



December 8, 2014 Council Meeting

Mayor Bryan Hough
Mayor Pro-Tem Perry Toomey
Councilman Jerry Bishop
Councilwoman Carolyn Breyare
Councilman J. Jason Gowen
Councilman Jim Hope
Councilman David Moore
Kemp Michael, City Attorney
Danny Jackson, City Manager

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



**December 8, 2014
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

Reverend Cuttino Alexander, Lutheran Church of the Good Shepherd

PLEDGE OF ALLEGIANCE

Boy Scout Troop 59

SET THE AGENDA

CONSENT AGENDA

1. Approval of the 2015 Arts and Music Festival
2. Approval of Lien for Weeds and Grass
3. Approval of the 2015 Council Meeting Schedule
4. Approval of the Purchase of a Recycling Truck through Carolina Environmental Systems, Inc.
5. Approval of Reappointments to the Planning Commission
6. Call for a Public Hearing to Consider Amending Section 6.1 and Section 7 of the Mount Holly Zoning Ordinance Concerning Restricting Use of Existing Downtown Buildings
7. Call for a Public Hearing on the Clariant Street Closing Petition
8. Approval of the minutes of the November 10, 2014 Council Meeting

PRESENTATIONS

1. Presentation of a Proclamation and a Key to the City to Master Lance Kirkland *Mayor Bryan Hough*
2. Recognition of Corporal Ronnie Parsons for being Awarded the Advanced Law Enforcement Certificate *Chief Don Roper*
3. Presentation of Employee Service Awards *Mayor Bryan Hough*

PUBLIC HEARING

1. Public Hearing for Designating the Lentz-Springs House as an Historic Property

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

1. Consideration and Approval of River Park Subdivision *Jonathan Wilson*

NEW BUSINESS

1. Consideration and Approval of a Partnership between the City and Ecorp *Karen Barber*
2. Consideration and Approval of the Dixie Youth Baseball Proposal *Patrick Cook*

OTHER BUSINESS

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: City Council	Date: December 4, 2014
From: Danny Jackson, City Manager	Meeting Date: December 8, 2014
<u>Agenda Item to be considered:</u> <i>Consent Agenda #1 – Approval of the 2015 Art and Music Festival</i>	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> <i>The Mount Holly Community Development Foundation has submitted an application for the 2015 Art and Music Festival. The dates for the events are Friday, September 25 and Saturday, September 26, 2015. Please see the enclosed application for further details. As customary, city staff will handle and process the matter accordingly.</i>	
<u>Fiscal Impact:</u>	
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: <i>Motion to approve the request as submitted.</i>	
Result of City Council Decision: _____	
Attachments: <i>Special Activities Permit Application</i>	



Special Activities Permit Application

Date of Application: 11/14/2014

Applicant Information:

Applicant Name: **Donna Ledoux, Treasurer** Phone #: **704-996-4456 (cell)**
Organization Name (if applicable): **Mt Holly Community Development Foundation, Inc**
Mailing Address: **106B South Main St, Mt Holly, NC 28120**
Email: **dledouxnc@bellsouth.net** Fax # (if applicable): **704-827-5292**

Proposed Event Information:

Name of Event: **8th Annual Mt Holly Art and Music Festival** Event Date(s): **Fri Night and Saturday, Sept 25 and 26, 2015**

Time of Event: **Fri 6PM - 10PM and Sat 11AM - 10PM**

Event Location: **Downtown on South Main Street and parts of Central and Catawba**

Description of Event: **This festival serves to educate and entertain the public through various art medias, while providing opportunity and visibility to downtown Mt Holly. We have decided to keep it on the South Main side of downtown.**

Need for Street Closings: ☒ Yes** ☐ No

If yes, which street(s): **Friday Night: part of South Main and Catawba**

Saturday: South Main from Central up to Glendale, using parts of Central and Catawba

Will there be alcoholic beverages sold or consumed? ☒ Yes ☐ No

(If Yes, a separate ABC permit will need to be obtained from the Police Department)

Additional Needs from the City: (i.e. police and fire protection, streets and maintenance, etc.)

Street Closings, Overnight Paid Security, Police and Fire Support, Street Maintenance (Barriers, Garbage, Recycling and Clean Up at end of each evening).

Required:

Contact Person During Event: **Garrie Brinkley or Donna Ledoux**

Contact Number During Event: **GB 704-517-8221 DL 704-996-4456**

*An additional Sound Amplification Permit will need to be completed if applicable

**Use of state right-of-ways requires an additional NCDOT application

Applicant Signature: *Donna Ledoux* Date: *11-14-14*



City of Mount Holly Action Agenda Item

To: City Council	Date: 12-3-14
From: Brian DuPont	Meeting Date: 12-8-14
Agenda Item to be considered: Adoption of ordinance for recording a lien on real property for abatement of nuisances.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Staff is requesting Council to adopt an ordinance to record a lien for the following properties with amount of liens: Abatement of High Grass: 211 Howard Street in the amount of \$380.00 315 Highland Street in the amount of \$375.00 *Amounts include the cost of abatement and the \$350.00 administrative fee.	
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: Request that City Council adopt the Ordinances for establishing a lien.	
Result of City Council Decision: _____	
Attachments: 1. Ordinances 2. 3.	

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:

City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 184262, 211 Howard Street, said parcel being owned by Kathy Jenkins Ballard; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	\$ 30.00
Administrative cost	\$ 350.00
Total Lien Due	\$ 380.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2014.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:

City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 123864, 315 Highland Street, said parcel being owned by Andrew Lathan; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	\$ 25.00
Administrative cost	\$ 350.00
Total Lien Due	\$ 375.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2014.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk



City of Mount Holly Action Agenda Item

To: City Council	Date: December 4, 2014
From: Danny Jackson, City Manager	Meeting Date: December 8, 2014
<u>Agenda Item to be considered:</u> Consent Agenda #3 – Approval of the 2015 City Council Meeting Schedule	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> As required by law you all as a City Council must approve a meeting schedule on a yearly basis. Please find enclosed a copy of the meeting for the coming year.	
<u>Fiscal Impact:</u>	
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: Motion to approve the 2015 City Council Meeting Schedule.	
Result of City Council Decision: 	
Attachments: 2015 City Council Meeting Schedule	

2015 City Council Meeting Schedule

January 12, 2015

February 9, 2015

March 9, 2015

April 13, 2015

May 11, 2015

June 8, 2015

July 13, 2015

August 10, 2015

September 14, 2015

October 12, 2015

November 9, 2015

December 14, 2015

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



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: November 25, 2014
From: Miles Braswell, Director	Meeting Date: December 8, 2014
Agenda Item to be considered:	
Bid Waiver – Recycling/Refuse Collection Truck	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request :	
On November 10, 2014, the City's Streets and Solid Waste Department was approved to provide in-house recycling collection and disposal services. For these services to be provided, a new recycling truck will be purchased. North Carolina State Law (G.S. 143-129 (g)) allows "piggybacking" that waives bidding for previously bid contracts. Following the law, a Bid Waiver advertisement was placed in the Gaston Gazette on November 26, 2014. Carolina Environmental Systems, Inc., the local Heil dealer through Environmental Solutions Group (ESG) has provided a quote for the specified equipment listed below: • Heil body: Model DP Python 33 FE (33 cubic yard, full eject) • Mack chassis: 2015 Cab over, low entry, Model LEU • Quote: \$264,898.00 ESG is the awarded vendor, Acceptance and Award #060612-ESG, by the National Joint Powers Alliance (NJPA). Through NJPA's bid and selection process, this qualifies the City to waive the competitive bidding procedures.	
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:	\$ 264,898.00 Quote
Budget Code	10-30-4710
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation: Approval for the City of Mount Holly to purchase the recycling truck through Carolina Environmental Systems, Inc.	
Result of City Council Decision:	
Attachments: Carolina Environmental Systems, Inc. 11-18-14 REVISED Quote	



City of Mount Holly Action Agenda Item

To: City Council	Date: December 2, 2014
From: Greg Beal, Planning Director	Meeting Date: December 8, 2014
Agenda Item to be considered: Planning Commission Reappointment	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Chairman Bill Gary, Vice Chairman Carlton Broome and ETJ Representative Tom Springs conclude their terms on the Planning Commission on December 31 st . These gentlemen have served the City very well over the last three years, and in the case of Mr. Gary and Mr. Broome, they have dedicatedly served on the Planning Commission for nearly two decades. All three seek to be reappointed to another full three year term each.	
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>Staff recommends reappointment of these members as they are dedicated citizens who love serving Mount Holly. Keeping continuity on this type of Board is important because all of the training that the position requires. The Planning Commission unanimously recommended reappointment of these members as well.</u>	
Result of City Council Decision: 	
Attachments: <i>Planning Commission Roster</i>	



CITY OF MOUNT HOLLY **PLANNING COMMISSION ROSTER**

Bill Gary, Chairman (BOA)
106 Forest Drive
Mount Holly, NC 28120
(H) (704) 822-0574
Term Expires: December 2014

Jeff Meadows (BOA)
140 Tom Sawyer Lane
Mount Holly, NC 28120
(H) (704) 258-7902
Term Expires: December 2015

Carlton Broome, Vice-Chair (BOA)
116 Patrick Lane
Mount Holly, NC 28120
(H) (704) 827-8180
Term Expires: December 2014

Thomas Springs III (Outside/BOA)
400 West Catawba Avenue
Mount Holly, NC 28120
(H) (704) 827-7791
Term Expires: December 2014

Myles Biggerstaff (BOA)
607 Timberlane Drive
Mount Holly, NC 28120
(H) (704) 827-8881
Term Expires: December 2016

Will Crist
207 Old Mine Road
Mount Holly, NC 28120
(H) (704) 827-7881
Term Expires: December 2016

Barry Rumfelt
366 Scott Street
Mount Holly, NC 28120
(H) (704) 827-6281
Term Expires: December 2016

Position Vacant

Term Expires: December 2015

Leroy Thorns
970 Old NC 27 Hwy
Mount Holly, NC 28120
(H) (704) 827-6604
Term Expires: December 2016

* BOA denotes that the member serves regularly on the Zoning Board of Adjustment; the remaining members serve as alternates.

PLANNING & DEVELOPMENT STAFF

Greg Beal
Director
704-951-3012

Brian DuPont
Planner
704-951-3009

Jonathan Wilson
Planner
704-951-3014

Michael Butler
GIS Coordinator
704-951-3025

Department of Planning & Development
400 East Central Avenue
Mount Holly, NC 28120
(704) 827-3931 (phone) (704) 827-5672 (fax)



City of Mount Holly Action Agenda Item

To: City Council	Date: December 3, 2014
From: Greg Beal, Planning Director	Meeting Date: December 8, 2014
<u>Agenda Item to be considered:</u> Call for a public hearing to consider amending Section 6.3 Educational and Institutional Uses, and Section 7, Note 12, in the Zoning Ordinance to establish regulations for utilizing existing commercial buildings in the B-1 Central Business District by Churches; Synagogues and Other Associated Activities; Nursing and Convalescent Homes; Congregate Care and Group Care, Funeral Homes and Schools	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request: <u>We have recently read the news in the Gazette that City Café is set to close at the end of the month. While we are saddened by the news of losing a business, we also have to keep in mind that the City has invested a lot of time and money in making Downtown Mount Holly a place to do business. I have been talking to several property owners, who are concerned that vacant downtown commercial buildings could be transformed into “storefront churches,” and the City would lose valuable retail/office space, which would lessen foot traffic, harm recruitment of new retail ventures and restaurants and in turn, have a negative impact on other stores and dining-out places that have invested in Mount Holly. When Jolie Boutique moved to South Main Street and changed its name to Derr’s Boutique, this left 111 West Central vacant for nearly a year. The owner, Jon Bradley relayed to me that he was approached at least once a week by a startup church wishing to lease this remodeled retail space. He chose to pursue other ventures. Please keep in mind that this is not intended to be discriminatory against any church or similar entity. In fact, prohibiting churches in a certain zoning district simply because they are churches is a clear violation of the First Amendment and federal law’s Religious Land Use and Institutionalized Persons Act (RLUIPA). Churches should be able to grow and expand free from discrimination, and to place special burdens on them simply because they are a church is unfair, discriminatory, illegal and unconstitutional.</u> <u>This is simply an opportunity to carefully review and possibly amend Section 6, Table of Special and Permitted Uses, concerning the Educational and Institutional Uses, found in the Zoning Ordinance, as there are several uses that may not be in-line with the goals of economic growth and development in our downtown zoning district. The proposed text amendment would focus on prohibiting Churches; Synagogues and Other Associated Activities; Nursing and Convalescent Homes; Congregate Care and Group Care, Funeral Homes and Schools from being established in existing commercial buildings in the B-1 Central Business District in Downtown Mount Holly.</u> <u>I had several requests a few years ago from retail businesses wishing to establish a store, such as an antiques store, in the former Kimbrell’s Furniture building. The building was being leased to a church, and their lease was set to expire. However, the property owner eventually chose to sell the building to the church, which prevented a new business and economic growth from taking place on North Main Street.</u> <u>Please note that this proposal will not affect a church or an aforementioned</u>	

educational or institutional use from expanding on their property, buying vacant land for new construction or converting a noncommercial building into such use in the B-1 Central Business District. Opposite that, several towns have prohibited churches, auditoriums, and the like from their downtowns, which impacted existing churches by making them nonconforming and hurting their ability to expand.

I have included some newspaper articles from other towns in NC that have dealt with the issue of weighing economic growth and nurturing ways to establish new places to shop and dine versus having their downtown storefronts taken up by educational/institutional uses that were not compatible to that town's individual goals of revitalization and economic success.

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 that Council set the public hearing dates for this proposed text amendment on January 5th before the Planning Commission and January 12th before City Council.

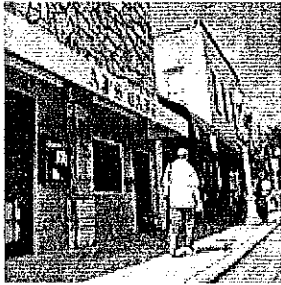
Result of City Council Decision:

Attachments: *Zoning Ordinance Section 6.3 and Section 7, Note 12
Newspaper Articles*

Wednesday, 07 August 2013 00:00

Sylva sticks to zoning guns, keeps church out of downtown

Written by Andrew Kasper



Town board members said no to expanding Sylva's zoning laws to be more inclusive for churches downtown, citing a desire to reserve the center of the city for commerce, nightlife and retail.

Doug Rowe, on a mission to move his alternative-style Christian church from its current location in Whittier to a vacant building on Main Street in downtown, asked town leaders to change current zoning laws. The space he wanted to rent was a former restaurant and theater and is on the ground level, a space where churches are prohibited by law in the

downtown district.

