hearing for a rezoning of 725 Elm Street, Gaston County Parcel ID 123513 from H-1 Heavy Industrial to Conditional District
4. Final Plat Approval of Imagery on Mountain Island Phase 1, Maps 9-11
5. Approval of the minutes of the October 8, 2018 Council Meeting
6. Approval of the minutes of the October 22, 2018 Work Session Meeting

Councilwoman Shoemaker made a motion to approve the consent agenda. Mayor Pre Tem Toomey seconded the motion. All Council Members present voted in favor. (Motion carried)

PUBLIC HEARING

1. Public hearing on amendment to the Downtown Development Manual for repeal of residential design standards that are illegal under NC General Statute 160A-381, Part H

Mr. Wilson advised that Planning Staff is in the process of making updates to the Downtown Development Manual. During the process staff has discovered discrepancies with current legislation as it relates to design standards for single family residential homes in our downtown. He advised that only language that regulates the aesthetics of residential buildings is being recommended for repeal.

At this time, Councilman Moore made a motion to enter in to Public Hearing. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried) With no one signed up to speak, Councilman McCorkle made a motion to close the public hearing. Mayor Pro Tem Toomey seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Meadows made a motion to approve the amendment to the Downtown Development Manual for repeal of residential design standards that are illegal under NC General Statute 160A-381, Part H. Councilman McCorkle seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

James Houghman advised that he lives in the Riverbend area and has for the past 16 years. He came before the City Council to ask for Council's help with the poor internet service that is provided by Spectrum. He advised that in this day in time the internet affects all aspects of life from working from home to kids home work to home security. He further advised that he has been waiting some time for Spectrum to improve their services and is now asking for help from the City Council.

OLD BUSINESS

1. Consideration and Approval of City Summit Memorandum of Understanding

Mr. Jackson advised that all entities in Mount Holly have come together and agreed to work together for the greater good of the City. Mr. Jackson introduced members of the City Summit. Mayor Hough thanked the members for their interest in the City. Mayor Pro Tem Toomey made a motion to approve the City Summit Memorandum of Understanding. Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)

NEW BUSINESS

1. Consideration and Approval of an Amendment to the Naming Rights Policy

Mr. Jackson advised that the Parks and Recreation Committee met on October 23rd and voted unanimously to adopt the proposed amendment to the Naming Rights Policy. Councilman Moore made a motion to approve the amendment to the Naming Rights Policy. Councilman McCorkle seconded the motion. All Council Member voted in favor. (Motion carried)

2. Consideration and Approval of an Naming Rights Application

Danny Jackson

Mr. Jackson advised that at the October 23rd Parks and Recreation Meeting the Commission recommended that the Council make a counter proposal to the applicant. The first would be to pay the renovation expenses of \$1.2 or join into a fundraising campaign with the City to raise the funds for renovating the gym. Council agreed that Mr. Jackson talk with the applicant's attorney and discuss the condition of the gym and the sum of the proposed renovations and bring back at a future meeting.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Meadows made the motion to adjourn the November 12, 2018 Council Meeting. Councilman Moore seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 7:41 p.m.

PRESENTATIONS

[illegible]



To: Mayor and City Council From: Danny Jackson, City Manager	Date: December 7, 2018 Meeting Date: December 10, 2018																															
Agenda Item to be considered: Introduction of New Employees																																
Empty space for notes																																
Will this require a public hearing? ☐ YES ☒ NO																																
Background/Purpose of Request : Periodically new employees with the City will come before Council for a formal introduction.																																
Empty space for notes																																
Fiscal Impact: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%;">Will Item affect current budget</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Reviewed by Finance Director</td> <td>☒ YES</td> <td>☐ NO</td> <td>☐ N/A</td> </tr> <tr> <td>Preaudit Certification required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Capital Project Ordinance required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Budget Transfer required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Total City Dollars:</td> <td colspan="2">\$</td> <td rowspan="2"></td> </tr> <tr> <td>Budget Code</td> <td colspan="2"></td> </tr> <tr> <td>Reviewed by City Attorney</td> <td>☐ YES</td> <td>☐ NO</td> <td>☐ N/A</td> </tr> </table>		Will Item affect current budget	☐ YES	☐ NO	☒ N/A	Reviewed by Finance Director	☒ YES	☐ NO	☐ N/A	Preaudit Certification required	☐ YES	☐ NO	☒ N/A	Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A	Budget Transfer required	☐ YES	☐ NO	☒ N/A	Total City Dollars:	\$			Budget Code			Reviewed by City Attorney	☐ YES	☐ NO	☐ N/A
Will Item affect current budget	☐ YES	☐ NO	☒ N/A																													
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Budget Transfer required	☐ YES	☐ NO	☒ N/A																													
Total City Dollars:	\$																															
Budget Code																																
Reviewed by City Attorney	☐ YES	☐ NO	☐ N/A																													
Manager/Staff Recommendation:																																
Result of City Council Decision: _____																																
Attachments: None																																

PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 12-5-18 Meeting Date: 12-10-18
Agenda Item to be considered: Public hearing for a text amendment to the Downtown Development Manual for limiting the types of colors for painting Commercial Buildings.	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request : In October, staff held public hearings to amend the Downtown Development Manual to insert specific steps for painting and maintaining existing painted buildings in the Downtown Overlay District. During the public hearing before City Council, this item was adopted and Council directed staff to bring back a recommendation for limiting the types of colors for painting commercial buildings. Under Section 4.3, Restoration & Addition of Commercial Buildings, Section 8, Design Review and Section 10, Appendix, it is recommended to add the following language: <u>Commercial buildings in the downtown overlay zoning district that are to be painted must follow the process for painting commercial buildings outlined in the Appendix. Keep color scheme simple using no more than 4 colors on entire building. When selecting a color scheme, the colors should complimentary to the building material of the structure or others in the area (such as the dark red-brown brick or buff, taupe, or gray hints of stone) or soft muted earth tones or pastels. Accent colors should be used sparingly and only on architectural details. Do not use loud, harsh, overly vivid, bright or showy color schemes. Spray-on vinyl coatings are not an appropriate substitute for paint.</u> This language was developed after looking at other jurisdictions in North Carolina (Belmont, Statesville and Goldsboro) as well as Charleston, SC. From research found there are two manners to restrict downtown either via a Development Manual (Statesville, Goldsboro, Mount Holly) or a Historic Preservation Commission (Belmont and Charleston). The primary difference is the level of review by either staff (Manual/Ordinance) or separate review Commission. City Council through adoption of the original Downtown Development Manual in 2005 has chosen this method.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Review and approval for an amendment to the Manual for Downtown Development for the color limitation for painting commercial buildings in the Downtown Overlay District.	
Result of City Council Decision: _____	
Attachments:	
1. Other City example language and recommended language	
2. Picture Examples of downtown buildings	
3.	

