

Regular Meeting
Mount Holly City Council
December 10, 1990

The meeting was called to order at 8:00 P.M. by Mayor Charles B. Black, Jr. Present were Mayor Pro-Tem Bob Jessen, Councilwomen Faye S. Little, and Lib Nichols, Councilmen Archie Small, Myles Biggerstaff, and R. L. Duke, as well as City Manager Greg Young, City Attorney Kemp Michael, Director of Public Works Eddie Nichols and Police Chief Jerry Bishop.

The invocation was led by Reverend C. D. Murphy.

The minutes of November 12, 1990 were approved as written upon motion by Councilwoman Little, seconded by Councilman Small, and carried unanimously.

Mayor Black noted the Council's appreciation for the dinner provided by the Fire Department that evening.

Mr. Greg Miller was recognized as the Employee of the year, and given his plaque and check by Councilwoman Nichols, who served on that committee. Councilman Small, who also served, presented certificates and pins to James Dameron, George Robinson, and Judith Bowen for ten years of service to the City.

There were no complaints and petitions not on the agenda.

The regular meeting was recessed and a public hearing called for consideration of the rezoning request by Crescent Resources for 111 acres more or less off Highway 273 near I-85 from R-A to L-I. Mr. Miles Boyer presented a map which showed the plans which they have for development of this property. Sewer and water are already available, any further lines would be placed by Crescent. They have had active inquiries into the project, but the rezoning is needed to keep the marketing efforts moving ahead, he said. Mr. Rick Holfield, an attorney, spoke on behalf of The Southern Benedictine Society, who owns adjoining property. He said they only got notice the prior Friday, and had not had enough time to get information about the development in order to make a comment one way or the other. Mr. Ralph Michael asked if Crescent will develop the land itself or sell it to someone who will develop it; Mr. Boyer said Crescent intends to develop the property itself although it may sell some lots. Another man asked if his taxes will go up because of this rezoning; he was told the rezoning does not affect taxes, they would be affected only by a revaluation or a change in the tax rate. The hearing was continued until after the representatives from Southern Benedictine Society talked with Mr. Boyer in another room.

The second public hearing was called regarding a possible amendment to the zoning ordinance dealing with non-conforming uses. City Attorney Michael stated this proposal had been prepared as requested, and he reviewed the following items; Non-conforming uses are uses of property or structures which were okay when begun, but since zoning was established are not conforming to the use established by the zoning. The current law provides that all non-conforming uses are Class A or Class B. Class A are supposed to get a permit and maintain it if the business is stopped for a limited period of time; but the rule has not been followed. He had proposed now to make no distinction because the purpose of non-conforming uses is to ultimately have the property conform to the zone now surrounding it, and so after 180 days of abandonment a non-conforming use is barred from being re-established. This proposal includes relief for unintentional abandonment if evidence is given within 24 months that it was not really abandoned, with specific requirements. There is added opportunity for application to the Council for substitution of one non-conforming use for another one if the requirements identified are met. Most of the other things were retained. Mrs. McRorie asked if this will allow the City to clean up a non-conforming use that has been abandoned, speaking of a property on Cove Avenue that is a mess. Councilman Biggerstaff said this particular section does not address that problem. There were no other comments.

Mr. Hollfield was again recognized, and stated the Southern Benedictine Society had now received the information it wanted and were prepared to indicate it will not oppose the rezoning request by Crescent Resources. There were no other comments about that matter and the public hearings were adjourned.

The regular meeting was resumed. Councilman Biggerstaff moved to rezone the property of Crescent Resources as applied for from R-A to L-I, being about 111 acres off Highway 273 near I-85, which motion was seconded by Councilman Duke and unanimously carried. Councilman Biggerstaff moved to adopt a new S 20-70 of the zoning ordinance as presented regarding non-conforming uses and structures, to be identified as ordinance #12-10-90, and effective 12-10-90. This motion was seconded by Councilman Jessen, and carried with five ayes and one nay (Little). Councilwoman Little stated that she is not opposed to helping Mrs. Fite, but believed it was not fair to put her through another process again after having waited so long already. The Council waived any fees from Mrs. Fite for the new application she must make if she already paid a fee on the prior one, and referred her to the Zoning Administrator.

Mr. Mitch Hall, Phoenix Management, replacing Debbie Wells as property manager, gave a status report on the public

housing projects. The site manager, Yvonne was unable to be at the meeting, due to a family conflict. He stated that the HUD audit had begun at Laurel Hill, and the auditor said she has had fewer complaints. On both properties there are three vacancies which will be filled from the waiting list. The hours for the office are ten to four, five days a week. Mayor Black said he had not gotten any complaints. Councilwoman Little asked what change had been made in management. Rita Black said Yvonne is still the site manager, and they still have a property manager, but have added an assistant property manager.

Mr. Fred Eilskov, Hoechst Celanese, stated the company has property on Dutch Avenue, and is moving rental units off lots near the plant to other lots and needs to extend water to the units. City Manager Young said the staff has looked at the plans and finds them acceptable as long as they are constructed to city specifications. Councilman Biggerstaff moved to grant the request of Hoechst Celanese as long as they construct to city specifications. Councilman Duke seconded the motion, and it carried unanimously.