The logic is that the prime retail space should be reserved for businesses. At their meeting last week, board members unanimously supported that train of thought and denied Rowe's request.

"We have a special area in our town," said Board Member Lynda Sossamon. "And we'd like to keep it as it was set to be, mainly a walking district for specialized retail, businesses, offices, etcetera."

The town board followed the recommendation of the town planning board and code enforcement officer John Jeleniewski, who defended the ordinance as written. Jeleniewski explained to the board that although churches are prohibited in certain spaces on ground level in the downtown district, known as the B1 district, nearly 90 percent of the downtown building space is still open to them.

"The B1 district is the heart of Sylva's commercial activity," Jeleniewski said. "And currently there are adequate accommodations for use of churches."

Before the vote even came before the town board, the space Rowe wanted for his church was leased to another renter who plans to put a restaurant there. Yet Rowe continued on his quest to get Sylva to change its ordinance, motivated by the possibility of another ground-level space becoming available downtown but also because he wanted to see his cause to the end.

"I decided to just go all the way with it, so here I am now," he said, standing before the board at its meeting last week. "Churches I just don't think should be looked upon as the bad guy in any situation."

Rowe had plans for an open-door church that would also put on concerts and other events. The congregation is small now but he hoped to grow membership.

Since his request for the board to change the law, and his intention to relocate his church, became public, it attracted media attention from various print, radio and television outlets. It also attracted the disapproval of many of the local merchants.

The state statute that prohibits alcohol from being served 50 feet from a church became a concern for one of Rowe's would-be-neighbors who has a café and would like to serve alcohol in the future. But many merchants opposed it on principle and for economic reasons.

Sheryl Rudd, co-owner of Heinzelmännchen Brewery in downtown Sylva, spoke against an ordinance change on behalf of the town's downtown merchants association. She said the businesses opposing the request aren't anti-church but believe the limited street-level space should be used appropriately and in harmony with the downtown character.

[back](#)



DOJ: Sylva didn't violate federal law when prohibiting church

By Quintin Ellison | Updated 6 months ago

The town of Sylva did not violate federal law when it rejected a local church's request to allow religious groups into street-level buildings on Main Street; the U.S. Department of Justice has closed an investigation that started last October.

On May 13, DOJ officials sent a letter to Mayor Maurice Moody indicating they were satisfied that, as requested, the town had made two minor changes to the zoning law. In March, Sylva adopted DOJ-recommended tweaks to treat funeral homes like churches and confine them to freestanding buildings in the downtown area; and, in the mixed-use district, to allow churches under conditional uses.

The underlying issue, however, was the denial of the Father's House of Prayer's request to move into a building on Main Street now housing Mad Batter Food and Film. The town wants to keep the downtown area businesslike, officials have said.

Churches in Sylva's four-block commercial district are allowed only in freestanding buildings or in the second and third floors of other buildings.

The federal Religious Land Use and Institutionalized Persons Act of 2000 prohibits towns from applying land-use regulations that: impose a substantial burden on religious exercise absent a compelling justification pursued in the least restrictive means; treats a religious assembly or institution on less than equal terms with nonreligious assemblies or institutions; discriminates against religious entities on the basis of religion or religious denomination; and totally excludes or unreasonably limits religious assemblies, institutions or structures within a jurisdiction.

Legal costs to the town related to the DOJ investigation totaled more than \$2,500.

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Author

Quintin Ellison

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N.C. town struggles to keep downtown thriving

Updated 10/9/2006 7:42 AM ET

E-mail | Print |

By Emily Bazar, USA TODAY

KENLY, N.C. — Vincent Farmer says God led him here, to an empty storefront on this small town's main drag.

The pastor is planning twice-a-week services in this modest room sandwiched between a newly opened consignment shop and a karate studio. When that happens, the non-denominational New Life Ministries will be the first — and probably only — storefront church in town.

RELATED: Cities opt for economics instead of religion to boost downtown areas

"I'm just glad to have a place," Farmer says.

In August, Kenly's Town Council adopted a temporary ban on storefront churches. The council later expanded the ban to cover all "places of assembly" to avoid discriminating. It made an exception for Farmer because his lease was already in the works.

Kenly is one of several communities considering policies to restrict church locations, mainly because churches don't generate the tax revenue and economic activity that businesses do. Council members and business leaders here say they want to revive the town's struggling downtown district and create a lively, prosperous business sector.

Until they can agree on a permanent policy for the location of churches, auditoriums, lodges and other "places of assembly," they say, the moratorium is necessary.

Downtown "is really a place you want retail that's open every day or has regular hours during the week. That shows there's life downtown," says Mayor H.L. "Tooie" Hales II. "Churches, for the most part, they congregate once or twice a week."

Downtown Kenly has seen better days.

The brick facades are cracked, the second-story windows boarded up. The sidewalks are quiet, the storefront signs fading.

The town of 1,800, about 45 minutes southeast of Raleigh, dates to 1887, a year after the railroad was built. Trains still speed through town, but they no longer stop.

Some businesses, including a pharmacy and an auto parts store, seem to thrive downtown. Others are limping along. An appliance store is closing.

When two storefronts went vacant recently, officials heard that a church was considering renting one, Hales says. They decided it was a good time to start their downtown planning.

Dale Moore, president of the Kenly Area Chamber of Commerce and owner of Patrick's Cafeteria, says Kenly needs businesses that contribute to the tax base. Churches generally don't pay property taxes.

Kenly officials also are investigating laws that may limit certain types of businesses around churches. For instance, the North Carolina Alcoholic Beverage Control Commission takes into account whether there's a church or school within 50 feet of an establishment applying for a permit to sell alcohol, commission administrator Michael Herring says.

"I love the Lord and believe in God," Moore says, pointing out that there are already at least 10 churches within walking distance of downtown. "But the downtown area needs to be a mix of government and dining and shopping."

In many communities, storefront churches signal economic depression, says Omar McRoberts, an associate professor of sociology at the University of Chicago who wrote *Streets of Glory*, a book about storefront churches in a poor neighborhood of Boston.

Rent in such neighborhoods is often affordable for start-up churches.

"The churches are not causing these areas to be economically underdeveloped," McRoberts says. "They're there because the area is economically underdeveloped."

Mayo Collier, 85, understands. He has run his barbershop in downtown Kenly for 60 years and has watched businesses on all sides leave.

"I'd rather have a church there than an empty building," Collier says. "We don't have the demand for businesses that we used to, and it's unlikely we ever will."

The Rev. Harold Swinson of the Kenly Original Free Will Baptist Church would rather see a church than a bar or restaurant that serves liquor. Besides, he says, there's always a need for more churches.

"There are churches all over, but we're not all reaching everybody," he says. "There's an opportunity there. They might reach out to a different sector of society than we do."

Farmer declines to discuss the city's moratorium but doesn't mind talking about his church. He plans to begin holding services in November.

Up to now, he has run it from his home outside Kenly. His congregation consists of two families, about 12 people.

"Every church is contributing to every town, regardless of the size of the building and the size of the ministry," Farmer says. "The main thing is doing God's purpose."

Posted 10/8/2006 10:03 PM ET

Updated 10/9/2006 7:42 AM ET

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Spring Hope Enterprise

And

The Bailey/Middlesex News

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Wed, 03 Dec, 2014

Virtual Shopping Mall
Bonus Features
Family Features NEW
The News Room NEW
Front Page
This Week Inside
Local Sports
Editorial Page
Classifieds
Contact Us
Full Issue (PDF)
Useful Links
Just for Kids NEW
RSS Headlines NEW
About Us
Talk Back! NEW
Guest Book

This Week's Poll

Will you spend more or less this Christmas?

- ☐ More
☐ Less

vote

Bailey says no more churches downtown

By KEN MURCHISON

Churches will not be allowed in Bailey's downtown business district.

The town board voted Monday night to not change an ordinance banning storefront churches in the commercial area.

Only commissioner Troy Conner voted for the proposed text change.

Bailey residents Denny and Evelyn Liles had requested the change that would have allowed storefront churches on Main Street. They wanted to sell the old Bailey Furniture Store building to New Vision Community Missionary Baptist Church.

There are three other churches in the central business district — Divine revelation Ministry, Seed of Abraham, and Deliverance House of Prayer. Those churches slipped in under the radar as they are only renting their buildings and the town collects taxes on those properties.

Diane Melton of the Bailey Planning Board said that board voted unanimously last week against the proposed text change.

Melton said the planning board decided that storefront churches do not fit the goals set out two years ago for the revitalization of the business district. Those goals include maintaining the small town atmosphere, revitalize streets and buildings, encouraging new business growth, creating new jobs and revenue for the town, and attracting more shoppers.

Melton said churches would cause competition for parking spaces and would not bring more customers to the downtown area during normal business hours. She said the change would open up downtown to more churches, and that would have an adverse affect on businesses.

"Research says that most likely other business customers would not want to come downtown," she said. For instance, a restaurant located near a church would not be able to sell alcohol. In addition, soup kitchens and homeless shelters would bring more undesirable people to the downtown area.

"If I was homeless and I heard that Bailey was giving shelter and

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food, I would be inclined to come to Bailey and I would probably want to hang around that area," Melton said. "And I don't think that's what we want for our Main Street."

Melton said legal counsel did not recommend the change. "My personal recommendation is I would like to ask the board to not approve the text amendment and keep the downtown area as a business district."

Betsy Kane, a senior planner with the N.C. Department of Commerce's Division of Community Assistance, said a good zoning policy for towns is to not allow religious uses in the downtown areas as churches would affect what is known as "critical mass" because every entity in the area should contribute to the financial well being of the town.

"Downtowns are designed for commerce," Kane said, adding that churches, soup kitchens, and homeless shelters "are not what you need to promote in your commercial area."

Churches are permitted in residential zones in Bailey, and about 80 percent of the town is zoned residential.

"Storefront churches and other low rent uses are a symptom of a great problem, a depressed downtown or real estate market where owners can't rent to a real business," Kane said.

Dr. Torase L. Barnes, senior pastor of New Vision, said the building is at the end of the street and would not affect foot traffic for businesses. He also said that if new businesses do come to town, they would not locate in the central businesses district.

But in the end, commissioners decided to keep the ordinance as it is.

You are visitor: 3,018,402

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Section 6.3 Education and Institutional Uses

Use Types	N o t e	S I C	R- A	R- 20	R- 12	R- 10	R- 8 SF	R- 8 MF	R D	M H M U	O & I	B- 1	B- 2	B- 3	L- 1	H- 1
ambulance services		4119									X	X	X	X		
cemetery		6553	X	X	X						X		X	X		
churches, synagogues & other associated activities	12	8661	X	X	X	X	X	X	X	X	X	X	X	X		
colleges or universities		8220								X	X	X	X	X		
correctional institutions		9223														X
day care centers (6 or more)	13	8322	X	X						X	X	X	X	X		
governmental, offices & facilities		0000	X	X	X	X	X	X	X	X	X	X	X	X	X	X
health and behavioral care facility		8059									X	X	X	X		
hospitals, public & private		8026								X	X	X	X	X		
libraries		8231								X	X	X	X	X		
museums or art galleries		8412								X	X	X	X	X		
nursing and convalescent homes; congregate or group care	12	8050	X	X							X	X	X	X		
orphanages		8361									X		X	X		
philanthropic institutions		8399								X	X	X	X	X		
post offices		7389									X	X	X	X		
psychiatric hospitals		8063									X	X	X	X		
public water & sewer lines; provided minimum water line is 6 inches & minimum sewer line is 8 inches unless otherwise specified by City		0000	X	X	X	X	X	X	X	X	X	X	X	X	X	X
retreat centers		0000	X	X						X	X	X	X	X		

Education and Institutional Uses (continued)

Use Types	N o t e	S I C	R- A	R- 20	R- 12	R- 10	R- 8 SF	R- 8 MF	R D	M H M U	O & I	B- 1	B- 2	B- 3	L- 1	H- 1
schools, including public schools & private schools, having a curriculum similar to those given in public schools		8211	X	X	X	X	X	X	X	X	X	X	X	X		
schools, specialty training, such as cosmetology, vocation or trade services, not elsewhere classified, where no retail, wholesale, or repair is conducted		8249									X	X	X	X		
specialty hospitals		8069								X	X	X	X	X		

4. Existing uses as described above which do not meet the one (1) acre minimum requirement of .A above at the time of the adoption of that provision may expand or be reconstructed provided such expansion or reconstruction meets the minimum dimensional requirements of the district in which located.

Note 10 **Golf Courses; Including Pro Shop**

- A. There shall be a fifty (50) foot minimum setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned property.
- B. Outdoor swimming pools shall be protected by a fence, or equal enclosure, a minimum of four (4) feet in height, and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.

Note 11 **Swim and Tennis Clubs, Swimming Pools, Private**

- A. In any residential district the minimum area shall be one (1) acre.
- B. There shall be a fifty (50) foot minimum setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned property.
- C. Outdoor swimming pools shall be protected by a fence, or equal enclosure, a minimum of four (4) feet in height, and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.

Note 12 **Churches; Synagogues and Other Associated Activities; Nursing and Convalescent Homes; Congregate Care and Group Care**

- A. In any residential district:
 1. A minimum of one (1) acre shall be required to establish any one of the above uses.
 2. All structures including secondary and accessory structures shall be located a minimum of fifty (50) feet from any street line and property line.
 3. Any use listed above located in a residential district on a site greater than three (3) acres shall have frontage on a collector or thoroughfare street.

4. Existing uses as described above which do not meet the one (1) acre minimum requirement of .A.1 above at the time of the adoption of that provision may expand or be reconstructed provided such expansion or reconstruction meets the minimal dimensional requirements of the district in which located.

Note 13 **Day care Centers (6 or more)**

- A. An adult or child day care center with six (6) or more attendees shall be operated as a principal use and subject to the following development standards:
 1. An indoor activity area shall be provided equivalent to at least twenty-five (25) square feet per attendee.
 2. An outdoor activity area shall be provided equivalent to at least seventy-five (75) square feet per attendee and located outside of the street setback.
 3. Outdoor activity area(s) for children shall be enclosed by a security fence at least four (4) feet in height and located outside the street setback.
 4. Centers in a residential district on a site greater than three (3) acres shall have frontage on a collector or thoroughfare street.

Note 14 **Automobile Storage; Automobile Towing and Storage; Automobile Wrecking or Junk Yards; Salvage Yards; Scrap Processing**

- A. Outdoor storage associated with the above uses shall be completely screened by a screening device as set forth in Article X.
- B. Automobile wrecking or junk yards; salvage yards and scrap processing uses shall require a minimum area of three (3) acres. Any area covered by six hundred (600) square feet or more of scrap material shall qualify as a use of this category.
- C. Uses subject to this note shall be separated in such a manner as to prevent dust and tracking of mud and debris onto adjoining streets.