Goldsboro, NC

Paint schemes for Federal and Greek Revival buildings often used colors with high contrast in an attempt to replicate traditionally used marble materials. These buildings usually had white trim with shutters painted a dark color such as green or black. In paint schemes for Italianate style buildings wood siding was often painted to resemble masonry with grays and earth tones being most popular. Trim was painted in contrasting colors including browns, grays and fawn. Victorian houses often used bright colors, with the darkest colors reserved for the trim, and often with the use of more than two colors. There are many printed and online resources discussing color palettes for Victorian-era houses. Although bright colors were common in Victorian houses, it may be wise to consider the context: the brilliant colors of San Francisco Victorians may be a little out of place among more conservatively painted houses in Goldsboro. Gold, yellow, sage green, dark red, and dark blue with white or cream trim appear to have been common colors used in the Victorian era in Goldsboro. There is information available locally and nationally about period-appropriate color choices, and many paint brands now carry historic or even "National Trust"-approved colors.

Statesville, NC

Keep color scheme simple using no more than four colors on entire building. Please reference the Building Materials and Planning Reference Manual for appropriate color schemes. If there is not a color scheme suitable to the applicant, it will be up to the applicant to create a color scheme that is keeping within the historic period in which the structure was built. Supporting documentation will need to be provided. Note: Usually soft muted earth tones or pastels for the base or body of the building. Actual colors of, or complimentary to, the dominant neutral building material of the structure or others in the area (such as the dark red-brown brick or buff, taupe, or gray hints of stone) are recommended. Do not use loud, harsh, or garish colors. Accent colors should be used sparingly and only on architectural details. Enhance the architectural character of a historic building through appropriate placement of exterior paint colors. Spray-on vinyl coatings are not an appropriate substitute for paint

Belmont, NC

Any changes in the downtown historic district must be reviewed and approved by the Historic Preservation Commission and issued a Certificate of Appropriateness.

Charleston, SC

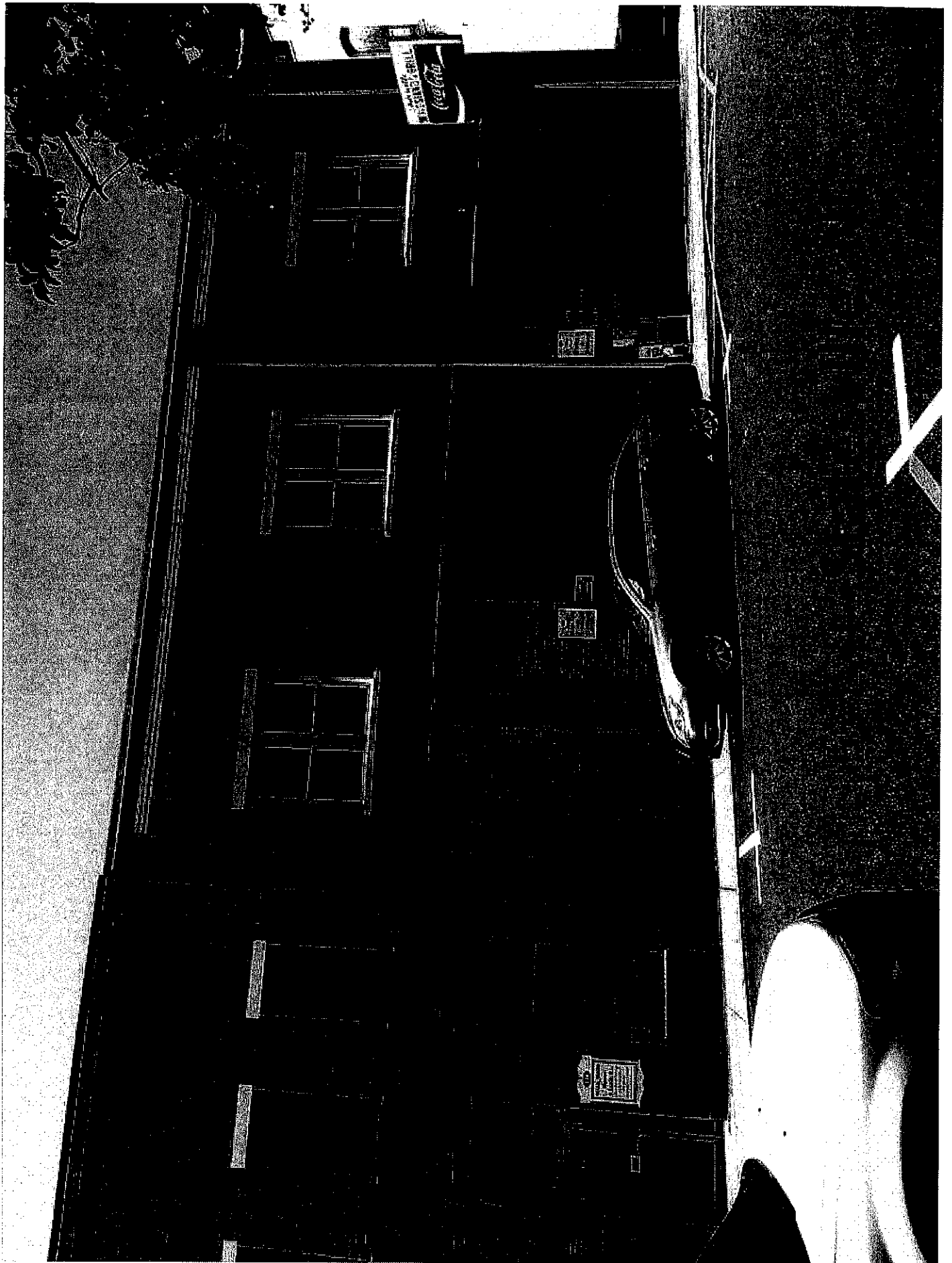
Any changes in a historic district or site (Rainbow Row, Old Historic District) must be reviewed and approved by the Board of Architectural Review.

Recommendation

Commercial buildings in the downtown zoning district that are to be painted must follow the process for painting commercial buildings outlined in the Appendix. Keep color scheme simple using no more than 4 colors on entire building. When selecting a color scheme, the colors should be complimentary to the building material of the structure or others in the area (such as the dark red-brown brick or buff, taupe, or gray hints of stone) or soft muted earth tones or pastels. Accent colors should be used sparingly and only on architectural details. Do not use loud, harsh, overly vivid, bright or showy color schemes. Spray-on vinyl coatings are not an appropriate substitute for paint.









City of Mount Holly Action Agenda Item

To: City Council Greg Beal, Economic Development	Date: December 5, 2018
From: Coordinator, Planning Director	Meeting Date: December 10, 2018

Agenda Item to be considered: Public hearing to consider an application by the City of Mount Holly to rezone a 2.06 acre tract of land and a 0.02 acre tract of land, Parcel ID #'s 222554 and 123513, located at 725 Elm Street, from H-1 Heavy Industrial and Residential Downtown, respectively, to Conditional District Commercial-Multifamily.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: At the October Council meeting, Council unanimously gave direction to move forward with a property owner initiated Conditional District Zoning for the City-owned Street and Solid Waste Property. Since this is a voluntary process, one must own the property before choosing this route.