Councilwoman Nichols moved to approve the resolution presented for COG to receive state funds, seconded by Councilman Duke, and unanimously carried.

Councilman Biggerstaff moved to grant the tax releases presented, seconded by Councilman Duke, and unanimously carried.

TAX RELEASES
December 10, 1990

Lockridge, Tonya S.	R#14669	Val. 12,690	64.22
		1 tag	1.00
Mauncy, Paul S.	R#14057	Val. 18,510	85.15
Mesimore, Marleen	R#14056	Val. 3,940	18.12
		1 tag	1.00
Sigmon, V.F. & Prema	R#14534	Val. 12,000	55.20
Skidmore, Ralph F.	R#14231	Val. 12,000	<u>55.21</u>
1990 taxes released			277.90
Total tags released			2.00

Mayor Black stated that several persons are trying to get the railroad to not abandon the P & N line, but instead establish a commuter service between Gastonia and Charlotte along that line through Mount Holly.

Mayor Black said the new by-pass proposed plans for the County have been set by TAC and he had placed the map on the wall. He stated he has attended the Carolinas Coalition meetings, but is not in favor of it because it takes the decisions out of the municipalities' hands.

Mayor Black reminded the Council that they need to meet and discuss water and sewer bonds if they still intend to pursue them.

Councilwoman Little asked the City Manager if he has personnel sign the reprimands given. Mr. Young said not always; but they do sign documentation at any hearings.

Councilman Little stated that she would like to have a plaque installed at the underpass, and would also like the Council to consider naming the new Rankin Avenue bridge "The Andrew Metts Rollins Bridge" after Mr. Rollins, after whom the old Rollins School was named. Councilman Biggerstaff and Councilwoman Nichols wondered about his history, and asked if the Rankin bridge should not keep the Rankin name. Mayor Black felt that research should be done first. The motion was not carried, upon a vote of three ayes and three nays (Jessen, Biggerstaff, and Nichols) and a nay by the Mayor. Councilwoman Little asked that the research be done quickly, so that a decision could be made at the next meeting.

Councilman Duke suggested to the Council that blue pavement markers be placed in the streets where fire hydrants are located, so they can be seen at night and fire department personnel can find the hydrant. City Manager Young said he is checking on whether or not they can be recessed so they will not be scraped off by city scrapers. The Council concurred that this should be done.

Councilman Small said the residents on Hilltop Street are still complaining that their water problem has not been solved. He suggested that the Council do something now instead of waiting for water bonds money. Eddie Nichols said he has cost estimates at \$15,700 for Hilltop and Waverly and \$30,400 for Woodlawn and \$24,200 for West Charlotte from Main to First. Councilman Small asked if the City cannot install the one on Hilltop and Waverly and save money by leaving out the engineers. Mr. Nichols said the State requires engineer design even if the City installs; his hesitation was the six inch line does not bend, and they must go among other utilities under Highway 27, in order to bore under it to Hilltop and Waverly, so he was not sure the City could handle that. He also stated that his crew is already overloaded and is not sure they have the time for this size job. Councilman Jessen stated this should be handled like all the other problem areas under the water bonds. Mayor Black asked if they could come up from the line at Creekside without going under the road; they will check on this.

Councilwoman Nichols asked if someone has been hired to clean the gym. Mr. Young said he will use a janitorial service, but is still writing the specifications to let the

bids. Mrs. Nichols also noted there is still a pipe leaking in the basement. Mr. Young said the painting is done, and the city crews are vacuuming and mopping.

Councilman Biggerstaff asked if the Council has decided to take no action on the Highland Street speed limit. There were no motions.

Mayor Black asked that the sidewalk at the fire department be repaired.

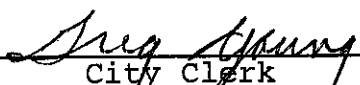
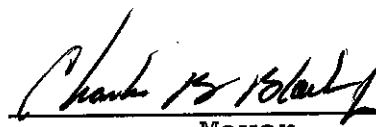
City Manager Young said there is a problem with the curb, gutter and sidewalk for Rankin Avenue, for which \$10,000.00 was budgeted. The bridge crew refused to do this extra work, and so the engineer has approached others. The Council considered the bids, and Councilman Biggerstaff moved to award the bid to Skidmore Construction at \$12,350.00, seconded by Councilwoman Little, and unanimously carried.

City Manager Young said the roof at the water department building in Catawba Heights is leaking, and has one estimate for \$1,260.00; he plans to seek other bids before having the work done, but needs to have it done soon. Councilwoman Little moved to authorize expending up to \$1,260.00 for repair of that roof, which was seconded by Councilman Jesse, and unanimously carried.

City Manager Young reported another break-in at the waste treatment plant storage building, the second in weeks. He would like to install alarms. The Council asked him to come back with information and estimates.

The Council took a five minute recess.

Councilwoman Little moved to go into executive session for industrial location and personnel matters, seconded by Councilman Small, and unanimously carried.

 _____ City Clerk	 _____ Mayor
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