City of Mount Holly Action Agenda Item

To: City Council	Date: December 4, 2014
From: Danny Jackson, City Manager	Meeting Date: December 8, 2014
<i>Agenda Item to be considered: Consent Agenda #7 – Call for a Public Hearing on a Clariant Corporation Street Closing Petition</i>	
Will this require a public hearing? ☐ YES ☒ NO	
<i>Background/Purpose of Request :</i> The Clariant Corporation has petitioned the City of Mount Holly to consider closing a portion of South Lee Street and/or East Catawba Avenue. This matter involves a meter relocation project brought on by the City of Mount Holly and Clariant Corporation. Please see the enclosed supporting documentation for this item.	
<i>Fiscal Impact:</i>	
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: Motion to approve the request as submitted.	
Result of City Council Decision: _____	
Attachments: Supporting documentation	

**City of Mount Holly
Mount Holly City Council Meeting
Monday, November 10, 2014
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	Jamie Guffey, Assistant City Manager
Councilman Jerry Bishop	Greg Beal, Planning Director
Councilwoman Carolyn Breyare	Ray Clemmer, Assistant Director of Utilities
Councilman J. Jason Gowen	Ryan Baker, Interim Fire Chief
Councilman Jim Hope	Don Roper, Chief of Police
Councilman David Moore	Dave Johnson, Utilities Director/City Engineer
Kemp Michael, City Attorney	Miles Braswell, Director of Streets and Solid Waste

Invocation

Reverend Angela Hollar of Ebenezer Methodist Church 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

Mayor Hough advised that the Veteran's Day Proclamation needs to be moved to #2 under Presentations and a Pancreatic Cancer Proclamation needs to be added to Presentations #3. With no other changes, Councilwoman Breyare made a motion to approve the agenda as amended. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion carried)

CONSENT AGENDA

1. Call for a Public Hearing for Designating the Lentz-Springs House as an Historic Property
2. Approval of an Ordinance to abate housing code at 225 Forney Avenue
3. Approval of Lien for Weeds and Grass
4. Approval of a Budget Amendment (Hawthorne Property and Business Incentive Grant)
5. Approval of a Resolution Declaring Surplus Property
6. Approval of the minutes of the October 13, 2014 Council Meeting

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

PRESENTATIONS

1. Presentation of the Fiscal Year 2013-2014 Financial Audit
Ko Tang Cha-Moses from Martin and Starnes (City Auditors) came before the City Council to present the 2013-2014 Financial Audit. She reviewed the audit and advised that the City continues to maintain its financial stability. A copy of the 2013-2014 will be on file in the City Clerk's office.
2. Approval of a Veteran's Day Proclamation
Mayor Hough read the proclamation honoring all Veterans for the upcoming Veteran's Day Holiday.
3. Pancreatic Cancer Proclamation
Mayor Hough read the proclamation regarding pancreatic cancer awareness.

PUBLIC HEARING

1. Public Hearing to consider a request to rezone 143 acres of land, located in the River Park Subdivision, Parcel ID #180026, #216452, # 180033 and #203453 from PUD R-10 Single Family and R-12 Single Family to Conditional Use Single Family Residential as detached and attached structures and associated uses

Mr. Wilson advised that an application was received requesting that the above property be rezoned to R-12 Single Family to Conditional Use Single Family Residential as detached and attached (multi-family duplex or townhome) structures and associated uses. Mr. Wilson further advised that the Planning Commission heard the case at their meeting last week and tabled their decision until the final site plan can be presented.

At this time, Councilman Bishop made a motion to enter into the public hearing to consider a request to rezone 143 acres of land, located in the River Park Subdivision, Parcel ID #180026, #216452, # 180033 and #203453 from PUD R-10 Single Family and R-12 Single Family to Conditional Use Single Family Residential as detached and attached structures and associated uses. Councilwoman Breyare seconded the motion. All council members present voted in favor. (Motion carried)

Laurie Swarr
202 Forest Drive
Mount Holly, NC 28120

Ms. Swarr commented that her concerns are regarding the extension of forest Drive but it now looks like the Developers are revising the plan.

With no one else signed up to speak Councilman Moore made a motion to return to regular session. Councilwoman Breyare seconded the motion. All Council Members present voted in favor. (Motion carried)

The Developers came before Council and explained that the purpose of this request is to introduce the community to the general public without a negative impact on the current owners. They explained that detached and attached is not intended to bring in apartments but will introduce townhomes in the community. Councilman Hope commented that this is one of the last properties close to downtown and the Council needs to know the architectural design. Council agreed they need more information regarding this request as when the development was first approved it was approved as an upscale neighborhood. Councilman Hope made a motion to table the decision on the request until the next meeting. Councilman Moore seconded the motion. All council members present voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

Angela Kruszka
121 Sella Ridge
Mount Holly, NC 28120

Ms. Kruszka came before Council to request help with the speeding problem in Runny Meade Subdivision. She requested that City look into 4 way stops or speed bumps

Christina Beaty
516 Belmont Mount Holly Road
Mount Holly, NC 28120

Ms. Beaty came before Council to express concerns regarding a sewer easement that joins her property that is used by neighbors for access to their house. She advised that there is constant drug traffic on the easement and she and other neighbors would like the easement blocked off. She advised that the Police have been working on the problem but additional help is needed to clean up the neighborhood.

NEW BUSINESS

1. Consideration and Approval of the CMAQ Application

Mr. DuPont identified the two proposed projects have been identified through local plans as eligible for potential funding through NCDOT. These plans are the Tuckasee Road Project and the Belmont Mount Holly Road Project. Councilman Moore made a motion to approve the CMAQ application. Councilwoman Breyare seconded the motion. (Resolution #111014A) All council members present voted in favor. (Motion carried)

2. Consideration and Approval of Residential and Business Recycle Collection Services

Mr. Braswell advised that the low bid for residential and business recycle collection services came in at \$1.72 biweekly per customer. He advised that the City can do it for \$1.70. He explained all the costs that he figured into the estimate plus an additional 10 cents per customer for any expenses that could have been overlooked. He made a recommendation that the City Council allow the City to take over the recycle services. Councilman Bishop made a motion to approve that the City take over all the residential and business recycle services. Councilman Moore seconded the motion. The motion passed with a 4-2 vote. Councilman Gowen and Councilwoman Breyare were opposed.

3. Discussion of Revised Collection Routes for Solid Waste and Recycling

Mr. Braswell presented the revised collection routes for solid waste and recycling pick up. He advised that the revised daily routes will be more equal and timely. He further advised that the notification process of the revisions will begin after tonight's meeting.

4. Discussion of System Development Fees

Mr. Johnson advised that the system development fee analysis has not been updated since 2007. There have been two recent requests for development that have proven it is time for possible update to our system development fees. After further discussion, Councilman Hope made a motion to direct the City Manager to work with the Utilities Director, to grant relief from the required system development fees to Dr. Andrew Oblinger, as outlined by David Johnson (Utilities Director/Engineer). Councilman Moore seconded the motion. All council members present voted in favor. (Motion carried) System Development Fees will be an item on the Retreat Agenda.

OTHER BUSINESS

1. Discussion of the Annual Christmas Dinner and Council Retreat

It was Council consensus to have the annual Christmas Dinner Monday, December 1st at Firebirds and have the Annual Council Retreat in the Training Room at the Municipal Complex. Mayor Hough also commented that in regard to the retreat, the Council will be given a full list of submitted topics and they each need to pick their top 5.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the November 10, 2014 Council Meeting. Councilman Gowen seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 9:20 p.m.

PRESENTATIONS



City of Mount Holly Action Agenda Item

To: City Council	Date: December 4, 2014
From: Danny Jackson, City Manager	Meeting Date: December 8, 2014
<u>Agenda Item to be considered:</u> <i>Presentation #1 – Presentation of a Proclamation and Key to the City to Master Lance Kirkland.</i>	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> <i>As some of you might know, Lance Kirkland is a 6 year old student at Ida Rankin Elementary School, who has been diagnosed with an inoperable brain tumor. I'm told that he only has months to live. He as an honorary Grand Marshal at our Christmas Parade this year. He is a very lively and lovely young man. His attitude at such a young age despite his predicament is very inspiring. The City Council is being called upon to adopt a Proclamation in his honor and present him with a Key to the City.</i>	
<u>Fiscal Impact:</u>	
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: N/A	
Result of City Council Decision: 	
Attachments:	



City of Mount Holly Action Agenda Item

To: City Council	Date: 11-26
From: Chief Roper	Meeting Date: 12-08-14
Agenda Item to be considered: Recognize Corporal Ronnie Parsons for being awarded the Advanced Law Enforcement Certificate	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: <i>The Advanced Law Enforcement Certificate is awarded to officers by the NC Training and Standards Commission for attaining a high level of training and experience in the LE profession.</i>	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO X ☐ N/A
Reviewed by Finance Director	☐ YES ☐ NO X ☐ N/A
Preaudit Certification required	☐ YES ☐ NO X ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO X ☐ N/A
Budget Transfer required	☐ YES ☐ NO X ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO X ☐ N/A
Manager/Staff Recommendation:	
Result of City Council Decision: _____	
Attachments:	



City of Mount Holly Action Agenda Item

To: City Council	Date: December 4, 2014
From: Danny Jackson, City Manager	Meeting Date: December 8, 2014
<u>Agenda Item to be considered:</u> <i>Presentation #3 – Presentation of Employee Service Awards</i>	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> <i>It's that time of the year where we recognize our city employees who have served during particular years at the City of Mount Holly. Please join me in congratulating those employees who will be recognized for their service to the City.</i>	
<i>Fiscal Impact:</i>	
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: <i>N/A</i>	
Result of City Council Decision:	
Attachments:	

PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council	Date: December 4, 2014
From: Danny Jackson, City Manager	Meeting Date: December 8, 2014
<u>Agenda Item to be considered:</u> <i>Public Hearing #1 – Discussion to consider Designating the Lentz-Springs House as a Historic Property.</i>	
Will this require a public hearing? ☒ YES ☐ NO	
<u>Background/Purpose of Request :</u> <i>As you all are aware when the public hearing was called for back in November, Ms. Lucy Penegar, former owner of the Lentz-Springs House, is asking that the house be designated as a Historic Property. Ms. Penegar is also the Vice-Chairperson of the Gaston County Historic Preservation Commission, an organization that also reviews such matters. Please see the enclosed supporting documentation on this item.</i>	
<u>Fiscal Impact:</u>	
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
<u>Manager/Staff Recommendation:</u> <i>Motion to approve the request as submitted.</i>	
<u>Result of City Council Decision:</u> _____	
<u>Attachments:</u> <i>Supporting documentation</i>	

**PROPOSAL OF
LENTZ – SPRINGS HOUSE, C.1870
NOVEMBER 2014**

GASTON COUNTY HISTORIC PRESERVATION COMMISSION

**Mr. John Russell, Chairperson
Mrs. Lucy Penegar, Vice-Chairman
Mr. Robert Carpenter-Secretary
Mrs. Suzanne Deal, Treasurer
Mrs. Wilma R. Craig
Mr. Mike Peters
Mr. Danny Wilson
Mr. James F. Love, Advisor
Dr. Alan May, Advisor
Mrs. Teri Childers, Advisor
Mr. David Williams, Staff Advisor**

Significance Statement

Lentz-Springs House, Mount Holly

8 The late-nineteenth-century Lentz-Springs House is historically important for its association with two business men in Mount Holly. Hotel owner Paul E. Lentz lived in the house from 1895 to 1903. Lentz would later serve as mayor from 1906-1909. Successful merchant Junius M. Springs, who owned two nearby stores, resided in the house from 1903 to 1926. During Springs's ownership, the house was updated with a then-fashionable Tuscan columned porch and two-over-two wooden sash façade windows. Originally located on South Main Street at the intersection of two major roads, in 1997 the house was moved a short distance to the north to save it from demolition. The house has retained a good level of historic integrity and it continues to reflect the historic character and design of the home of two prominent Mount Holly citizens.

CONTENTS: LENTZ – SPRINGS HOUSE

1. Name and location of property:
Lentz-Springs House (Holly House)
16 Oak Grove Street
Mt. Holly, NC 28120
2. Name and address of current owner:
David and Wendy Hostetler
215 N. Main Street
Belmont, NC 28012
3. Representative photographs
4. Maps depicting location of the property
5. Current deed references of the property
6. Historical sketch has been prepared by Lucy R. Penegar of the Historic Preservation Commission
7. Architectural description has been prepared by Jason Harpe of Harpe Consulting, Lincolnton, NC.
8. Documentation of why and in what ways the property is of historical significance to the county:
The Historic Preservation Commission of Gaston County believes that this house that was located at the trading center intersection of Tuckaseegee and Armstrong Ford Trail , just behind the significant Hoffman-Rhyne Store, is significant to the early history of what was to become Mt. Holly. It certainly housed many important meetings of community leaders, having been owned by Mayor Paul Lentz, and later by the successful merchant Junius Springs. The successful renovations and commercial re-use of this substantial structure demonstrates how history can be part of the present and can enhance the future as well.