A conditional district zoning process can be as complex as one wants to make it with voluntary conditions being attached to the use of the property. However, extra conditions, outside of minor ones and permitted uses that the Mayor and Council seek to allow on this property, will only limit the perspective tenants.

In lieu of a site specific plan with location of proposed buildings, and even more detail, the Zoning Ordinance allows for a general development plan to be submitted for consideration. The general development plan, sometimes referred to as a bubble plan, must include ingress/egress, parking areas and buildable or developable areas. This is similar to the plan and zoning attached to the Crescent Business Park tract, which the Planning Commission and City Council approved several months ago.

Based on some discussions, Council chose to limit the uses to the ones below:

- 1) Restaurant
- 2) Brew Pub
- 3) Microbrewery
- 4) Brewery
- 5) Distillery

However, after discussing the proposed uses with Danny Jackson and Miles Braswell, we were concerned that limiting the uses to five would strictly limit the site's marketability. Therefore, Sam Kline, Coldwell Banker MECA, and I met to discuss alternatives. Mr. Kline agreed and said that rather than limiting it to 5 commercial uses, he would allow mixed use residential, which would open up the site to a wider range of prospects. The City crafted language to state that in order to construct a maximum 30 multifamily units on site or office space, the developer would have to have dedicated commercial onsite, such as one or more of the five uses outlined above. After all, having maximum investment on this property and potentially putting it back on the tax scroll should be of high interest.

The required Public Involvement Meeting was held on November 29th from 3:00 PM until 6:00 PM. Property owners within 250 feet of said property were notified of the drop-in informational meeting. One property owner, Mary Dogan, attended the

meeting at 3:00 PM to learn more about the plan. She said that she planned to sell her two rental houses nearby, but was encouraged to hear that the City was considering uses that would not be detrimental to the surrounding neighborhood, such as intense manufacturing, which is currently allowed. Mrs. Dogan stated that she is happy that things are beginning to happen in the River Street Park Area, which she noted had been overlooked in the past.

In consideration of the proposed rezoning to Conditional District Commercial-Multifamily, the following conditions are proposed to be placed on this property:

General Development Conditions:

Flexibility should be allowed with parking and building area to allow creativity and compatibility with the surrounding neighborhood in the development of this site. All uses will confirm to the parking requirements found in Section 8 in the City of Mount Holly Zoning Ordinance. For example, restaurants shall have ten (10) parking spaces plus one (1) parking space for every three seats. General office space shall be required to have one (1) parking space per 200 square feet of net rentable area (Net rentable area shall be considered to be 80% of gross floor area unless otherwise shown by the applicant). Multifamily residences shall be required to have 1.5 parking spaces per dwelling unit. For example, if the maximum number of multifamily units were developed, forty-five (45) parking spaces would be required onsite (30 units X 1.5 = 45 parking spaces).

Permitted uses should take advantage of the existing parking area on the site; however, flexibility in the location of the parking area will be allowed during site plan review through the Technical Review Committee.

To achieve the mixed-use zoning for the property, which is permitted to include office and up to thirty (30) multifamily units, the development and operation of a 1) Restaurant; 3) Brew Pub; 3) Brewery; 4) Microbrewery and/or 5) Distillery must take place.

The Commercial Use(s), limited to the five (5) uses listed above, must be a minimum of 5,000 square feet in size. -Added by Planning Commission as a recommendation.

The developable area, including all new and/or renovation of existing buildings shall confirm to Section 5.20 as it relates to Architectural Standards for Commercial Buildings.

No vinyl or aluminum siding shall be allowed onsite.

Decorative capped lighting shall be required to reduce light pollution to the surrounding area.

The developable area and building footprints can be expanded so long as it confirms to Section 5.15 Watershed Overlay District requirements.

End of Proposed Conditions

Miles Braswell and I are working with City Attorney Kemp Michael to close the

numerous unopened street rights-of-way (3) on the property because they serve no purpose. Please refer to the attached survey map.

It is the recommendation that if the CD-Zoning of the site is approved, staff would work on a new survey of the property, upon consideration and approval of the closing of the unopened rights-of-way to be utilized in the marketing of the site.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation: The Planning Commission unanimously voted to recommend that Council approve the rezoning of 725 Elm Street, consisting of two parcels, a 2.06 acre tract and 0.02 acre tract, from H-1 Heavy Industrial and Residential Downtown respectively to Conditional District Commercial-Multifamily based on the above conditions with the addition that the commercial use be a minimum of 5,000 square feet in size.

Result of City Council Decision:

Attachments: Rezoning Application
Survey of Property
Zoning Map (color; separate email attachment)
General Development Plan (color; separate email attachment)
Section 14.5 Conditional District Zoning Process

**REZONING APPLICATION
CITY OF MOUNT HOLLY, NORTH CAROLINA**

Date Filed: November 14, 2018 Application Number: 11-14-18A

The undersigned does (do) hereby respectfully make the application and request to the City of Mount Holly to amend the Zoning Map of Mount Holly as hereinafter requested and in support of this application the following facts are shown:

1. The real property, sought to be rezoned, is owned in fee simple by: City of Mount Holly
Address: 400 East Central Avenue, Mount Holly, NC 28120 as evidenced by Deed Book
0702; 0238 on Page 0410; 0573 in the Gaston County Registry. There are no
restrictions or covenants of record appearing in the chain of title, which would prohibit the
property from being put to the use specified in Paragraph five (5) of this application.

2. The real property sought to be rezoned is located at/on 725 Elm
Street on the Left or Right side of the Sixth Street
(physical address) (circle one) (street)
between Third Avenue (unopened) and Second Avenue (Dutch Avenue Unopened), and
(street) (street)
has a Tax Listing of: Tax Parcel # 123513, portion of 123347. Said lot(s) has (have) a frontage
of 168.87 feet and is approximately 2.06 and 0.02 acres in size.

3. A complete legal description of the boundaries of said realty (to be completed by an attorney) is attached to this application along with a survey or tax map of said realty.

4. It is desired and requested that the real property herein described be rezoned from
H-1 Heavy Industrial and Residential Downtown Zone to Conditional District Commercial-
Multifamily Zone.

5. If Conditional District rezoning is requested, a site specific plan (see Appendix) is hereby
attached (check) X Yes or N/A.

6. If the Conditional District Rezoning is requested, it is proposed that the real property be
put to the following use, with the following specific improvements including building sizes and
proposed screening in accordance with the attached site plan as mentioned in Paragraph five (5).

Please see the attached General Development Plan and Proposed General Development
Conditions per Section 14.5 of the Zoning Ordinance.

7. Attached is a list of all the properties adjacent to the subject property including the
owners' name(s) and address and tax book, map, and parcel number of each lot as shown on the
Gaston County Tax Maps. Adjacent properties are considered all those immediately or
diagonally adjacent to the subject property, including any properties immediately across any
creeks, rivers, railroads, highways or other natural or man-made barriers.