 124069 05/28/2014	Tax Information LOCATION : 16 OAK GROVE ST DEED TYPE : WD DEED BK : 4710 PG : 0655 DEED RECORDING DATE : 12/31/2013 SALES AMOUNT : \$129,500.00 PLAT BK : 003 PG : 073 LEGAL DESC 1 : R F RANKIN LEGAL DESC 2 : L 53-55 STRUCTURE TYPE : OFFICE - CONVERTED DWG YEAR BUILT : 1890 SQUARE FOOTAGE : 3435 BASEMENT : N # BEDROOMS : 4 # BATHS : 1.5 MULTI-STRUCTURES : NO ACREAGE : 0.4 TAX DISTRICT : MOUNT HOLLY CITY VOLUNTARY AG DISTRICT : NO LAND VALUE : \$104,544.00 IMPV. VALUE : \$118,213.00 TOTAL VALUE : \$222,757.00 PRESENT USE VALUE ASSESSMENT : YES	Election Information PRECINCT NAME : MT HOLY II POLLING PLACE : MOUNT HOLLY MIDDLE SCHOOL POLLING ADDRESS : 124 S. HAWTHORNE ST WARD # : TOWNSHIP : RIVERBEND CONGRESS REPRESENTATIVE : MEMBER PATRICK MCHENRY CONGRESSIONAL DISTRICT : 10 HOUSE REPRESENTATIVE : REPRESENTATIVE JOHN A. TORBETT (REP) HOUSE DISTRICT : 108 SENATOR : SENATOR KATHY HARRINGTON (REP) SENATE DISTRICT : 43
Tax Information PID # : 124069 PIN # : 3596764518 NBHD # : MH007 NBHD NAME : SPRINGS CROSSING OWNER ID # : 1254611 CURRENT OWNER 1 : HOSTETLER DAVID ALEXANDER II CURRENT OWNER 2 : HOSTETLER WENDY GREENE MAILING ADDRESS : 215 N MAIN ST CITY : BELMONT STATE : NC ZIP : 28012-3124 JAN1 OWNER 1 : HOSTETLER DAVID ALEXANDER II JAN1 OWNER 2 :	School Information ELEMENTARY : RANKIN MIDDLE : MOUNT HOLLY HIGH : STUART W CRAMER	Parcel Information POLICE DISTRICT : MOUNT HOLLY FIRE DISTRICT : MOUNT HOLLY EMS RESCUE : SOUTH POINT LIFE SAVING STATION # : GEMS STATION 7 FLOOD : CENSUS TRACT : 031102 Printed On: 9/11/2014

Disclaimer: The Information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values based on last general reappraisal - 2007

CHAIN OF TITLE / Lentz- Springs House, Mt. Holly, NC

1. David A. Hostetler II and Wendy G. Hostetler from Richard M. and Lucy R. Penegar on 12/31/2013 and recorded in Deed Bk. 4710, p. 655 in Gaston County Register of Deeds, Gastonia, NC. And subject to protective covenants and rehabilitation standards.
2. Richard M. and Lucy R. Penegar from Richard M. Stepp on 10/22/2004 and recorded in Deed Bk. 4072, p.1583 in the Gaston County NC Registry, Gastonia, NC. And subject to protective covenants and rehabilitation standards.
3. Richard M. Stepp from Historic Preservation Foundation of NC on 9/18/2002 and recorded in Deed Bk.3532, p.652 in the Gaston County NC Registry, Gastonia, NC, subject to protective covenants and the Secretary of the Interior's Standards for Rehabilitation.
4. Historic Preservation Foundation of NC from Evelyn Elizabeth Odell Fisher, widow on 11/11/1996 and recorded in Deed Bk. 2610 p. 489-490, being contents of lots #53, 54, 55, and 56, as shown on plat of R.F. Rankin Estate Property recorded in Plat Bk. 3, p. 73 all in the Gaston County, NC Registry, Gastonia, NC.
5. Evelyn Elizabeth Odell Fisher received at death of husband William A. Fisher through estate file # 93-E-5, being the identical property conveyed to W.A. Fisher from D.S. Beatty, Jr. and wife Dorothy W. Beatty, recorded in Deed Bk.1883, p. 865 on 12/23/1992, Gaston County Registry, Gastonia, NC.

NOTE: The Lentz-Springs House (also known as the Holly House) was moved to this site in 1997 from a near-by site described below:

6. Springs Crossings, LLC from Margate, LLC on 12/15/1998 and recorded in Deed Bk. 2875, p. 947 and in plat Bk. 55, p.115 (being 4.79 acres of the former Junius Springs Estate) in the Gaston County Registry, Gastonia, NC.
7. Margate, LLC from Springs heirs: Eunice Springs Brown, widow; Charles E. Loftin and wife Brenda F. Loftin; on 9/9/1996 and recorded in the Gaston County Registry, Gastonia, NC, containing 6.271 acres more or less from a survey dated 5/28/1996, revised 6/24/1996, 7/19/1996, 8/8/1996 and having ACAD No. 1996007 and Data No. 1996-D.
8. At the death of Bertha T. Springs in 1969 the offspring inherited the house and property.
9. On 10/18/1937 an Interlocutory Order was made ordering the sale of the property. On 7/31/1939 the bid of \$695.98 was accepted for the 56 acre tract and house from Bertha T. Springs, Mrs. Sara S. Loftin, and Miss Eunice Springs.
10. Bertha T. Springs wife of Junius Springs received the house and 56 acre tract at the death of husband on 11/30/1926. (Bertha T. lived 43 more years until 1969)
11. Junius. M. Springs and wife Bertha T. received from Paul E. and wife Katie Lentz for one dollar on 12/11/1903 as recorded in Deed Bk. 59, p.77. The parcel contained 56 acres and mentions the corner of Daniel Rhyne's lot and runs down Tuckaseege Rd. to the Catawba River.
12. Paul E. Lentz and wife Katie Lentz from Eliza Davis on Feb. 1, 1895, for \$503.22 for the 56 acres by mortgage deed that was satisfied on Sept. 15, 1903. Deed Bk. 28, p.336.

13. Eliza Davis from Angelina S. Jones and R.N. Jones on 6/27/1889 for \$2000. The 56 acre tract. Deed Bk. 18, p. 74.
14. Angelina S. Jones from M.R. Dewstoe and wife M.L. Dewstoe on 4/ 8/1889 for \$2250. The 56 acre tract. Deed Bk. 18, p.2.
15. M.R. Dewstoe (from the state of Iowa) from J.A. Abernethy and wife S.E. Abernethy on Oct. 29, 1887 for \$5000. a parcel of 171 acres. He takes the 115 acres on the north side to build his house, leaving the 56 acres for later sale to Angelina Jones. Deed Bk. 16, p.496.
16. J.A. Abernethy from James Abernethy on Feb. 3, 1879 for 171 acres: Deed Bk. 9, p. 424.
17. J.A. Abernethy and James Abernethy from J.A. Henderson on Feb. 1, 1879. Deed Bk. 9, p.405.
18. J.A. Henderson?
19. Dr. J.D. McLean and family are living in the house

HISTORICAL SKETCH, LENTZ-SPRINGS HOUSE, MT. HOLLY

What is believed to be the first settlement in what we know as Gaston County began just above the Tuckaseege Ford on the banks of the Catawba River.(1) It has been called Woodlawn, Huntersville, and presently is called Mount Holly.

The first people to inhabit the area were the Native Americans called the Catawba, which is also the name of the river that forms the eastern boundary of this county. Suffering deaths from smallpox brought in by the new settlers, the tribes moved farther south to South Carolina. But they had developed many trails across the area that the new settlers used.

The earliest European settlers to the area came down the Great Wagon Road from Pennsylvania. They were Scots-Irish, Germans, and English. In the 1750s James Kuykendahl, a German, settled on a tributary now called Dutchman's Creek. (2) In 1754 a land grant from King Georgell of England transferred a parcel on the south side of the creek to George Rutledge.(3)

In 1765 Robert Alexander bought land and built his "Red House" on a farm that he called Woodlawn. The area around this house became known as Woodlawn. Neighbors to Alexander started a pioneer church called Goshen. Reverend Humphry Hunter was the pastor and also the postmaster. The area was called Huntersville for a short time, thus the second name.(4)

Joseph Dickson's farm a little west of the settlement served as the gathering point of patriots on their way to the Battle of Ramsour's Mill in June of 1780 at the beginning of the fight for Independence.(5) In 1781 a small group of local militia helped slow the British at Cowan's Ford. (6)

Critical to the development of this area was the use of the Tuckaseege Ford and Trail that ran from Charlotte to Lincolnton. The intersection of the Tuckaseege trail and the Armstrong Ford Trail that ran south will be of great importance to the history of the Lentz-Springs House, the object of this historical sketch.

The area now known as Gaston County was part of Lincoln County at this time. There were no towns yet, and few settlements in the early 1800s. An early 1839 post office map by David Burr shows the Woodlawn post office and the area called Hoylesville, which also had a post office. Rivers and trails cross the area demonstrating the importance of being able to ford the waterways.

The US Census of 1840 showed that there were 25,160 living in Lincoln County, which was divided into the Upper Regiment and the Lower Regiment. The Upper demonstrated more manufacturing and trades and the Lower showed more farms and slaves. The differences contributed to a heated debate among candidates for the NC House of Commons.(7)

The trading center and social headquarters for Woodlawn was now in the Hoffman-Rhyne Store (Frederick Hoffman and Moses Rhyne) at the intersection of Tuckaseege and Armstrong. On June 4, 1842, a group of Lower Regiment leaders met at the store and voted to support only candidates that were in favor of dividing Lincoln County.(8) In 1846 the County of Gaston was formed from the Lower Regiment and a new county seat, Dallas, was established. A tax receipt dated April 1, 1835, and an October 1837 store journal both exist from this store. The store was demolished in the 1950s. Just across the road stood Frederick Hoffman's house which was demolished in the 1980s.

In 1860 a major thing happened to the Woodlawn settlement. The first railroad line entered the county a mile above the Tuckaseege Ford. The Wilmington, Charlotte, and Rutherford Railroad was on its way to Lincolnton with another stop in Gaston called Brevard Station (later called Stanley). Many soldiers loaded the train there to serve in the Civil War.

The location of the new railroad caused Woodlawn to spread north of the Hoffman-Rhyne Store. Businesses grew along the railroad, which was then called the Carolina Central. The road running from the store north to the railroad became Main Street and businesses also grew along this road.

A new industry was just beginning after the Civil War. A few water powered textile mills had started by the early 1850s. In 1874 A.P. Rhyne, D.E. Rhyne, and Ambrose Costner established a mill on Dutchman's Creek, called the Mt. Holly Mill and a community grew around the mill.(9) In 1879 citizens decided to incorporate the town and they named it Mt. Holly. The population had grown to 472 in 1888.(10)

Sometime around 1870 a home was built just behind the Hoffman-Rhyne Store, at the Tuckaseege and S. Main Street crossing. In the book RCG Love, A Builder of the New South, mention is made of two families who had lived in the house in the decade between 1870 and 1880, Dr. J.D. McLean (II) and Dr. Abernathy. (11) A family story validates the McLean family occupants told by Katherine Elizabeth McLean Love (1869-1962). She told the Love family that she lived there as a small child, her father being Dr. J.D. McLean.(12)

A deed of February 1, 1879 reveals that J.A. Henderson sells to J.A. and James Abernethy 171 acres along the Tuckaseege trail next to the crossroads. James deeds the parcel to J.A.

Abernethy two days later.(13) This owner is the son-in-law to Moses H. Rhyne of the Hoffman-Rhyne store. After eight years J.A. and his wife sell the parcel to M.R. Dewstoe who builds on the northern part, and two years later sells the southern 56 acres with the house to Angelina S. Jones for \$2250.00. This property would stay intact for over one hundred years!

Angelina S. Jones sells the property two months later to Eliza Davis.(14) Six years later Eliza transfers the parcel to Paul E. Lentz and wife Katie. That mortgage deed was satisfied September 15, 1903, just before the Lentz family turned over the house and property to Junius Springs.(15) This house becomes known in later years by the two historically important families that lived there – the Lentz and the Springs families.

When the house was built it was simple, but substantial with two rooms down and two rooms up with a center hall. The stairs rose on the right side of the hall. A kitchen ell extended behind the right side (south) of the house. A historic photo shows light from the open back door through to the front. The porch had turned posts and ballasters. The roof appears to be tin and the windows have 6/6 sashes.

Paul E. Lentz was born in Mt. Pleasant, NC on October 6, 1860 to John Lentz (hotel owner) and Sophia Heilig Lentz. Paul married Sarah Catherine (Katie) Suggs (3/26/1870-5/10/1924) on September 12, 1888 and they moved into the house just behind the Hoffman-Rhyne Store on a 56 acre tract. Paul E. and Katie have seven children : Carrie L. Mast (1889-1963), Arthur Lee Lentz (1891-1971), Paul W. Lentz (1893-1893), Edna L. Springs (1894-1973), Mattie Lentz (1891-1899), Pauline Lentz (1905-?), and Yates Lentz (1907-?). (16)

The 1900 US Census shows Paul E. 39 y.o., Sarah K. 32 y.o., Carrie 11, Lee 8, Edna 5, and James West 15 y.o. He evidently moved closer to the business district in 1903 so they lived in the house for 15 years.

During Paul E. Lentz's business career in Mt. Holly, he served as Mayor 1906-1909 at age 46-49 years old. (17) The county deeds show many transactions in the bustling town of Mt. Holly with its railroad. On November 1, 1889, Paul E. and wife Katie bought lot #4 along the Carolina Central Railroad from A.P. Lentz and L.H. Lentz. (18) On April 7, 1890 they bought another lot along the railroad from J.F. Hackenberry for \$75.00. (19) On November 7, 1890, they sold a lot on the railroad to R.F. Williamson for \$200.00 (20) The most significant sale along the railroad came on May 12, 1891, when Paul E. and Katie sold the Rion View Hotel and lot to J.L. and William H. Holland for \$2250.00. (21)

Paul E. and Katie Lentz must have been very good friends with Junius M. and Bertha T. Springs. A Lentz daughter, Mary Edna, married a Springs son, William Junius. On December 11, 1903, Paul E. and Katie deeded their home and 56 acres to Junius M. and Bertha T. Springs. (22)

Junius Maxwell Springs was born November 23, 1867, in Mecklenburg County to Elias Alexander Springs (1815-1875) and Sarah Shuford Rhyne (1825-1877) (23) The 1900 US Census shows Junius living in Paw Creek, age 32, widowed with children: Lester 12, Velma 10, Sadie 7, and William Junius 5. By the 1910 Census he is listed in River Bend of Gaston County (?) age 42, with Bertha T. age 27, and children: Lester 21, Velma 20, Sadie 17, Wm. J. 15, May 5, and Eunice 3. (Helen will be born in 1918).

At some point, (maybe between 1903 when they acquired the house and after the 1910 census) they make significant changes to the house before moving in. Another ell is added behind the left side (north) with a second floor room. A porch is added between the two ells that wraps around the back of the left addition. The windows in the front section are changed to 2/2 vertical glass sashes. Most interior walls remain horizontal tongue and groove planks. The walls of the front more formal rooms are changed to plaster and door and window surrounds are upgraded. Some floors downstairs are replaced but upstairs floors remain heart pine.

Junius Springs is a busy merchant in business with Walter and John Tucker. They have two stores on S. Main Street on the same block. One store featured lighter merchandise, while the other had more substantial items such as clothing and hardware. (24)

Junius Springs most likely attended the funeral of his friend Paul E. Lentz who died May 8, 1915, at age 55. The service was held at the Lutheran Church of the Good Shepherd. His death certificate recorded his father (age 94) and mother (age 90) living with him in the large significant brick house (called the Rhyne-Cannon house along the railroad). His vocation is listed as hotel owner.

Junius lived to be 73 years old, dying on Dec. 3, 1926. The newspaper reported that he had been ill for several years. The funeral was held at the home with a large number of pallbearers. His wife Bertha lived 43 more years. The Great Depression must have taken its toll on Bertha. On October 18, 1937, an Interlocutory Order was made by the county to sell the property. However, by July 31, 1939, Bertha, Sara S. Loftin, and Miss Eunice Springs were able

to get their \$695.98 accepted for the house and 56 acres. When Bertha died in 1969, the daughters became the owners. Tracts were sold until only 6.271 acres remained with the house when it was sold to Margate, LLC in 1996. The house was to be demolished to make room for a shopping center at this busy intersection. When it was sold to Springs Crossings, LLC in December of 1998 only 4.79 acres remained.