City of Mount Holly
Name of Applicant(s)

Property Owner
Interest of Applicant in Subject Realty:
(Must be the owner if requesting
Conditional District Rezoning)

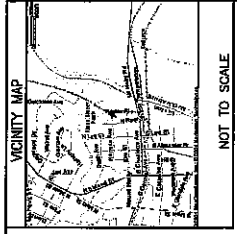
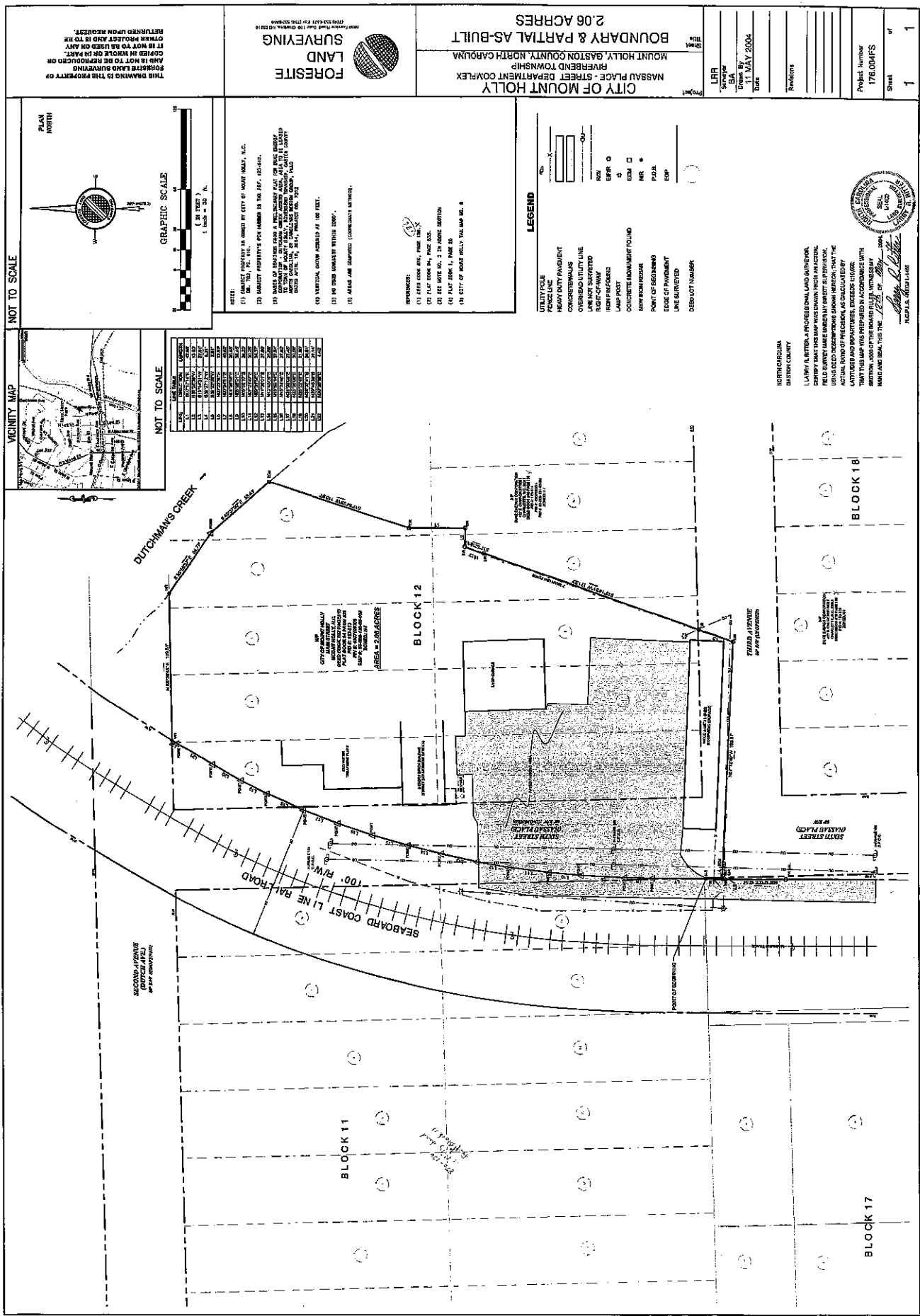
Applicant's Address: 400 East Central Avenue, Mount Holly NC 28210

Phone Number: 704-827-3931

Signature: Danny J. Jackson

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of (See Fee Schedule) at least 15 days prior to the Planning Commission meeting for initial consideration.

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acreage
123347	MT HOLLY CITY OF	PO BOX 406 , MT HOLLY , NC 28120-0406	330 N RIVER ST	0238	0573	08/20/1928	001	025	6.46
123363	NICHOLS JOHNNIE EARL NICHOLS DONNA BUCHANAN	534 DOGWOOD DR , MT HOLLY , NC 28120-0000	534 DOGWOOD DR	4233	0526	06/27/2006			5.29
123510	DOGAN ANTHONY NEIL SR DOGAN MARY JOSEPHINE	9000 CENTERGROVE LN , CHARLOTTE , NC 28214-9539	233 NASSAU PL	3564	0341	10/30/2002	004	104	0.21
123515	DUKE ENERGY CORPORATION	422 S CHURCH ST , CHARLOTTE , NC 28242-0900	735 ELM ST	2681	0586	07/14/1997			3.71
123509	DOGAN MARY JOSEPHINE	342 SCOTT ST , MOUNT HOLLY , NC 28120-1665	227 NASSAU PL	4608	0699	04/27/2012	005	104	0.34
123513	MT HOLLY CITY OF	PO BOX 406 , MT HOLLY , NC 28120-0406	725 ELM ST	0702	0410	08/13/1957	001	025	1.74
123512	MT HOLLY CITY OF	PO BOX 406 , MT HOLLY , NC 28120-0406	328 N RIVER ST	0870	0136	08/01/1964	001	025	3.01
123514	DUKE ENERGY CORPORATION	422 S CHURCH ST , CHARLOTTE , NC 28242-0900	ELM ST	2681	0586	07/14/1997			1.15



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AND IS NOT TO BE REPRODUCED OR
COPIED IN WHOLE OR IN PART.
OTHER PROJECTS AND IS TO BE
RETURNED UPON REQUEST.

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CITY OF MOUNT HOLLY
MASAU PLACE - STREET DEPARTMENT COMPLEX
BOUNDARY & PARTIAL AS-BUILT
MOUNT HOLLY, GASTON COUNTY, NORTH CAROLINA
2.06 ACRES

FORESTRE
LAND
SURVEYING



LEGEND

- UTILITY POLES
- FENCE LINE
- HEAVY DUTY PAINT
- CONCRETE UTILITY LINE
- OVERHEAD UTILITY LINE
- LINE NOT SURVEYED
- NEW PAINT
- CONCRETE MONUMENT FOUND
- NEW MONUMENT
- POINT OF BEGINNING
- EDGE OF PAVEMENT
- LINE SURVEYED
- DEED LOT NUMBER



LARRY A. RETTER, A PROFESSIONAL LAND SURVEYOR
STATE OF NORTH CAROLINA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 11111
EXPIRATION DATE: 12/31/2024
THIS MAP WAS PREPARED IN ACCORDANCE WITH
THE NORTH CAROLINA SURVEYING ACT OF 1972
AND THE RULES AND REGULATIONS OF THE
NORTH CAROLINA BOARD OF SURVEYING AND
MAPPING.

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deemed necessary to permit the city to determine the sufficiency and accuracy of the petition.

SECTION 14.5 CONDITIONAL DISTRICTS (CD)

A. Application

1. Petitioning for a CD zoning district is a voluntary procedure and can be initiated only by the owner(s) of the property (ies) in question or by his/her authorized agent. Every application for the rezoning of property to a CD district shall be accompanied by a site plan, drawn to scale containing all of the information outlined in Section 14.5 (B) of this Ordinance. The Administrator shall schedule a meeting with the applicant, prior to any public involvement meeting (PIM) being advertised and/or held to review the rezoning application and site plan to make sure that it meets, at a minimum, all minimum requirements of this Ordinance.
2. Furthermore, no application shall be considered complete unless it is accompanied by a fee, in accordance with a fee schedule approved by the governing board for the submittal of an application for rezoning to a CD district. Said fee shall be waived for any application submitted by any official or agency acting on behalf of the City of Mount Holly or the State of North Carolina.
3. The Administrator may require the petitioner to submit more than one copy of the rezoning application in order to have enough copies available to circulate to other government agencies for review and comment. When dealing with the conditional zoning district process, it may be desirable to request additional information in order to evaluate a proposed use and its relationship to the surrounding area. Therefore, the Planning Commission and/or City Council may request additional information [in addition to that required above], as they deem necessary.

B. Procedures

A pre-application meeting between the applicant and the Administrator shall be required in order to familiarize the applicant of the procedure for securing approval of a conditional use permit. The Administrator shall accept no conditional use permit application for review without such meeting having first occurred unless the Administrator determines that such meeting would not serve any meaningful purpose and waives the meeting requirement.

Procedures for application submittal are as follows:

- A. A complete conditional use permit application that is signed by the

applicant and which is accompanied by a submittal fee (in accordance with a fee scheduled approved by City Council) shall be filed with the Administrator.

- B. The application shall be accompanied by a drawing or plan, drawn to scale, that includes or is accompanied by the following:
 - 1. Name, address and phone number of the property owner (or his agent) and the property identification number of the property. (Note: The property owner or his authorized agent are the only two parties who may initiate a request for a conditional use permit).
 - 2. A boundary survey and vicinity map, showing the property's total acreage, general location in relation to adjoining streets, railroads and/or waterways, date and north arrow. The zoning classification of the property in question and contiguous properties shall also be shown. (In lieu of the boundary and survey maps, one or more up-to-date tax maps depicting the area in question may be submitted. Any required drawing or depiction of the proposed development or use shall not appear on the tax maps but rather shall appear on the drawing or plan.)
 - 3. The name and addresses of all owners, tax parcel numbers and existing land use(s) of all contiguous properties.
 - 4. Proposed use of all land and structures including the number of residential units proposed, if any, and total square footage of nonresidential development.
 - 5. Location of all proposed structures, their approximate area and exterior dimensions, height, and proposed number of structures.
 - 6. A description of all screening and landscaping required by the Zoning Ordinance and/or proposed by the applicant; the delineation of any wooded, landscaped or grassed areas existing prior to development and proposed to remain on the property once the development is completed.
 - 7. All existing easements, reservations and rights-of-way.
 - 8. Proposed phasing, if any, and approximate completion time for the project.
 - 9. Delineation of areas within the regulatory floodplain as shown on the official Federal Emergency Management Agency (FEMA) flood hazard boundary maps for Gaston County.

10. Traffic, parking and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets.
11. A list, if any, of all additional development conditions or standards that differ from those that would normally apply to that use. Only conditions that exceed the Zoning and Subdivision Ordinance minimum standards can be considered and listed by the applicant.
12. The Administrator reserves the right to waive the depiction of some or all of the information contained in paragraphs (5) through (10) when, in his opinion, such information is not a requirement of this Ordinance for the particular conditional use being requested. Notwithstanding, if either the Planning Commission or City Council determines that additional information as set forth in paragraphs (5) and (10) of this subsection is needed to render a recommendation or decision on the application, they may require the applicant to submit such additional information.
13. In lieu of showing all of the information in paragraphs (5) through (11) of this subsection, the applicant may submit a general development plan which shows on the proposed site, by land use type, the areas to be developed for buildings and parking and shall show all points of ingress and egress onto thoroughfares and collector streets.

C. Public Involvement Meeting

1. Once the requisite number of complete applications has been submitted to the Administrator and the requisite fees have been paid, and prior to the public hearing on the rezoning request, a Public Involvement Meeting (PIM) shall be scheduled and held. Such meetings shall occur prior to any recommendation by the Planning Board and approval by the City Council. The PIM is designed to provide a framework for creating a shared vision with community involvement directed by the applicant in accordance with the following requirements:
 - a. The applicant shall provide an agenda, schedule, location, and list of participants such as landscape architects, engineers, etc. to answer questions from citizens and service providers for the PIM in cooperation with the Administrator.
 - b. It is recommended that the PIM last 2-4 hours, depending on the nature of the proposed development and its location. A

minimum of one (1) hour should be scheduled during normal business hours to allow service providers and other public agencies (such as public works officials, NCDOT, NCDENR, QNRC, etc) to participate as needed and to allow for citizens to drop in at a convenient time throughout the period. It is recommended (but not mandated) that this portion of the PIM take place at the proposed development site. In addition, a second one (1) hour (minimum) meeting should be scheduled at a conveniently located meeting site agreed upon by the applicant and the Administrator.

Notwithstanding the above, a PIM may last for different amounts of time, depending on the nature of the development, its location, and the number of parties involved and/or attending the meeting.

- c. Notice of the PIM shall at a minimum, be given as follows:
- i. A public notice shall be sent by the City of Mount Holly to a newspaper having general circulation in the City of Mount Holly not less than 10 days or more than twenty-five (25) days prior to the date of the PIM.
 - ii. A notice shall be sent by first class mail by the City of Mount Holly to the applicant and to the owners of all properties that lie in Gaston County within two hundred fifty (250) feet as measured from the exterior boundaries of the proposed development and which are located within an annexation agreement boundary that such City/Town has with any other municipality. The applicant shall furnish the City of Mount Holly with mailing labels that depict the names and addresses of the owners of all properties within said two hundred fifty (250) foot area. Such notice shall be sent not less than ten (10) days prior to the date of the PIM. The notification shall contain information regarding the PIM time and location(s) as well as a general description of the proposal.
 - iii. With respect to Subsection (c) above, the applicant shall reimburse the City of Mount Holly for all postage and advertising expenses incurred for such notifications.
 - iv. A PIM notification sign shall be posted by the City of Mount Holly in a conspicuous place at the property

not less than 10 days prior to the PIM. The sign shall indicate date, time, and location(s) of the PIM. In lieu of any or all of this information to be contained on this posted notice, the notice may give a phone number where interested parties may call during normal business hours to get further information on the PIM.