Local preservation enthusiasts rallied to save this structure because of its significance and because of the loss of seven other significant structures in Mt Holly! The Preservation Foundation of North Carolina was called and a plan was put into action. The developers gave the house to the Foundation with a promise that it be moved. A lot, less than a block away, was purchased and in mid December of 1997 the house was moved to its new location. The group of local supporters raised funds to replace a chimney, rebuild the north side porch, put a new tin roof on the porch, and replace the turned ballasters. They also assisted in showing the house to potential buyers. This group was led by David Hostetler and Lucy Penegar.

The first buyer had some good plans, but ran into financial difficulties and Lucy and Richard Penegar took on the challenge and bought the house. Taking advantage of the commercial zoning on this new site, the Penegars set about making the nine room house into office spaces. After a year's work, the structure opened as Holly House Office Suites.

Historical details were maintained throughout that current building codes allowed. Some necessary changes included: fire-rated sheetrock in the entry foyer, handicap accessibility, new heating and air, new plumbing, electric wiring, phone and computer wiring. The structure took on its adaptive reuse and served as home to business activities.

In 2013, David and Wendy who had also worked in the beginning to save the structure, bought the house. How appropriate that the ones who saved the structure continue to nurture it! This sturdy, tastefully restored and adaptively reused historic house demonstrates that history is a part of the present and can enhance the future as well!!!

LENTZ – SPRINGS HOUSE FOOTNOTES

- 1- Robert A. Ragan, The History of Gaston County, NC ; Loftin Printing Company, Charlotte, NC, 2010; p.580.
- 2- Lee Beatty, Jim Love, Charles A. Rhyne Jr., Images of America, Mount Holly; Arcadia Publishing, Charleston, SC, 2011; p. 7.
- 3- Ragan, p. 580.
- 4- Beatty, Love, Rhyne, Mount Holly, p. 8.
- 5- Ibid., p.7.
- 6- Ibid., p.14.
- 7- Robert F. Cope and Manly W. Wellman, The County of Gaston, Gateway Press, Inc. Baltimore, 1961; p. 62.
- 8- Ibid., p. 64.
- 9- Ragan, p. 582.
- 10- Ibid., p. 583.
- 11- James Lee Love, RCG Love, A Builder of the New South, University of NC Press, Chapel Hill, 1949; p.26.
- 12- Interview with Jim Love 9/13/2014, by Lucy R. Penegar.
- 13- Gaston County Deed Book 9, p. 405 and Deed Book 9, p. 424.
- 14- Gaston County Deed Book 16, p. 496 and Deed Book 18, p. 2.
- 15- Gaston County Deed Book 18, p. 74 and Deed Book 28, p. 336.
- 16- www.ancestry.com
- 17- Gaston County Public Library microfilms of Gastonia Gazette
- 18- Gaston County Deed Book 18, p. 204-205.
- 19- Gaston County Deed Book 20, p. 389-390.
- 20- Gaston County Deed Book 26, p. 524.
- 21- Gaston County Deed Book 19, p. 388-389.
- 22- Gaston County Deed Book 59, p. 77-79.
- 23- www.ancestry.com
- 24- Beatty, Love, Rhyne, Mount Holly, p. 53.

ARCHITECTURAL DESCRIPTION

The Lentz-Springs House, located at 16 Oak Grove Street in Mount Holly, Gaston County, North Carolina, is a two-story, side-gabled frame building built during the 1870s. This 3,435 square foot building has one- and two-story rear extensions and was originally located on the east side of South Main Street in Mount Holly. The building was moved to the 100' x 180' lot on Oak Grove Street, on which it now stands, in 1998 by Preservation North Carolina (PNC). The building was moved less than one hundred yards from its original location. Preservation North Carolina (PNC) purchased the house from Evelyn Elizabeth Odell Fisher in 1996, and sold it to Richard M. Stepp in 2002, subject to protective covenants and the Secretary of the Interior Standards for Rehabilitation. Richard M. and Lucy R. Penegar purchased the house in 2004, and restored it. They sold the house to its current owners, David A. and Wendy G. Hostetler, on December 31, 2012. The Hostetler's operate the Lentz-Springs House as the Holly House Office Suites.

The Lentz-Springs House is located on a lot that is rectangular in shape and is bordered on the north by Oak Grove Street, on the west by a parking lot, and on the south and east by contiguous buildings. The building has a north-south orientation, and is situated on a flat lot with a wide gravel driveway that opens from Oak Grove Street to the house's north elevation. The lot is completely graveled for parking at its north elevation, and a gravel driveway extends along the house's west elevation to parking at the house's rear, south elevation. The house has small shrubs and trees in natural areas at its north and east elevations, and downspout extensions empty into a shallow, graveled ditch at the house's east elevation. A few large Leyland cypress trees stand at the property's east, west, and south boundaries.

The threat of demolition during the 1990s from land developer Lat Purser & Associates, Inc. of Charlotte, North Carolina, whose plans included razing the house to build a shopping center, provided the impetus for a public-private partnership to acquire an adjoining lot near South Main Street and move the house intact to its current location. The move was made possible by an anonymous local financial donor, the Gaston County Historic Preservation Commission, members of Mount Holly's Revitalization/Vision 2020 Committee, and PNC. PNC paid to move the building to the lot on Oak Grove Street. They placed it on a new brick foundation, rebuilt the chimney at the house's east elevation because it had to be disassembled prior to the move, reconstructed the large one-story porch at the building's facade and east elevation, and painted the building's exterior. The balustrade of turned balusters and molded handrail around the front and side porch were donated by a local community member and installed after the building was moved.

The Lentz-Springs House is three bays wide by four bays deep, with a two-story gabled section that extends from the house's southeast corner, and a one-story gabled section extending from the building's southwest corner. The house rests on a brick foundation with louvered metal foundation vents at each bay. The building has a double-shouldered brick chimney with corbeled cap at the building's west elevation. Wooded clapboard siding painted grey covers the building's exterior, and wooden cornerboards are painted white. The roof is sheathed with

asphalt shingles, and K-style aluminum gutters with downspouts are mounted at each elevation. The building's original back porch, located at the house's southeast corner, is enclosed and utilized as office space, and doors from this space and other office space in the rear extension at the building's southwest corner open to a 180-degree wheelchair ramp that spans nearly the full width of the first floor at this elevation.

Exterior Description

The Lentz-Springs house's facade, north elevation, is dominated by a one-story shed roof porch that spans the full width of the facade and covers two-bays at the building's east elevation. The porch stands on brick piers built by PNC when they relocated the house, and between each pier is latticework painted white. The deep front porch is accessed by six wide courses of bricks flanked by a balustrade of turned balusters and handrails, all painted white. The porch roof is supported by Tuscan columns, between which are turned balusters painted white. A two-story, gabled section extends from the building's southeast corner, and a one-story gabled section extends from the southwest corner. The porch is decked with wood flooring painted brown, and the porch's ceiling is covered with beadboard painting blue. The first floor, under the porch, has flush siding painted grey, and wooden corner board are painted white.

The house is three bays wide at its facade with gabled wall dormers with returns at the second story, and louvered attic vents at the apexes of both gables. The central entry at the first story features a pine glass-and-panel front door surmounted by an single-paned transom. The first and second stories have overhanging eaves, and the first floor has a plain frieze. The central entry is flanked by two-over-two double hung wooden sash windows, and the second story has three two-over-two double hung wooden sash windows. Each of the first and second story windows has louvered shutters painted black.

The house's east elevation is four bays wide with a deep porch extending across the first two bays at the first story. The porch stands on brick piers built by PNC when they relocated the house, and between each pier is latticework painted white. This porch is accessible from the front porch at the house's facade and the wheelchair ramp that extends from the rear elevation to this elevation. The porch roof is supported by Tuscan columns, between which are turned balusters painted white. The porch is decked with wood flooring painted brown, and the porch's ceiling is covered with beadboard painted blue. The first floor, under the porch, has flush siding painted grey, and wooden cornerboards are painted white. A two-over-two double hung wooden sash window is located under the porch at this elevation, and the first two bays of the second story are occupied by two-over-over double hung wooden sash windows. Six-over-six double hung wooden sash window occupy the first and second stories of the third bay at this elevation, and twelve-light fixed sash window occupies the fourth bay.

The south, rear elevation is three bays wide with the two-story gabled roof rear extension at the southeast corner, the one-story gabled roof rear extension at the southwest corner, the former back porch that is now enclosed, and the wooden wheelchair ramp. Three six-over-six double hung wooden sash windows are located at the second story, and a pair of six-over-six

double hung wooden sash windows occupy the extension at the southwest corner. Three twelve-light fixed sash wooden windows are located at the former porch, and paneled wooden doors open to the wheelchair ramp from the extension at the southwest corner and porch.

The west elevation is four bays wide with a double-shouldered exterior brick chimney with corbeled cap rising from the gable end. The chimney is flanked at the first and second stories by two-over-two double hung wooden sash windows and louvered attic vents. A six-over-six double hung wooden sash window is located at the third bay, and a pair of six-over-six double hung wooden sash windows occupy the fourth bay. A natural area bordered by railroad ties has low-lying shrubs, and is one of the few landscaped areas around the house and property.

Interior Description

The Lentz-Springs House maintains its original first and second story interior layout, and the rear porch was enclosed after the house was relocated in 1998. Six offices are located on the first story, and three offices are located on the second story. The central entry hall retains a staircase with square newel post with molded handrail and turned balusters. The building retains its original tall base molding with molded caps and quarter round, door and window surrounds, and some of its original pine flooring. The first story room at the house's northeast corner is the only room with beadboard wainscoting and ceiling, and also has crown molding and a recessed panel under the window on its east wall. Drywall covers the walls of each room on the first and second stories, and the owners were required to hang fire-grade drywall in the central entry hall.

The central entry hall has tall baseboard molding with molded caps and quarter round molding, and leads to each office on the first floor. The staircase is located at the central hall's southwest corner, and leads to three offices at the building's second story. The staircase has pine treads with risers painted white, and a full service pantry is located under the staircase. Two turned posts reach the full height of the first floor in the central entry, and a bathroom is located to the south of the central entry between the offices at north and south elevations. A half bath is located at the second's story's southwest corner. Original four-panel doors with wooden pegs are located at the bathroom and a few of the offices on the first story, while other offices that open to the central entry hall have metal doors.

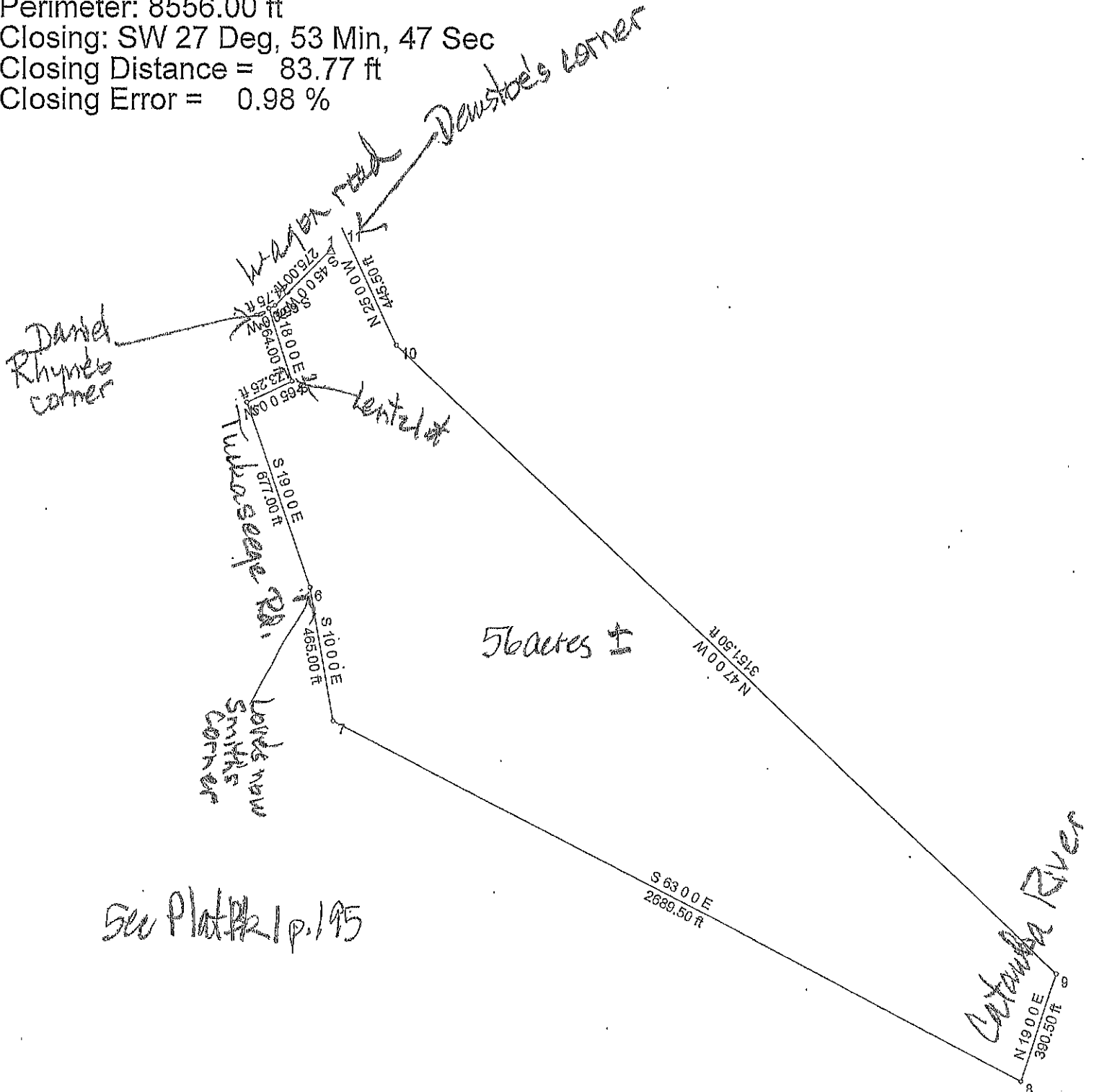
Three first-floor offices at the house's north and east elevations have fireplaces. An additional fireplace is located on the second story in the office at the building's northwest corner. The two first-story offices at the north elevation have brick hearths and fireboxes surmounted by Late Victorian mantels. The firebox in the office at the northeast corner of the first story is stuccoed. The only operable fireplace is in the first story office at the building's northwest corner.

The local landmark designation includes the Lentz-Springs House and .4 acres on which it stands.

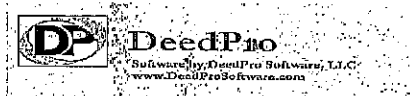
County: 1" = 480 ft
Deed:
Page:
Tract:
User:



Parcel 1
Perimeter: 8556.00 ft
Closing: SW 27 Deg, 53 Min, 47 Sec
Closing Distance = 83.77 ft
Closing Error = 0.98 %



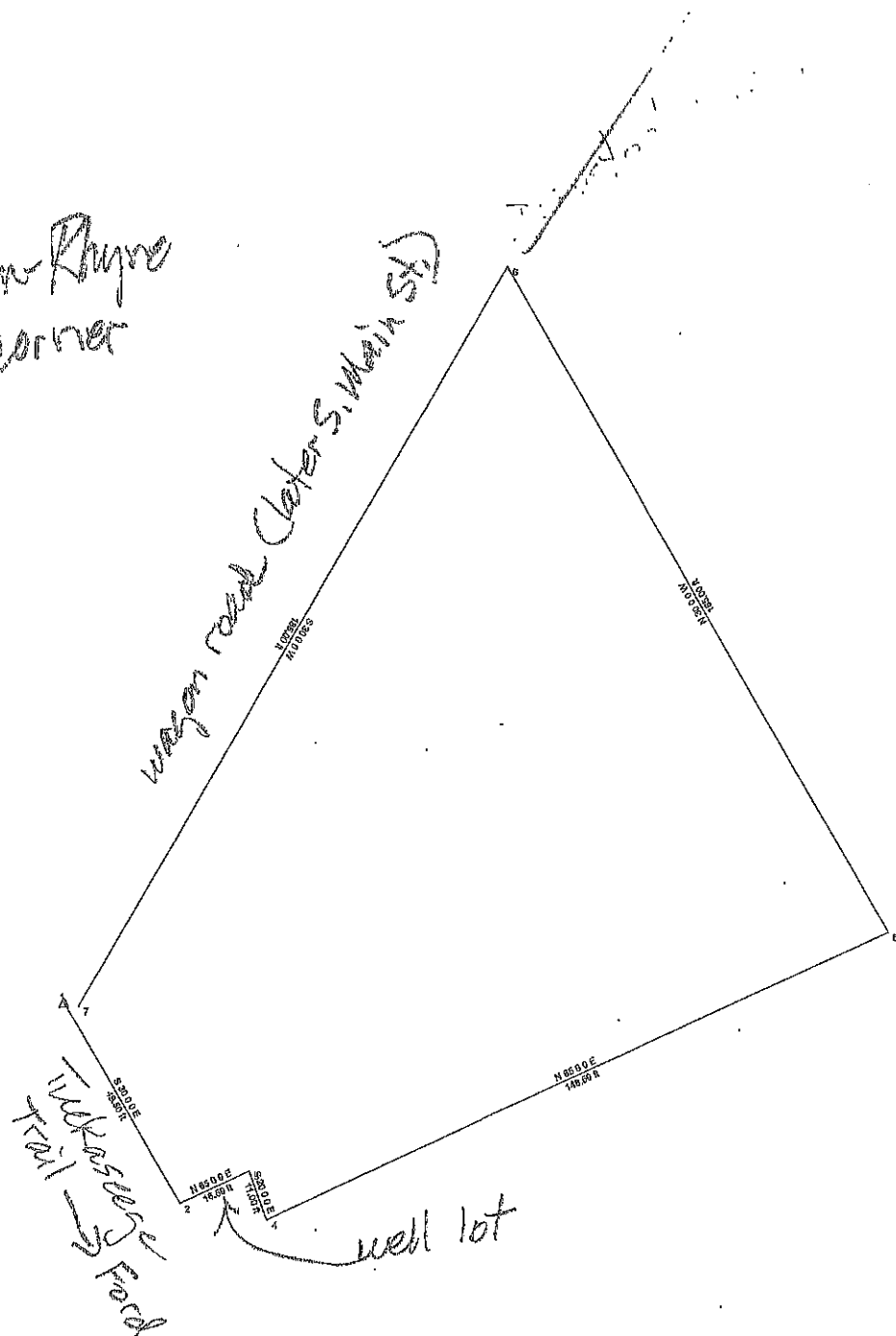
County: 1" = 40 ft
Deed:
Page:
Tract:
User:



Parcel 1
Perimeter: 575.50 ft
Closing: NW 75 Deg, 25 Min, 59 Sec
Closing Distance = 3.15 ft
Closing Error = 0.55 %

Dawstoe's corner

*Hoffman-Rhyne
Store corner*



OLD BUSINESS



City of Mount Holly Action Agenda Item

To: City Council	Date: 12-3-14
From: Jonathan Wilson, Planner	Meeting Date: 12-8-14
Agenda Item to be considered: Public Hearing, regarding a request by WUSF 3River Park LLC, for a rezoning of Tax Parcel ID #'s 180026, 216452, 180033 and 203453 from PUD R-10 Single Family & R-12 Single Family to Conditional District Single Family Detached, Attached (Multi-Family) and Associated Uses. <i>No residential construction</i>	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request: An application was received by staff requesting a rezoning. The applicant request to rezone Tax Parcel ID #'s 180026, 216452, 180033 and 203453 from PUD R-10 Single Family & R-12 Single Family to Conditional District.	
These properties are located in the original River Park Subdivision and all parcels total approximately 143 acres in size. The applicant wishes to rezone the property to a Conditional District which would allow for Residential uses as detached and attached (Multi-Family duplex or townhome) structures and associated uses. The River Park Subdivision was approved in the Summer of 2005 as a Planned Unit Development of 300 residential parcels. The PUD kept the original zoning of R-10 & R-12 Single Family however allowed for flexibility with the side yard setback requirements. The PUD allowed for each property to have a side yard setback of five (5) feet and ten (10) feet to create a total separation of fifteen (15) feet between residences. All other district requirements for the R-10 & R-12 Single Family Zoning District remained in the PUD agreement. The River Park subdivision, as it stands today, has 28 platted lots that have homes constructed on them. There are 33 platted lots that do not have homes constructed on the lots and there are an additional 50 lots that have not been platted but have infrastructure installed. The infrastructure that is installed on the unplatted lots are roads, water and sewer lines as well as stormwater systems. A Public Involvement Meeting was held on October 28, 2014 from 3:00 PM to 6:00 PM in which notices of the meeting were mailed to 57 property owners who own property within 250 feet of all parcels requested for rezoning. Twenty (20) residents signed the sign-in sheet noting that they were in attendance of the PIM. Of the twenty people in attendance three left comments regarding the rezoning proposal. One comment stated that they were grateful the City provided the opportunity for residents to speak and review the proposal in a public formal setting. The second comment received stated that the resident was agreeable to small lot sizes being requested however they were not in favor of the "attached" (townhome) possibility on a small portion of the site. The third and final comment stated that they would like to see "bulb outs" utilized (similar to the ones on Main Street) in areas where on-street parking may occur. Other comments that Staff received at the PIM were safety concerns from the residents of Woodland Park. The residents of Woodland Park stated that they had concerns with access of streets into Woodland Park, which will not occur or be allowed, but also a concern with the proposed greenway trail stubbing out into Woodland Park. The Public Hearing for the Conditional District Rezoning request was held by the Planning Commission on November 3, 2014 at which time the Planning Commission made a	

recommendation to City Council to table any decision regarding the request until a site plan could be developed and reviewed by the Planning Commission. On November 10, 2014 City Council held a Public Hearing regarding the Conditional District Rezoning request and also tabled their decision until a site plan could be revised and reviewed by the Planning Commission.

As stated above, there are currently 28 built upon lots and 33 platted vacant lots within the River Park Subdivision. In addition to these 61 built upon and platted vacant lots there are 50 unplatted vacant lots which do have infrastructure installed (road, water, sewer, drainage). The original subdivision plan called for and allowed a total of 300 residential homes to be constructed within the subdivision. The applicant is requesting that an additional 61 lots be allowed through the Conditional District Rezoning site plan to total 361 lots being developed within the River Park Subdivision.

The applicant is requesting a variety of lot sizes to be allowed within the rezoning area. The applicant is proposing three (3) tiers of lots sizes which would range in width and depth from 90'-70' in width and 130'-180' in depth, 70'-50' in width and 110'-140' in depth and 40'-50' in width and 110'-140' in depth. The applicant has shown that there will be 50 lots that are in the lot width range of 90'-70'; 166 lots that are in the lot width range of 70'-50'; and 66 lots that are in the lot width range of 40'-50'. Also, the applicant is requesting that a small portion of the rezoning area, approximately 6.7 acres, be allowed to have townhomes constructed. The total number of townhomes requested is 50 which, if constructed would decrease the number of lots in the lot width range of 40'-50' from 66 to 34. Also, the possible townhomes would have a lot depth range from 130'-150'. Furthermore, the applicant has agreed that no more than 5 townhomes would be connected as a single overall structure.

The following is a brief highlight of conditions that Staff felt that Planning Commission and City Council members were concerned about regarding the original submission of the Conditional District rezoning plan.

The applicant has agreed to conform to the City of Mount Holly Section 5.22 Design Regulations for Residential Structures Sub-section 1, 2 & 3 with the following conditions added:

1. Front façade materials shall be finished with brick, stone, stucco (as a veneer) or hardiplank.
2. No vinyl will be allowed as a façade finish material unless it is utilized for eaves or soffit.
3. Every home shall have a minimum of a 50 square foot front porch including pillars, posts or columns.
4. Every home will have a minimum 12 inch masonry, stucco, or stone finish around the perimeter foundation of the front elevation and all side elevations.
5. The developer/builder may choose to incorporate at a minimum, any 4 of the following 9 architectural features as appropriate for the architectural style: dormers, gables, double garage doors must have two single doors when facing a front street, eaves (minimum 10 inch projection which may include gutter), off-sets in building face or roof (minimum 16 inches), window trim (minimum 4 inches in width), bay windows, balconies, front entrances shall be raised a minimum of 2 feet at finished grade.
6. At a minimum, every 4th house shall have a different front façade.
7. All garage doors will include an architectural feature such as a window.

The applicant has agreed to the following conditions pertaining to streetscape, buffers and landscaping:

1. Setbacks and yards will be provided per the exhibits and illustrations of the rezoning plan which indicate a front yard setback of 10 feet for non-corner lots and a front yard setback of 15 feet for corner lots. Homes with a front loaded garage shall have a minimum setback of 18 feet at the garage façade.
2. The street tree and landscaping of the development will meet the ordinance. All street trees shall be maintained by the property owner or HOA, the City shall assume no maintenance responsibility for trees that are placed in the street right-of-way.

The applicant has agreed to the following conditions pertaining to open space, passive park and greenways:

1. The original "South Trail" greenway will be constructed to meet the greenway standards of the City of Mount Holly (10' asphalt paved trail with 2' gravel shoulders). The South Trail and associated easement will be constructed prior to the platting of the 151st lot in the rezoning site area.
2. The developer will provide to the City a 30' easement for future greenway development extending from Sculpin Land to the north connecting to Drywall Drive.

Please note that some of the major changes from the Conditional District Site Plan that you saw in November and the Site Plan being presented today are as follows:

1. There will be no development of homes accessed from Nantz Avenue.
2. The Developer will not be constructing a greenway from Sculpin Lane to Drywall Drive.
3. The Developer is not offering the northern portion of PID 180026 to the City for future development of a park.

Please refer to page 3 (Sheet RZ-3) of the presented site plan for a full list of conditions presented in the Conditional District Rezoning Site Plan. The Planning Department has spoken with all City of Mount Holly Departments and there are no outstanding concerns from any of these departments regarding the presented Conditional District Rezoning Site Plan.

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 made a recommendation to City Council to approve the presented Conditional District Site Plan for PID #'s 180026, 216452, 180033 and 203453 with the additional condition that all garage doors shall have an architectural feature such as a window.

City Staff supports the Planning Commission recommendation to approve the presented Conditional District Site Plan to rezone PID #'s 180026, 216452, 180033 and 203453 from PUD R-10 SF and R-12 SF to Conditional District.

Result of City Council Decision:

Attachments: Rezoning Application

Map

Rezoning Plan Submitted by Developer

PAID

OCT 01 2014

REZONING APPLICATION
CITY OF MOUNT HOLLY, NORTH CAROLINA

City of Mount Holly

Date Filed: 10/1/2014 Application Number: 10114A

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:
WUSF 3River Park LLC
Address: 4800 N. Scottsdale Road, Suite 4000, Scottsdale, AZ 85251
as evidenced by Deed Book _____ on Page _____ 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
See Attached on the Left or Right side of the _____
(physical address) (circle one) (street)
between _____ and _____, and has a Tax
(street) (street)

Listing of: Tax Book _____, Map _____, Parcel _____. Said lot(s) has (have) a frontage of _____ feet and is approximately 143 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 PUD R-10 & R-12 Zone to Conditional Use Zone.

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

6. If the Conditional Use 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).

Single Family Residential, Detached and Attached Structures and
Associated Uses.

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.

WUSF 3River Park, LLC
Name of Applicant(s)

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

Applicant's Address: 4800 N. Scottsdale Road, Suite 4000, Scottsdale, AZ, 85251

Phone Number: 480-586-9370 Signature: See attached

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 \$ 800.00 (See Fee Schedule) at least 15 days prior to the Planning Commission meeting for initial consideration.