- d. The Administrator will keep notes of comments received during the PIM. A summary of the comments made shall be included in any staff report prepared by the Administrator relative to the rezoning request.
2. Following the PIM, the applicant shall have the opportunity to make changes to the application to take into account information and comments received. One or more revised copies of the application shall be submitted to the Administrator for review. No additional fee shall be required to be paid for making such changes provided the Administrator receives the revised application within thirty (30) days following the PIM. If a revised application is not received during said thirty (30) day period, the Administrator shall review the original application submitted.

D. Administrator Approval

The Administrator shall have up to thirty (30) days following any revision of the application to make comments. If the Administrator forwards no comments to the applicant by the end of any such thirty-day period, the application shall be submitted to the Planning Board for their review without any further comment.

E. Plans and Other Information to Accompany Petition

1. Every application for the rezoning of property to a CD district shall be accompanied by a site plan, drawn to scale containing all of the information outlined in Section 14.5 (B) of this Ordinance.
2. Furthermore, no application shall be considered complete unless it is accompanied by a fee, in accordance with a fee schedule approved by the governing board for the submittal of an application for rezoning to a CD district. Said fee shall be waived for any application submitted by any official or agency acting on behalf of the City of Mount Holly or the State of North Carolina

F. Public Hearing Notification Requirements

1. Before any property is rezoned to a CD district, the Planning Commission and City Council must hold a public hearing after the

public information meeting has been concluded. Any complete application shall be submitted to the Administrator at least thirty (30) days prior to the first public hearing before the Planning Commission. This shall be sufficient time period for the staff to review the application and produce a staff report and to ensure that all applicable notification requirements can be met. The second public hearing shall take place before City Council after the Planning Commission has been given an opportunity to review and make a recommendation on the application. Notification of the public hearing shall be as follows:

- a. A notice shall be published in a newspaper having general circulation in the City of Mount Holly once a week, for two successive weeks; the first notice to be published not less than ten (10) days or more than twenty-five (25) days prior to the date established for the first public hearing.
 - b. The Administrator shall post at least one notice on the site proposed for rezoning or an adjacent public street or highway right-of-way at least ten (10) days prior to the governing board public hearing. Where multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required, but the City of Mount Holly shall post sufficient notices to provide reasonable notice to interested persons. Such notice shall state the nature of the public hearing and its date, time, and location at which it is to be held. The notice shall be removed only after final action has been taken on the matter. In lieu of any or all of this information to be contained on this posted notice, the notice may give a phone number where interested parties may call during normal business hours to get further information on the conditional use permit requested.
 - c. A notice of the public hearing shall be sent by first class mail by the Administrator to the applicant and to all adjacent property owners at least ten (10) days prior to the first public hearing.
2. Any public hearing notice published or mailed shall state the nature of the public hearing, the date, time, and place at which the hearing is to occur, and who to call and/or see for more information.

G. Planning Commission Review

The Planning Board shall have at least forty-five (45) days to make a recommendation on the proposed change, said forty-five (45) days being

measured from the date of the date of initial referral of the amendment by staff to the Planning Commission. If a recommendation is not made during said time period, the application shall be forwarded to City Council without a recommendation. Any such Planning Commission recommendation shall be accompanied by statements that address (1) whether the proposed amendment is consistent with any comprehensive plan that has been adopted by the governing board and any other officially adopted plan that is applicable, and (2) other matters that the Planning Commission deems appropriate and (3) why it considers the action taken to be reasonable and in the public interest.

H. Action by City

Conditional zoning district decisions are a legislative process subject to judicial review using the same procedures and standard of review as apply to general use district zoning decisions. Once the public hearing has been held, City Council shall take action on the petition. The public hearing, once opened, can be continued to a later date and action take at that time. City Council shall have the authority to:

1. Approve the application as submitted.
2. Deny approval of the application
3. Approve the application with modifications that are mutually agreed to by the applicant and the governing board. Such conditions shall be in compliance with Subsection F herein.
4. Submit the application to the Planning Commission for further study. The Planning Commission shall have up to thirty (30) days from the date of such submission to make a report to the governing board. If no report is issued, the governing board can take final action on the petition. City Council reserves the right to schedule and advertise a new public hearing based on the Planning Commission's report.

I. Conditions to Approval of Petition

In approving a petition for the reclassification of a piece of property to a CD district, the Planning Commission may recommend, and City Council may require that reasonable and appropriate conditions be attached to approval of the petition. Such conditions shall be limited to those that address the conformance of the development and use of the site to City of Mount Holly ordinances and an officially adopted comprehensive or other plan and those that address the impacts reasonably expected to be generated by the development or use of the site. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the governing board. In no instance shall any of these conditions be less restrictive than any

requirements that would otherwise pertain to that particular development if it were located in a general or parallel conditional use zoning district. Such conditions may exceed any performance criteria or minimum requirements listed elsewhere in this Ordinance that pertain to that development. Statements that (1) analyze whether the rezoning is consistent with an adopted comprehensive plan and any other officially adopted plan, and (2) other matters that the City Council deems appropriate and (3) why it considers the action taken to be reasonable and in the public interest shall be prepared and accompany each final decision relative to the CD rezoning request

J. Effect of Approval; Zoning Map Designation

If a petition for a CD district is approved, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's zoning classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map. Following the approval of the petition for a CD district, the subject property shall be identified on the Zoning Map by the appropriate district designation followed by the letters CD (i.e., CD-RSF.) Notwithstanding, the Administrator may make minor changes to the approved site plan administratively without necessitating a need to rezone the property to a different conditional district classification.

OLD BUSINESS

NEW BUSINESS

OTHER BUSINESS

REPORTS

Mount Holly Parks & Recreation

Monthly Report

Sole Patrol- The Sole Patrol was open 18 days during the month of November. The total attendance was 331, with 40 different members attending. They met for a monthly birthday party, along with a Thanksgiving breakfast.

Fitness Center- The Fitness Center was open 22 days during the month of November. The total attendance was 86, with 23 different members attending. Of the 23, 13 were seniors, 5 were paying members, and 5 were city employees.

Athletics- Indoor Soccer was held throughout the month of November at the Tuckaseegee Community Center.

Pickleball was held Wednesdays afternoons at the Tuckaseegee Community Center. We have been averaging about 8 people per session.