PROPERTY OWNER:

WUSF 3 RIVER PARK, LLC,

a North Carolina limited liability company

By: WALTON U.S. LAND FUND 3, LP, a Delaware
limited partnership, its Sole Member

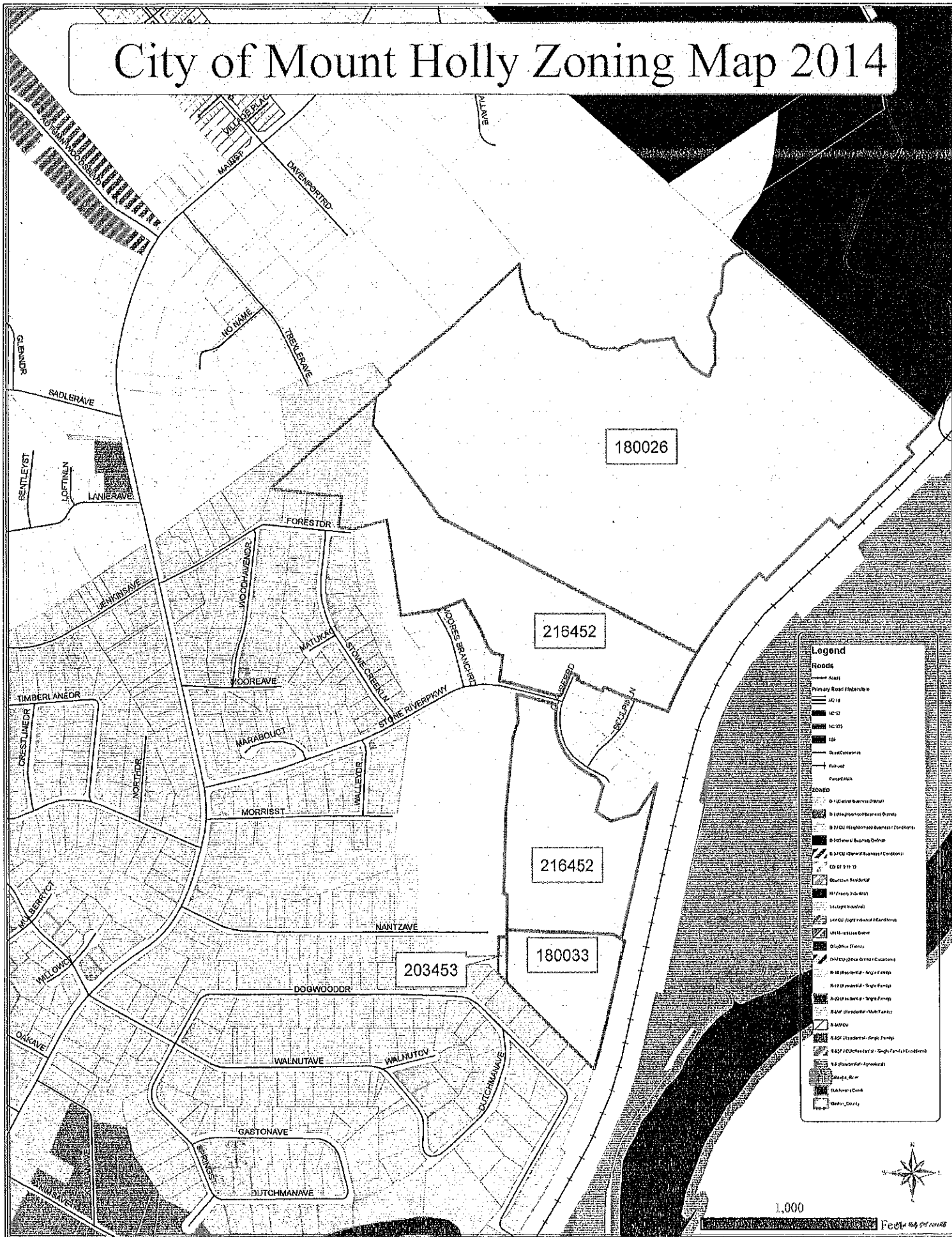
By: WUSF 3 GP, LLC, a Delaware limited liability
company, its General Partner

By: Walton Land Management (USA), Inc., a
Delaware corporation, its Manager

By: Wayne G. Souza
Name: WAYNE G. SOUZA
Title: AUTHORIZED SIGNATORY

By: Gordon A. Price
Name: GORDON A. PRICE
Title: AUTHORIZED SIGNATORY

City of Mount Holly Zoning Map 2014



NEW BUSINESS



City of Mount Holly Action Agenda Item

To: City Council	Date: December 4, 2014
From: Danny Jackson, City Manager	Meeting Date: December 8, 2014
<u>Agenda Item to be considered:</u> <i>New Business #1 – Consideration of a partnership request made by E-Corps Expeditions, Inc.</i>	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> <i>Ms. Karan Barber, Executive Director of E-Corps Expeditions, Inc., is seeking a partnership between her company and the City of Mount Holly. This matter involves environmental education via a myriad of aspects between the two companies. Please find attached a copy of the proposal submitted by Ms. Barber. Please be reminded that all of you were given a hard copy of the proposal, which was in a green folder. You may refer to it as well for additional information.</i>	
<u>Fiscal Impact:</u>	
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: <i>Reserved for the night of the meeting.</i>	
Result of City Council Decision: _____	
Attachments: <i>Supporting documentation in a digital attachment</i>	



E-Corps Expeditions Inc.
www.E-Corps.org

The mission is to provide our participants renewal, replenishment, and restoration in nature, by strengthening the C.O.R.E. (Community, Outdoor Appreciation, Recreation, and Environmental Education).

The City of Mount Holly, NC
C/o Mr. Danny Jackson
400 E. Central Ave.
Mount Holly, NC 28120

December 3, 2014

Board of Directors

Karan M. Barber

Dr. Jennifer Collins

Wendy M. Foster

Brittney S. Glover

Dr. Jeffery Thomas

Piper A. Strzdecki

Diane Woods

Board of Advisors

Ariana Boffin

Kathy Bull

Amy Clinton

Dr. Dawn O'Malley

H.C. Woody Woodward

*E-Corps believes
"There is a restorative
power in nature that
replenishes our spirit,
renews our bond with the
great outdoors, and causes
us to come alive."*

Memorandum of Understanding City of Mount Holly

This proposed Memorandum of Understanding is the initial phase in the establishment of The NatSci Institute, a venture, of the City of Mount Holly, North Carolina and E-Corps Expeditions Inc. a nonprofit nature connection education organization. The mission of this collaboration is to provide the community a connection to nature, education for youth, and a state of the art nature recreation site. E-Corps, as a facilitator of environmental stewardship, promoter of active living, and gateway to the Catawba River, this venture is uniquely equipped to provide nature connection and the foundation for environmental stewardship.

E-Corps programs are designed to provide renewal, replenishment, and restoration in nature, by strengthening their C.O.R.E (Community, Outdoor appreciation, Recreation, and environmental Education). Our current programs include; Big Trees Mount Holly, NatSci Tours of the Catawba River and green areas, for Youth – Summer Camps, Nature Education, Watershed/Storm water education, Science, technology, engineering, art, and mathematics (STEAM) infused school programming. E-Corps complete listing of services, in detail may be found on www.e-corps.org.

Our affiliations and collaborations allow us to provide the highest caliber of services. The wisdom and support these organizations are an integral function of our methodology. Our broad network includes; NC DENR, Queens University of Charlotte Environmental Science and Chemistry Department, North Carolina Children and Nature Coalition (Children & Nature Network), Possumwood Acres Wildlife Sanctuary, Carolina Raptor Center, Tailrace Marina, USARA, Environmental Educators of North Carolina, and many other leaders in the field.

In closing, you have my appreciation for the opportunity to provide nature connections to the Mount Holly community. It is this sense of environmental stewardship which motivates our nonprofit. We



E-Corps Expeditions Inc.
www.E-Corps.org

The mission is to provide our participants renewal, replenishment, and restoration in nature, by strengthening the C.O.R.E. (Community, Outdoor Appreciation, Recreation, and Environmental Education).

acknowledge the restorative power in nature that replenishes our spirit, renews our bond with the great outdoors, and causes us to come alive.

Please find attached the proposed Memorandum of Understanding. Please pose questions or clarifications to Karan@e-corps.org.


Karan Barber
Executive Director

Board of Directors

Karan M. Barber

Dr. Jennifer Collins

Wendy M. Foster

Britney S. Glover

Dr. Jeffery Thomas

Piper A. Strzelecki

Diane Woods

ENCL: 141203 MOU City of Mount Holly

Board of Advisors

Ariana Bolin

Kathy Bull

Amy Clinton

Dr. Dawn O'Malley

H.C. Woody Woodward

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City of Mount Holly Action Agenda Item

To: City Council	Date: December 4, 2014
From: Danny Jackson, City Manager	Meeting Date: December 8, 2014
<i>Agenda Item to be considered: New Business #2 – Consideration of a proposal to adopt a Dixie Youth Baseball Program.</i>	
<i>Will this require a public hearing?</i> ☐ YES ☒ NO	
<i>Background/Purpose of Request :</i> Mr. Patrick Cook, who has been acting as the Commissioner of the Optimist Club's Dixie Youth Baseball Program, is asking the City of Mount Holly to adopt the program as a part of the Parks and Recreation Department, effective immediately. Mr. Cook has stated that the Dixie Youth Baseball Program is no longer a part of the Mount Holly Optimist Club, by virtue of a vote by the Board of Directors of the Optimist Club. Please find enclosed all of the supporting documentation on this item and submitted by Mr. Cook. The Parks and Recreation Commission at a meeting in November reviewed the mentioned proposal and voted unanimously to recommend to the City Council that they adopt the program as submitted.	
<i>Fiscal Impact:</i>	
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
<i>Manager/Staff Recommendation:</i> Motion to approve the request.	
<i>Result of City Council Decision:</i> _____	
<i>Attachments:</i> Supporting documentation	



Specifics of the Proposal to add Dixie Youth Baseball under the umbrella of the City of Mount Holly Parks and Recreation Department:

I. Baseball Commissioner:

A. The Baseball Commissioner.....Currently, the Baseball Commissioner of the Mount Holly Dixie Youth Baseball program is Patrick Cook. We request that he remain in this position until further notice. *See Section VIII for responsibilities of Baseball Commissioner.*

B. Should he chose to resign, the current coaches, along with the Parks and Recreation Director, will vote on a new commissioner. Their decision will be based on their understanding of baseball, and their knowledge/experience of/with the Dixie Youth organization.

C. Need to discuss Commissioner for ages 5-8.

II. Age Groups:

A. We are proposing to add Dixie Youth “kid-pitch” teams to the current baseball offerings that Mount Holly Parks and Recreation provides. Specifically:

1. 9-10 year old teams
2. 11-12 year old teams
3. 13-14 year old teams

B. Currently, the cut-off date used in Dixie Youth kid-pitch is May 1. This date differs from what is currently used for the Tee-Ball and Coach Pitch programs. However, we believe based on experience, that uniformly using the May 1 date for age cut-off would be better for all involved. This would allow kids into the baseball program earlier than they currently are allowed to, increasing the program base from the beginning.

C. If a child wants to move up with the parent’s permission then it may be granted based on talent of the child monitored by the coaching staff and commissioner.

III. Team Selection/Continuation

- A. Teams will be determined by utilizing a draft that is based on individual skills assessments.
- B. Within each age bracket, players will remain on the same team for the duration of that age group, unless they request to be placed back in the draft for the next season. When they move up in an age group, they will be put back in an initial draft.

IV. Registration/Practices/Games

- A. Dixie Youth would like to have registration from mid-January until the end of February.
- B. Practices will start the beginning of March, and the games will start the beginning of April.

V. Participant Registration Fees

- A. Last year, operating under the Optimist Club, the Dixie Youth Kid Pitch registration fee was \$50.00 per child. To offset additional costs, participants in the Dixie Youth program were asked to participate in fundraisers.
- B. The City currently charges \$45.00 per participant living in the city-limits, and \$65.00 per participant living outside the city limits.

VI. Fee Estimates

- A. Franchise Fee - \$150
- B. Uniforms - (shirt/hat) \$2,000 per 100 children
- C. Umpires - \$2,900 (\$60/game for 48 games)
- D. Equipment - \$1,500
- E. Insurance

VII. Dixie Youth All-Stars

- A. "All-Stars" is an outcome of the Dixie Youth regular season.**
- B. There are four "All-Star" teams, one in each of the following ages: 9U, 10U, 11U, 12U. This coming year a 7U and 8U can be added.**
- C. The best 12 players are selected to the "All-Star" teams with the understanding that playing a minimum game requirement must be met in order to be considered. Players selected from nominees by each teams coach based on statistics, attitude, potential, etc.**
- D. "All-Star" participants are required to pay all expenses associated with participating on the team, either personally or through team organized fund-raising efforts.**

VIII. Responsibilities of Baseball Commissioner

- A. Interpretation of Dixie Youth Rules/Bylaws**
- B. Dixie Youth Registration/State Fees**
- C. Dixie Youth District and State Meeting**
- D. Coaching Selections**
- E. Player Evaluations & Teams Draft**
- F. Schedules for Practice, Games, and Playoffs**
- G. Any items pertaining to All-Stars**
- H. Will work cross collaboratively with Parks and Recreation Team**

IX. Responsibilities of Mount Holly Parks and Recreation

- A. Player Registration/Fees**
- B. Fields and Maintenance (Dixie Youth Regulations)**
- C. Concessions**
- D. Umpire Scheduling/Payment**
- E. Uniforms & Equipment**
- F. Insurance**

TALKING POINTS

- Introduction
 - Who?
 - Why? Request to have Dixie Youth Baseball to be under the City of Mount Holly Parks and Recreation.
- Current setup
 - City
 - Tee ball and Coach Pitch
 - No program for kids after age 8
 - Optimist
 - Kid pitch program for ages 9-10, 11-12, 13-14 (was offered in past years based on interest)
- Proposal
 - Add 9-10 kid pitch
 - Add 11-12 kid pitch
 - Add 13-14 kid pitch
- Benefits (to Mount Holly) of adding Dixie Youth ball under Mount Holly Parks and Recreation Department
 - Stronger community program
 - Kids would be able to join one program in their own hometown that would allow them to continue their baseball journey in a much more consistent way
 - Parks will be used like they should be, with people gathering to watch games across the city
 - Demonstrate why we are considered a Playful City USA
 - Recognition of town name
 - Mount Holly has been put on the map over the past couple of years with their performance in state tournaments. The more consistent teams we can support, the greater the potential performance in future years.
 - Increased city pride
 - Ball players and families will be able to sign on to their own home town team, rather than leave to join programs in neighboring towns.
 - Monetary benefits
 - If there is one thing that parents these days will pay to do, it is to watch their kids play ball.
 - Hosting tournaments
 - Concessions
 - Annual Sponsorships (signs/banners, etc.)
 - Local businesses will benefit from keeping games (across age levels) within the city
- Benefits (to kids and families) of adding Dixie Youth ball under Mount Holly Parks and Recreation Department
 - More consistent development of players in the sport
 - Increased in Awareness of the program and streamlined registration process
 - Allows the coaches to focus their attention more on the instruction of the kids and the growing of the teams
 - Senior Scholarship opportunity

REPORTS

Mount Holly Parks & Recreation

Monthly Report

Sole Patrol- The Sole Patrol met 17 days during the month of November. The total attendance was 671, with 81 different members attending. They had a Thanksgiving luncheon, along with their monthly birthday party.

Fitness Center- The Fitness Center was open 20 days during the month of November. The total attendance was 135, with 35 different members attending. Of those 35, 22 were seniors, four were employees, and nine were paying members.

Athletics- Our indoor soccer season was played throughout the month of November at the Tuckaseege Community Center. We had nine teams in two different age groups and 88 children participated.

Free-play basketball at the Old gym is on Monday, Wednesday, and Fridays from 230-530pm. The program is open to children ages 6-15. We have been averaging about 24 children per session.

Rentals & Special Events- The Tuckaseege Community Center was rented one time, while the picnic shelters at the park were rented four times. The estimated attendance for these rentals is 220 people.

News & Notes- We will be co-sponsoring Breakfast with Santa with Discover You on Saturday December 20 from 830-11am. The event will be held at Discover You.

The Sole Patrol Christmas Party will be held on Thursday December 11 at 11am. The party will be held at the Massey building.

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(11/01/2014 - 11/30/2014)

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.:
0410 - Aggravated Assault	1	0	0	0	0	0	0	0	2	2	1
0510 - Burglary - Forcible Entry	1	0	0	0	0	0	0	0	9	9	8
0520 - Burglary - Non-Forced Entry	1	0	0	0	0	0	0	0	2	2	1
0630 - Larceny - Shoplifting	1	0	0	0	0	0	0	0	4	4	2
0640 - Larceny - From Motor Vehicle	0	0	0	0	0	0	0	0	4	4	2
0650 - Larceny - Auto Parts & Accessories	0	0	0	0	0	0	0	0	1	1	1
0660 - Larceny - From Buildings	0	0	0	0	0	0	0	0	1	1	1
0690 - Larceny - All Other Larceny	2	0	0	0	0	0	0	1	15	14	9
0710 - Motor Vehicle Theft - Automobile	0	0	0	0	0	0	0	0	1	1	1
0790 - Motor Vehicle Theft - All Other Motor Vehicles	0	0	0	0	0	0	0	0	1	1	1
0810 - Simple Physical Assault	3	0	0	1	1	0	0	0	5	5	0
0820 - Simple Non-Physical Assault	1	0	0	0	0	0	0	0	1	1	0
0890 - Simple Assault- All Other Simple Assault	1	0	0	0	0	0	0	0	1	1	0
1026 - Counterfeiting - Using	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	1
1140 - Fraud - Unauthorized Use of Conveyance	1	0	0	0	0	0	0	0	1	1	0
1150 - Fraud - Credit Card/Automated Teller Machine	0	0	0	0	0	0	0	1	2	1	1
1190 - Fraud - All Other Fraud	0	0	0	0	0	0	0	0	1	1	0
1400 - Criminal Damage to Property (Vandalism)	1	0	0	0	0	0	0	0	14	14	6
1520 - Selling/Distributing Weapons	0	0	0	0	0	0	0	0	1	1	1
1530 - Possessing/Concealing Weapons	1	0	0	0	0	0	0	0	2	2	1
1780 - Child Molestation (Non-Assaultive)	0	0	0	0	0	0	0	0	1	1	1

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(11/01/2014 - 11/30/2014)

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.:
1810 - Drug Violations	4	0	0	0	0	0	0	0	20	20	16
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	2	0	0	0	0	0	0	0	3	3	1
1890 - Drug Violations - All Other Drug Violations	0	0	0	0	0	0	0	0	14	14	14
2650 - Escape From Custody or Resist Arrest	1	0	0	0	0	0	0	0	1	1	0
2690 - All Other Offenses	2	0	0	0	0	0	0	0	3	3	0
4010 - All Traffic (except DWI)	2	0	0	0	0	0	0	0	2	2	0
8011 - Runaway	0	0	0	0	0	0	0	1	1	0	0
9910 - Calls for Service	0	0	0	0	0	0	0	1	7	6	3
Totals:	25	0	0	1	1	0	0	4	123	119	72

Arrest Status/Disposition Totals by Offense

MOUNT HOLLY POLICE

(11/01/2014 - 11/30/2014)

Offense:	Further Invest.:	Inactive:	Closed/ Cleared:	Arrest/No Supp.:	Arrest/No Invest.:	Felony:	Misd.:	Juvenile:	Adult:	Offense:
0200 - Rape	0	0	1	1	0	1	0	0	1	1
0410 - Aggravated Assault	0	0	1	1	0	1	0	0	1	1
0510 - Burglary - Forcible Entry	0	0	1	1	0	1	0	0	1	1
0520 - Burglary - Non-Forced Entry	0	0	1	1	0	1	0	0	1	1
0630 - Larceny - Shoplifting	0	0	2	2	0	0	2	0	2	2
0690 - Larceny - All Other Larceny	0	0	1	1	0	1	0	0	1	1
0810 - Simple Physical Assault	0	0	3	2	1	0	3	0	3	3
0890 - Simple Assault- All Other Simple Assault	0	0	1	1	0	1	0	0	1	1
1110 - Fraud - Worthless Checks	0	0	1	1	0	0	1	0	1	1
1140 - Fraud - Unauthorized Use of Conveyance	0	0	1	1	0	0	1	0	1	1
1330 - Possessing/Concealing Stolen Property	0	0	1	1	0	1	0	0	1	1
1400 - Criminal Damage to Property (Vandalism)	0	0	1	1	0	0	1	0	1	1
1780 - Child Molestation (Non-Assaultive)	0	0	1	1	0	1	0	0	1	1
1810 - Drug Violations	0	0	3	1	2	3	0	0	3	3
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	0	0	1	1	0	0	1	0	1	1
1890 - Drug Violations - All Other Drug Violations	0	0	1	0	1	1	0	0	1	1
2100 - DWI - Alcohol and/or Drugs	0	0	3	0	3	0	3	0	3	3
2640 - Contempt of Court, Perjury, Court Violations	0	0	3	3	0	0	3	0	3	3
2650 - Escape From Custody or Resist Arrest	0	0	1	1	0	0	1	0	1	1
2690 - All Other Offenses	0	0	2	2	0	0	2	0	2	2
4010 - All Traffic (except DWI)	0	0	1	1	0	0	1	0	1	1
Totals:	0	0	31	24	7	12	19	0	31	31

Citation Totals by Charge

MOUNT HOLLY POLICE

(11/01/2014 - 11/30/2014)

Charge:	Number of Charges:
Speeding (Misdemeanor)	13
Speeding (Infraction)	16
Passenger Seat Belt - Juvenile	1
DWI	6
No Operator License	3
Driving While License Revoked	5
Expired Registration	5
Inspection	12
Unsafe Movement	1
Failure To Stop (Stop Sign/Flashing Red Light)	13
Running Red Light	1
Possess/Consume Alcohol - Passenger	1
Failure To Reduce Speed	3
Other (Misdemeanor)	18
Other (Infraction)	5
Other (2nd Charge - Misdemeanor)	20
Other (2nd Charge - Infraction)	6
Total:	129

Mt Holly PD
400 E CENTRAL AV MT HOLLY , NC 28120
CFS By Department - Select Department By Date
For MOUNT HOLLY POLICE 12/1/2014 - 12/31/2014

MOUNT HOLLY POLICE	Count Per Type	Type Percent for Dept
ALARM B	3	2.27%
ALARM R	2	1.52%
ARMED ROBBERY AL OCC	1	0.76%
ASSIST FD/EMS	1	0.76%
ASSIST LE AGENCY	1	0.76%
B & E RES AL OCC	1	0.76%
BANK ESCORT	1	0.76%
COMMUNICATING THREATS	1	0.76%
COURT	1	0.76%
FOLLOW UP INVESTIGATION	2	1.52%
INFORMATION ONLY	1	0.76%
JUVENILE	1	0.76%
LARCENY AL OCC	2	1.52%
MV COLLISION PD	1	0.76%
NOISE VIOLATION	1	0.76%
PERSONAL ESCORT	1	0.76%
PICK UP PROPERTY	1	0.76%
SCHOOL RES OFFICER	6	4.55%
SERVE WARRANT	1	0.76%
SOLICITATION	1	0.76%
SPECIAL ASSIGNMENT	4	3.03%
SPECIAL CHECK	73	55.30%
STRANDED MOTORIST	1	0.76%
SURVEILLANCE	1	0.76%
SUSPICIOUS PERSON	3	2.27%
SUSPICIOUS VEH OCCUP	3	2.27%
SUSPICIOUS VEH UNOCCUP	4	3.03%
TRAFFIC OTHER	1	0.76%
TRAFFIC STOP	11	8.33%
TRESPASS	1	0.76%
Total Records For MOUNT HOLLY POLICE	132	Dept Calls/Total Calls 100.00%
Total Records	132	

PUBLIC WORKS REPORT

	OCTOBER	2014	2013	2012
Water				
Daily Average (mgd)		2.687	2.656	2.488
Daily Maximum (mgd)		3.241	3.300	3.300
Daily Minimum (mgd)		2.292	2.270	1.960
Monthly Total (mg)		83.308	82.340	77.130
Customers				
Inside City Limits		5578	5440	5313
Outside City Limits		495	485	488
TOTAL		6073	5925	5801
Wastewater				
Daily Average (mgd)		2.096	2.038	2.152
Daily Maximum (mgd)		2.715	2.935	2.607
Daily Minimum (mgd)		1.318	1.296	1.387
Monthly Total Flow (mg)		64.964	65.039	66.718
American & Efird Total Flow (mg)		21.686	19.677	18.692
Customers				
Inside City Limits		5198	5096	4990
Outside City Limits		59	57	49
TOTAL		5257	5153	5039
Sanitation				
Number of Customers				
Residential		4850	4743	4650
Commercial / Industrial		147	147	145
Recycling		4940	4840	4611
Garbage Collected (tons)		379.04	352.61	345.68
General Yardwaste (tons)		55.05	56.74	56.02
Chipping (tons)		0.00	0.00	0.00
Leaves (tons)		9.12	2.50	10.00
Total Yardwaste (tons)		64.17	59.24	66.02
White Goods (tons)		0.00	0.00	0.00
Recycling (tons)		60.30	55.00	63.60



E-Corps Expeditions Inc.
a nonprofit environmental education organization
Collaborative
Memorandum of Understanding (MOU)
December 3, 2014

The E-Corps Expeditions Inc. and the City of Mount Holly have come together to collaborate on environmental education programs to be held in Mount Holly and

The collaborators listed below have agreed to enter into a MOU in which E-Corps Expeditions Inc. (E-Corps) will be the lead agency and the City of Mount Holly will be the lead municipality; and

Both collaborators herein desire to enter into a MOU setting forth the services to be provided by the collaborative.

Purpose

The mission of the E-Corps is to collaborate throughout the area to provide nature connection strengthening a participants C.O.R.E. (Community, Outdoor Appreciation, Recreation, and Environmental Education) thereby using experiences in nature to renew, replenish, and restore ourselves. E-Corps accomplishes its mission through the educational programming. These are NatSci Walks, Naturalist Tours, events, summer camps, and our NatSci Junction after school enrichment program.

The purpose of this Memorandum of Understanding is to outline the responsibilities each agency listed above will undertake through this collaboration. The partnering agencies listed above agree that E-Corps programs are to be conducted on predetermined City of Mount Holly properties thereby providing a collaborative opportunity, connecting the community with nature via the beautiful Catawba River environment.

Roles and Responsibilities

Both collaborators, by way of this MOU agree to the following:

E-Corps will be responsible to:

- ✓ Offer (**free of charge**) Nature bi-monthly program for Seniors Sole Patrol
- ✓ Present of **NatSci Junction** (an after school enrichment program) in Old Gym or Tuckaseegee Center one afternoon a week for elementary school aged children. This programming staffed and administered by E-Corps in Quarterly sessions from 2:30 - 5:00 weekly during school year. Offer ***scholarship funding for City of Mount Holly resident students.***

E-Corps Initials: AB
141203 City of Mount Holly MOU with E-Corps

City of Mount Holly Initials: _____

- ✓ Coordinate with partners to **establish trails** (both foot and bike) on city river/lake properties for public use and Adventure race in May 2015
- ✓ Establish Natural Sense of Place **Letterboxing course** (or family Geo caching) in Mount Holly City Parks and greenways
- ✓ Present C.O.R.E. strengthening **nature engagement classes** to the community
- ✓ **Coordinate Annual events** - Nature Engagement Festivals in partnership with city; Arbor/Earth Day 2015 in River Street Park, Spring & Fall Adventure Race, Fall Mission Explore Outdoors in Tuckaseegee Park
- ✓ Complete and submit to Mount Holly City Council for review a **Strategic Plan for NatSci Institute**
- ✓ Establish outdoor recreation Rental Gear Library along with instructional courses.
- ✓ Provide local youth (and young adults) leadership and potential **job opportunities** as counselors and nature educators.
- ✓ Track and review of data collected about programming providing reports as requested.
- ✓ Practice Leave No Trace ethics at all facilities and functions to include basic sanitation, security and preventive maintenance
- ✓ Submit certificate of insurance for programming and E-Corps crew for use of city property
- ✓ Function as Mount Holly Nature ambassador promoting community assets

City of Mount Holly will be responsible to:

- Provide use and access to Old Gym, River Street Park, and Tuckaseegee Center & Park for offerings as listed above.
- Permit low impact trail/course construction on city Catawba river and Mountain Island lake property
- Approve Use (in lieu of permitting) of city river/lake property for adventure race
- Assist in grant process for NatSci Institute establishment and programming
- Facilitate use and access to 1732 Drywall Drive ("Jack's Place"), Mount Holly, for E-Corps crew use assessment planning, utility establishment, and secure storage
- Promote programs by stocking and distributing brochures as needed and via various media outlets
- Protect intellectual property of E-Corps to include proposals and programming
- Advise as to any managerial issues and maintain communication with E-Corps staff for the duration of the collaboration
- Seek ways to integrate the program with community projects and activities

Timeline

The roles and responsibilities described above are agreed to through this MOU from signed date and continuing for a period of 3 years, at which time the MOU can be

E-Corps Initials: 

141203 City of Mount Holly MOU with E-Corps

City of Mount Holly Initials: _____

Timeline

The roles and responsibilities described above are agreed to through this MOU from signed date and continuing for a period of 3 years, at which time the MOU can be resigned, revised, or terminated. The MOU may also be revised at any time during the period provided both parties agree to the revision(s) in writing. Time is of the essence to ensure successful events and activities.

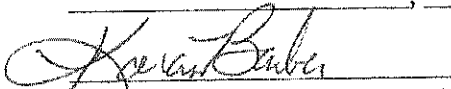
Termination of Agreement

This Agreement may terminated by either party for any reason. Such termination shall be effective thirty (30) days after written notice to the other party. Failure of one party to fulfill its responsibilities as outlined above may result in immediate termination of this MOU.

Involved Parties

The E-Corps program is represented by: Karan Barber, CO, and Executive Director E-Corps Expeditions Inc.

The City of Mount Holly is represented by: _____; and



Karan Barber, CO, and Executive Director
E-Corps Expeditions Inc.
Date 12/3/2014

Signed by: _____
Printed Name: _____
City of Mount Holly
Date _____

Signed by: _____
Printed Name: _____
City of Mount Holly
Date _____