Free-play basketball is held at the Old Gym and Tuckaseegee Community Center every afternoon after school. We have been averaging 32 people per session.

Rentals & Special Events- The Tuckaseegee Community Center was rented three times throughout the month. The estimated total attendance was 150 people. There were two shelter rentals at Tuckaseegee Park, with an estimated attendance of 55 people.

The Christmas Parade was held on November 28. The event was well attended in spite of the cold temperatures. The tree-lighting ceremony was held right after the parade.

News & Notes- Santa Claus will be visiting the Grand Hall on Thursday December 6, Friday December 7, Thursday December 13, and Friday December 14 from 2-5pm.

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(11/01/2018 - 11/30/2018)

Offense:	Arrest/No Supp.:	Arrest/Offh. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound:	Reported:	Actual:	Further Invest.:
0110 - Murder & Non-Negligent Manslaughter	0	1	0	0	0	0	0	0	1	1	0
0510 - Burglary - Forcible Entry	0	0	0	0	0	0	0	0	4	4	3
0640 - Larceny - From Motor Vehicle	0	0	0	0	0	0	0	0	8	8	8
0650 - Larceny - Auto Parts & Accessories	0	0	0	0	0	0	0	0	1	1	1
0660 - Larceny - All Other Larceny	0	0	0	0	0	0	0	0	2	2	2
0710 - Motor Vehicle Theft - Automobile	0	1	0	0	0	0	0	0	2	2	1
0810 - Simple Physical Assault	1	0	0	2	0	0	0	0	5	5	2
0820 - Simple Non-Physical Assault	0	1	0	0	0	0	0	0	1	1	0
0840 - Simple Non-Physical Assault with Sexual Motive	0	0	0	0	0	0	0	0	1	1	1
0890 - Simple Assault- All Other Simple Assault	1	0	0	0	0	0	0	0	1	1	0
1023 - Counterfeiting - Selling/Distributing	0	0	0	0	0	0	0	0	1	1	0
1120 - Fraud - Obtaining Money/Property by False Pretense	0	0	0	0	0	0	0	0	2	2	2
1150 - Fraud - Credit Card/Automated Teller Machine	0	0	0	0	2	0	0	0	4	4	2
1190 - Fraud - All Other Fraud	0	0	0	0	0	0	0	0	1	1	1
1330 - Possessing/Concealing Stolen Property	1	0	0	0	0	0	0	0	2	2	1
1400 - Criminal Damage to Property (Vandalism)	3	0	0	0	0	0	0	0	15	15	10
1780 - Child Molestation (Non-Assaultive)	0	0	0	0	0	0	0	0	1	1	1
1810 - Drug Violations	10	0	0	0	1	0	0	0	17	17	6
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	4	0	0	0	0	0	0	0	4	4	0
1890 - Drug Violations - All Other Drug Violations	5	0	0	0	0	0	0	0	8	8	3
2030 - Child Neglect (Non-Assaultive)	0	0	0	0	0	0	0	0	2	2	2

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(11/01/2018 - 11/30/2018)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
2040 - Child Abuse (Non-Assaultive)	0	0	0	0	0	0	0	0	1	1	1
2100 - DWI - Alcohol and/or Drugs	5	0	0	0	0	0	0	0	5	5	0
2690 - All Other Offenses	2	1	0	0	0	0	0	1	5	4	1
4010 - All Traffic (except DWI)	4	0	0	0	0	0	0	0	5	5	1
4020 - Suicide	0	0	0	0	0	0	0	0	2	2	2
4040 - Non-Criminal Detainment (Involuntary Commitment)	2	0	0	0	0	0	0	0	3	3	0
8010 - Missing Persons	0	0	0	0	0	0	1	0	3	3	1
9910 - Calls for Service	0	0	0	0	0	0	0	2	8	6	4
Totals:	38	4	0	2	3	0	1	3	115	112	56

Arrest Status/Disposition Totals by Offense

MOUNT HOLLY POLICE

(11/01/2018 - 11/30/2018)

Offense:	Further Invest.:	Inactive:	Closed/ Cleared:	Arrest/No Supp.:	Arrest/No Invest.:	Felony:	Misd.:	Juvenile:	Adult:	Offense:
0110 - Murder & Non-Negligent Manslaughter	0	0	1	1	0	0	0	0	1	1
0410 - Aggravated Assault	0	0	2	1	1	2	0	0	2	2
0810 - Simple Physical Assault	0	0	2	0	2	0	2	0	2	2
0820 - Simple Non-Physical Assault	0	0	1	1	0	0	1	0	1	1
0890 - Simple Assault- All Other Simple Assault	0	0	5	1	4	1	4	0	5	5
1290 - Embezzlement - All Other Embezzlement	0	0	2	0	2	2	0	0	2	2
1300 - Stolen Property	0	0	1	1	0	1	0	0	1	1
1400 - Criminal Damage to Property (Vandalism)	0	0	5	4	1	0	5	0	5	5
1810 - Drug Violations	0	0	10	10	0	10	0	0	10	10
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	0	0	3	3	0	0	3	0	3	3
1835 - Drug Violations - Equipment/Paraphernalia - Transporting	0	0	1	1	0	1	0	0	1	1
1890 - Drug Violations - All Other Drug Violations	0	0	1	1	0	0	1	0	1	1
2100 - DWI - Alcohol and/or Drugs	0	0	5	5	0	0	5	0	5	5
2640 - Contempt of Court, Perjury, Court Violations	0	0	1	0	1	1	0	0	1	1
2690 - All Other Offenses	0	0	1	1	0	0	1	0	1	1
4010 - All Traffic (except DWI)	0	0	3	3	0	0	3	0	3	3
4040 - Non-Criminal Detainment (Involuntary Commitment)	0	0	1	1	0	0	0	0	1	1
Totals:	0	0	46	34	12	18	26	0	46	46

Citation Totals by Charge **MOUNT HOLLY POLICE** **(11/01/2018 - 11/30/2018)**

Charge:	Number of Charges:
Speeding (Misdemeanor)	2
Speeding (Infraction)	5
No Operator License	2
Driving While License Revoked	5
Expired Registration	7
Failure To Stop (Stop Sign/Flashing Red Light)	7
Running Red Light	3
Other (Misdemeanor)	2
Other (Infraction)	3
Other (2nd Charge - Misdemeanor)	3
Other (2nd Charge - Infraction)	9
Total:	48

11/1/2018 - 11/30/2018

Percent

3 Dept Calls/Total Calls

0.22%

Percent

Category	Count	Percentage
ALARM B	27	2.04%
ALARM R	34	2.57%
ANIMAL COMPLAINT	7	0.53%
ASSAULT AL OCC	5	0.38%
ASSIST CITY DEPARTMENT	2	0.15%
ASSIST FD/EMS	15	1.13%
ASSIST LE AGENCY	23	1.74%
ASSIST OTHER	13	0.98%
ATTEMPTED B & E	2	0.15%
B & E BUSINESS AL OCC	3	0.23%
B & E RES AL OCC	4	0.30%
B & E RES IN PROG	1	0.08%
B & E TO VEHICLE ALR OCC	11	0.83%
CHECK ROADWAY	16	1.21%
CHECK THE WELFARE	27	2.04%
CHILD ABUSE IN PROG	1	0.08%
CHILD CUSTODY	2	0.15%
CIVIL DISPUTE	6	0.45%
COMM SERV SPECIAL EVENT	1	0.08%
COMMUNICATING THREATS	3	0.23%
COUNTERFEIT MONEY	1	0.08%
COURT	4	0.30%
DAMAGE TO PROPERTY	9	0.68%
DEATH INV HOMICIDE	1	0.08%
DEATH INV SUICIDE	1	0.08%
DEATH INV UNATTENDED	2	0.15%
DISCHARGE FIREARM	16	1.21%
DISTURBANCE NATURE UNK	5	0.38%
DOMESTIC ARGUMENT	26	1.96%
DOMESTIC ASSAULT	6	0.45%
DOMESTIC ESCORT	2	0.15%
DRUGS	3	0.23%
FIGHT MULTIPLE SUBJ	2	0.15%
FOLLOW UP INVESTIGATION	68	5.13%
FOOT PATROL	2	0.15%
FOUND PROPERTY	9	0.68%
FRAUD	9	0.68%
FUNERAL ESCORT	5	0.38%

MOUNT HOLLY POLICE			Page 2 Of 3			CAD Report 5		
Percent	Count							
0.38%	5	HANGUP 911						
0.53%	7	HIT & RUN PD						
0.15%	2	IDENTITY THEFT						
0.08%	1	ILLEGAL DUMPING						
2.49%	33	INFORMATION ONLY						
0.15%	2	INTOXICATED DRIVER						
0.45%	6	INTOXICATED PEDESTRIAN						
0.75%	10	JUVENILE						
0.08%	1	JUVENILE SEX ASSAULT AL OCC						
0.38%	5	K9 DEPLOYMENT						
0.83%	11	LARCENY AL OCC						
0.15%	2	LARCENY FROM VEHICLE						
0.08%	1	LARCENY IN PROG						
0.15%	2	LOST PROPERTY						
0.30%	4	MENTAL COMMITMENT						
0.08%	1	MISC CALL						
0.08%	1	MISSING PERSON ADULT						
0.08%	1	MISSING PERSON JUVENILE						
3.17%	42	MV COLLISION PD						
0.53%	7	MV COLLISION PI						
0.53%	7	NOISE VIOLATION						
0.98%	13	OBTAINING WARRANT						
0.15%	2	PARKING VIOL						
1.28%	17	PERSONAL ESCORT						
0.08%	1	PICK UP PROPERTY						
0.45%	6	PROWLER						
0.23%	3	PUBLIC NUISANCE BIKES/SKATEBOARDS/ATV/DIRT BIKES						
0.30%	4	ROAD RAGE						
0.08%	1	SCHOOL PROGRAM						
4.08%	54	SCHOOL RES OFFICER						
0.83%	11	SCHOOL TRAFFIC						
0.60%	8	SERVE WARRANT						
0.08%	1	SOLICITATION						
1.51%	20	SPECIAL ASSIGNMENT						
27.55%	365	SPECIAL CHECK						
0.30%	4	STOLEN VEHICLE AL OCC						
1.89%	25	STRANDED MOTORIST						
0.08%	1	SUBJECT WITH A GUN/WEAPON						
0.53%	7	SUICIDAL SUBJECT						
1.96%	26	SUSPICIOUS PERSON						
4.00%	53	SUSPICIOUS VEH OCCUP						
5.13%	68	SUSPICIOUS VEH UNOCCUP						
0.75%	10	TRAFFIC OTHER						
6.04%	80	TRAFFIC STOP						
0.53%	7	TRESPASS						
0.08%	1	VANDALISM AL OCC						
0.08%	1	VANDALISM IN PROG						
0.83%	11	VERBAL ARGUMENT						

12/5/2018 13:20

Total Records For MOUNT HOLLY POLICE			1325	Dept Calls/Total Calls	99.18%
No Units			Count	Percent	
ALARM B			1	12.50%	
ALARM R			1	12.50%	
MISC CALL			1	12.50%	
NOT AN ACTUAL CALL			1	12.50%	
SPECIAL CHECK			2	25.00%	
SUSPICIOUS VEH OCCUP			1	12.50%	
TRAFFIC STOP			1	12.50%	
Total Records For No Units			8	Dept Calls/Total Calls	0.60%
Total Records			1336		



Mount Holly, NC



San Francisco, CA



Statesville, NC

30 ft Vegetative Buffer

Buildable or Developable Area

Parking

Ingress/ Egress

Legend

13007-Road CL 6-22-18

StreetCenterlines

Roads

Roads

Primary Road / Interstate

NC 16

NC 27

NC 273

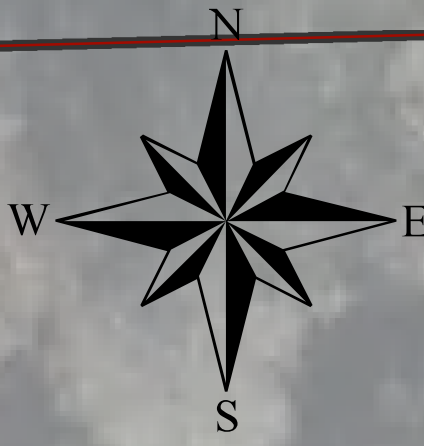
I 85

Railroad

ParcelCAMA

City_limits0907_2

Streams



100

Feet

City of Mount Holly Zoning Map 2018

Downtown Residential

Downtown Residential

Street Department

Duke Energy

Legend

Roads

Primary Road / Interstate

NC 16

NC 27

NC 273

US 85

Building Footprint

City Limits 0907_2

Street Centerlines

Railroad

Parcel/CAMA

MtHolly_Zoning

ZONED

B-1 (Central Business District)

B-2 (Neighborhood Business District)

B-2 / CU (Neighborhood Business / Conditions)

B-3 (General Business District)

B-3 / CU (General Business / Conditions)

CD-12.10.12

CD-12.8.14

CD-6.30.17

CD-MF 1.12.15

CD-SF 2.11.13

Downtown Residential

H-1 (Heavy Industrial)

L-1 (Light Industrial)

L-1 / CU (Light Industrial / Conditions)

MH Mixed Use District

O-1 (Office District)

O-1 / CU (Office District / Conditions)

R-10 (Residential - Single Family)

R-12 (Residential - Single Family)

R-20 (Residential - Single Family)

R-8MF (Residential - Multi Family)

R-8MFCU

R-8SF (Residential - Single Family)

R-8SF / CU (Residential - Single Family / Conditions)

R-A (Residential - Agricultural)

Savannah River

Dutchmans Creek

Caston County

0.05

Miles